



SECTIONAL PLAN No. SS		S.G. No. D551/2021
Registered at	SHEET 1 OF	Approved 
Registrar of Deeds Date :	5 SHEETS	for Surveyor-General Date : 08-02-2023
<p>NAME OF SCHEME : <b>SQUIRREL'S CHASE</b></p> <p>DESCRIPTION OF LAND ACCORDING TO GENERAL PLAN : Erf 11452 Constantia situate in the City of Cape Town, Administrative District of Cape, Province of the Western Cape, measuring 4519 square metres.</p> <p>General Plan No. S.G. No. 4197/1997</p> <p>NAME OF LOCAL AUTHORITY : City of Cape Town</p> <p>DESCRIPTION OF BUILDINGS : Two buildings, namely</p> <p>(a) Building 1, comprising of Section 1. (b) Building 2, comprising of Section 2.</p> <p>ENCROACHMENTS ON LAND : No</p> <p>EXCLUSIVE USE AREAS : See sheet 3</p> <p>CAVEAT : The developer reserves the right in terms of Section 25 of the Sectional Titles Act, 95 of 1986, to extend the scheme further.</p> <p>CERTIFICATE : I, Roderick Andrew Cole Lewis, hereby certify that I have prepared Sheets 1 to 4 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 95 of 1986, and the Regulations framed thereunder.</p> <p>Date :2022/12/14      Signed :  Professional Land Surveyor</p> <p>Registration Number: PLS 0345-D</p> <p>R.A.C. Lewis BIFF LEWIS GEOMATICS A11 Waverley Court 7 Kotzee Road, Observatory, 7925 Tel. (021) 442-3480</p>		
Survey Records No. SR 1455/2021	Compilations AHNC-3181 (M3086)	General Plan No.

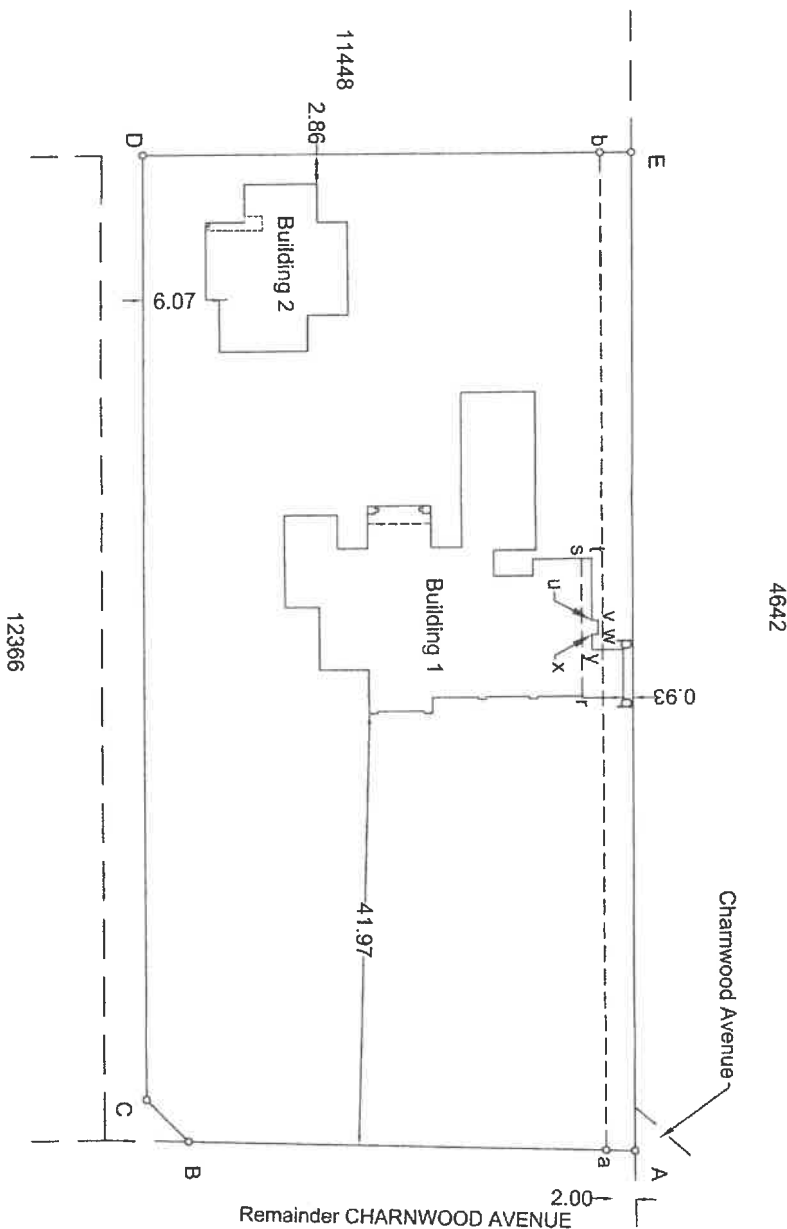
ERF DATA		
SIDES	METRES	ANGLES OF DIRECTION
AB	43.02	324.11.30
BC	5.74	08.22.30
CD	91.66	52.33.20
DE	47.00	322.33.20
EA	97.00	232.33.20

ENCROACHMENT DATA	
SIDES	METRES
p q	4.66
q r	4.00
r s	13.52
s t	0.99
t u	5.99
u v	0.57
v w	1.38
w x	0.57
x y	1.52
y p	2.98

Beacon descriptions:  
A,D,E = 12 mm. iron peg  
B,C = wall corner

NOTES:

- 1) The figure A B C D E represents Erf 11452 Constantia.
- 2) The line a b represents the centre line of a 4.00m wide stormwater servitude over Erf 11452 as shown vide General Plan 4197/1997.
- 3) The figure pqrstuvwxy represents part of the Building 1 encroaching onto the 4.00 metre wide stormwater servitude granted subject to a Notarial Deed of restraint against alienation Erf 11452 Constantia dated 29 November 2022.



SHEET 2 OF 5 SHEETS

S.G.No. D 551/2021

Approved

*S. H. H. H.*

for Surveyor-General

08-02-2023

Date

BIFF LEWIS GEOMATICS  
A11 Waverley Court  
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Signed

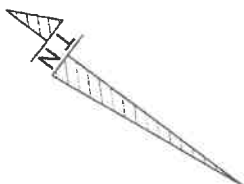
*R.A.C. Lewis*

R.A.C. Lewis

Date: 2022/12/14

**SQUIREL'S CHASE**  
DRAWING TITLE: BLOCK PLAN

SCALE: 1/500



SHEET 3 OF 5 SHEETS

S.G.No. D 551/2021

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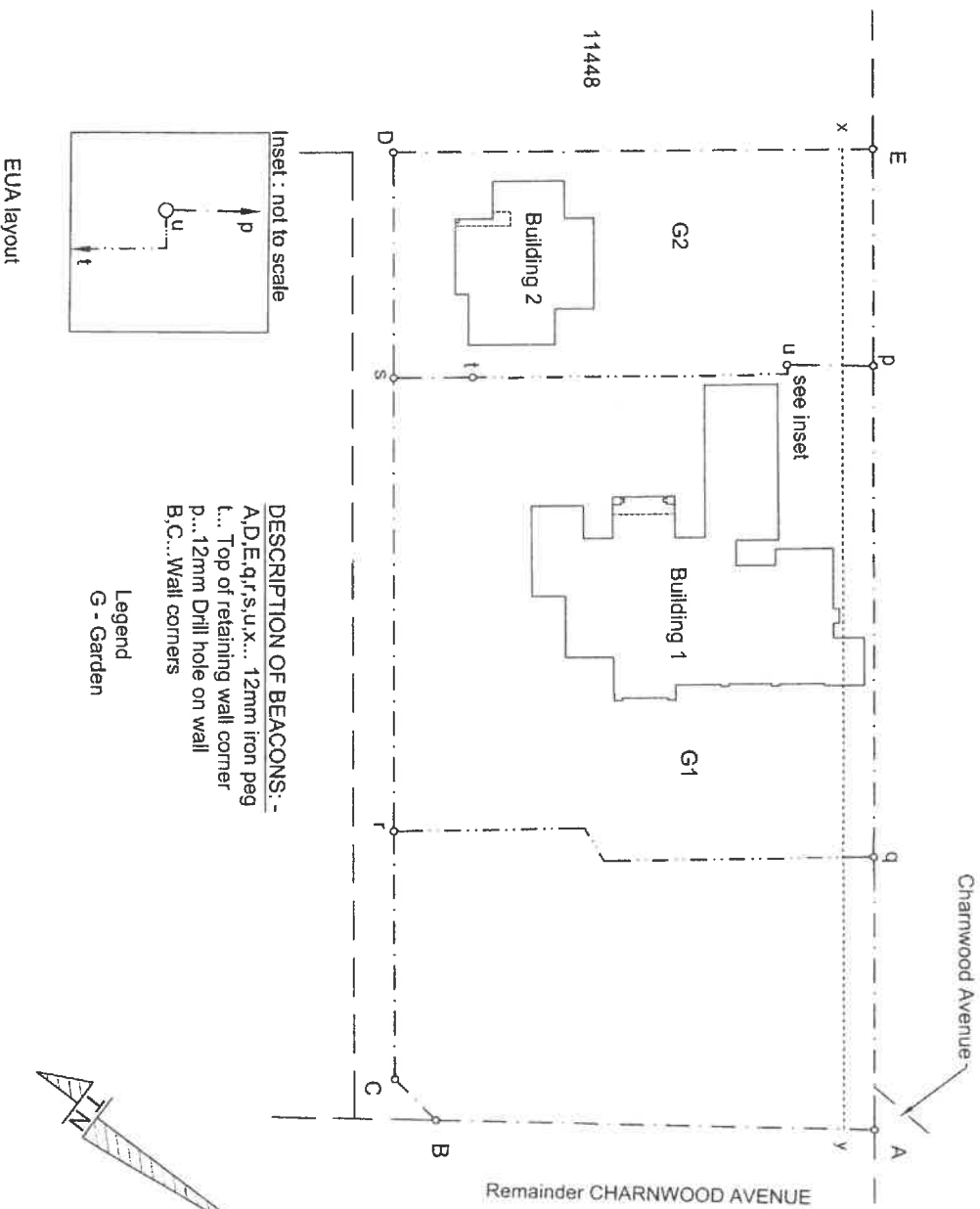
*S. Hota*

08-02-2023

for Surveyor-General

Date

4642



Inset : not to scale

DESCRIPTION OF BEACONS:-  
A,D,E,q,r,s,u,x... 12mm iron peg  
t... Top of retaining wall corner  
p... 12mm Drill hole on wall  
B,C... Wall corners

Legend  
G - Garden

EUA layout

NOTES:

- 1) The figure ABCDE represents Erf 11452 Constantia
- 2) --- denotes not physically
- 3) - - - - - denotes physically defined
- 4) Exclusive Use Area extends from cadastral boundaries EA, CD, DE, face of garden wall to middle wall of sections
- 5) The line ut is physically defined and is the internal face of the garden wall of G1
- 6) The line x y represents the centre line of a 4,00m wide stormwater servitude vide General Plan 4197/1997

EXCLUSIVE USE AREA SCHEDULE	
EXCLUSIVE USE AREA NO	AREA (SQUARE METRES)
G1	1640
G2	859

EXCLUSIVE USE DATA G1		
SIDES	METRES	DIRECTIONS
p q	48.56	232.33.20
r s	43.8	52.33.20
s t	7.77	142.21.10
u p	8.35	143.40.30

EXCLUSIVE USE DATA G2		
SIDES	METRES	DIRECTIONS
E p	21.38	232.33.20
p u	8.35	323.40.30
t s	7.77	322.21.10
s D	23.27	52.33.20
D E	47.00	322.33.20

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*R.A.C. Lewis*  
R.A.C. Lewis  
Date: 2022/12/14

**SQUIRRELS CHASE**  
DRAWING TITLE:  
LAYOUT OF EXCLUSIVE USE AREA  
ON THE GROUND  
SCALE: 1/500

SHEET 4 OF 5 SHEETS

S.G. No. D 551/2021

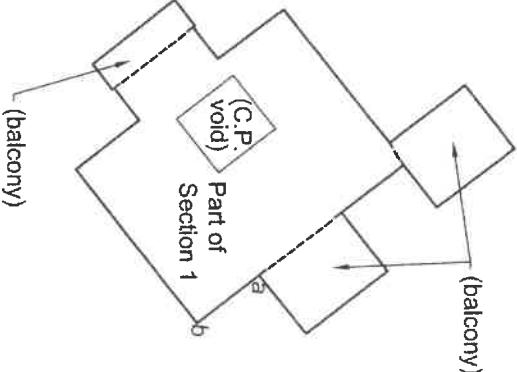
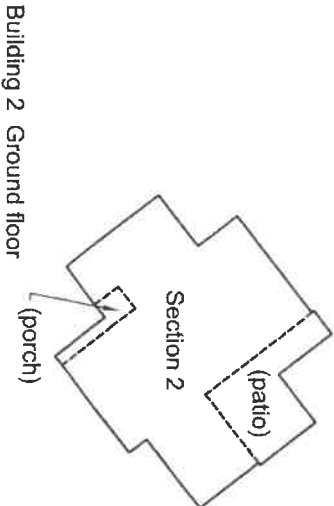
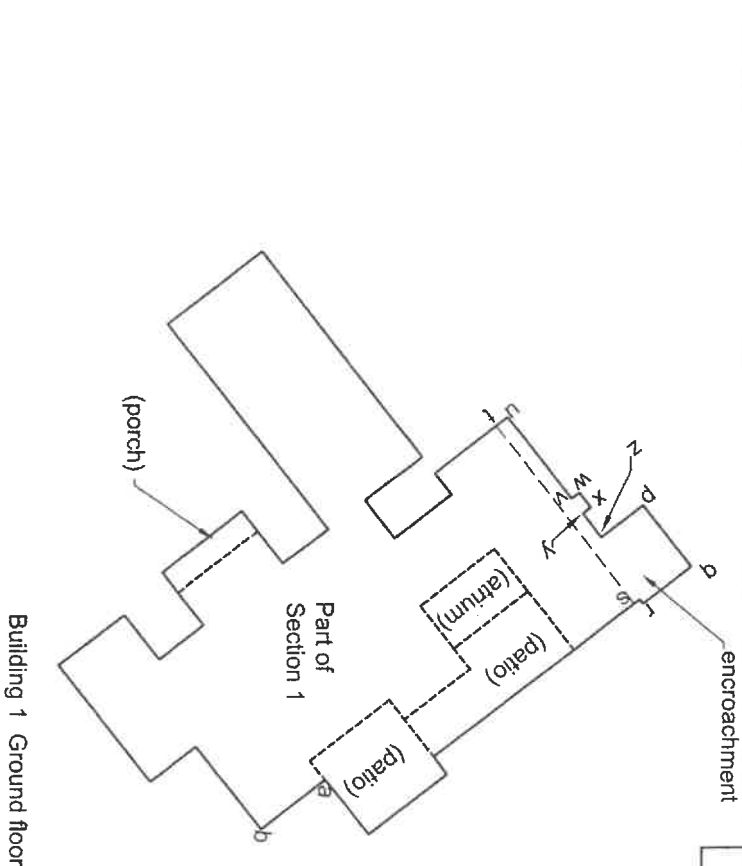
Approved

*S. G. Hota*

for Surveyor-General

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Date



NOTES:

- 1) For participation quota schedule see sheet 5.
- 2) The figure pqrstuvwxy represent Building 1 on ground floor encroaching over the 4.00m wide stormwater servitude. See sheet 2 for encroachment data.
- 3) a a are corresponding wall corners on the Ground and First floor

BIFF LEWIS GEOMATICS

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Signed

*R.A.C. Lewis*

R.A.C. Lewis  
Date: 2022/12/14

SQUIREL'S CHASE

DRAWING TITLE: BUILDINGS 1  
AND 2 - GROUND AND FIRST  
FLOOR PLANS

SCALE: 1/300

SHEET 5 OF 5 SHEETS

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SECTION NUMBER	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	752	81.6504
2	169	18.3496
TOTAL	921	100.0000

NOTES:

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R.A.C. Lewis  
Date: 2022/12/14

**SQUIRREL'S CHASE**

DRAWING TITLE:  
PARTICIPATION QUOTA SCHEDULE