

TITLE DEED

T059013/2001(V/A01966/2012)

Registered in favour of

**THE PLETTENBERG BAY ANGLING AND
BOATING CLUB**

over

**PORTION 58 OF THE FARM HANGLIP 305
PLETTENBERG BAY**

*JORDAAN & PRETORIUS ATTORNEYS/CONVEYANCERS
Village Square
Main Road
P O Box 57
PLETTENBERG BAY
6600*

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Docex 3 Plettenberg Bay
e-mail: jordanatt@mweb.co.za*

12

JAN S DE VILLIERS AND SON
P O Box 1474
Cape Town

Prepared by me:

Kenny
~~H A KOTZE~~
KENNY A

REG	R
1001	R
95	00

REGISTERED	OPERATOR
<i>Handwritten initials</i>	<i>Handwritten initials</i>

VIR ENDOSSEMENTE KYK BLADSY - 7.
FOR ENDORSEMENTS SEE PAGE

T 059013 * 2001

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under the provisions of Section 40 of the Deeds Registries Act, No. 47 of 1937, as amended)

WHEREAS

PLETTENBERG BAY ANGLING CLUB

has applied for the issue to them of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937.

VA 0001966 / 2012

T59013/2001

- 7 -

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No 68 (v)

Deeds Registry
Cape Town

23 MAR 2012
Asst. Registrar of Deeds

VERANDERING VAN NAAM
CHANGE OF NAME

Kragtens Artikel In terms of Section is the

die naam van die binnegemelde ^{Free}
name of the within.....
verander na Plettenberg Bay
has been changed to.....
Angling and Boating Club
.....
Vide 000009
Vide a filed with T59013/2012.....

Axteskantoor, Deeds Office, Kaapstad, Cape Town, 2012-05-28
Asst.-Registrar/Asst. Registrar

AND WHEREAS the Trust is the registered owner of -

1. **PORTION 42 OF THE FARM HANGKLIP NO. 305**
in the Municipality of Plettenberg Bay
Division of KNYSNA; WESTERN CAPE Province

HELD by Certificate of Consolidated Title no. T2689/1975;
2. **PORTION 57 (A PORTION OF PORTION 16) OF THE FARM HANGKLIP NO. 305**
in the Municipality of Plettenberg Bay
Division of KNYSNA; WESTERN CAPE Province

HELD by Deed of Transfer no. T 059012 * 2001

which have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds at CAPE TOWN do hereby certify that the said -

PLETTENBERG BAY ANGLING CLUB

their Successors in Title or Assigns is the registered owner of -

PORTION 58 OF THE FARM HANGKLIP NO. 305
in the Municipality of Plettenberg Bay
Division of KNYSNA;
WESTERN CAPE PROVINCE

MEASURING: 5968 (FIVE THOUSAND NINE HUNDRED AND SIXTY EIGHT) Square Metres

AS REPRESENTED ON Diagram SG no. 2335/93

I. AS REGARDS the figure Ab High Water Mark D a d G H on the said Diagram SG no. 2335/93

A. **SUBJECT** to the conditions referred to in Certificate of Amended Title No. T7968/1933.

B. **SUBJECT FURTHER** and **ENTITLED** to the benefit of the following special conditions contained in Deed of Partition Transfer No. T7974/1933, namely:-

- (a) That the Transferees and their successors in title of any subdivision of the said farm Hangklip South transferred by Certificate of Amended Title dated 1st December 1933, No. 7968, shall have a right of way by and along the whole course of the respective lines of road marked on the diagrams of the following subdivisions of the said farm Hangklip South attached to the undermentioned Deeds of Transfer dated 1st December 1933:

Lot B in favour of Hendrik Petrus Christoffel van Rooyen No. 7976.

Lot C in favour of Hendrik Petrus Christoffel van Rooyen No. 7976.

Lot G in favour of Mildrad Stanley, Spinster, No. 7973.

Lot J in favour of Mildrad Stanley, Spinster, No. 7973.

Lot I in favour of Gert John Rex van Rooyen, and Rachel Johanna Elizabeth van Rooyen, born Kachelhoffer, married out of community of property to the said Gert John Rex van Rooyen, No. 7974.

Lot K in favour of Gert Hendrik Van Rooyen, No. 7981.

Lot M in favour of Hendrik Petrus Truter, No. 7981.

Lot N in favour of Hendrik Petrus Truter, No. 7981.

Lot P in favour of John Robert Cuthbert, No. 7977.

Lot S in favour of Robert Cowley, No. 7975.

Lot U in favour of Osmund Gerald Stanley, Leopold Stanley, Justus Acker Stanley, and Edward Stanley, No. 7979.

- (b) That the transferees and their successors in title of any subdivision of the said farm Hangklip South transferred by Certificate of Amended Title dated 1st December 1933, No. 7968 shall have a right to water their cattle at the well marked on the Diagram of Lot J transferred to Mildrad Stanley, Spinster, on 1st December 1933, No. 7973, the said transferees and their successors in title of any subdivision of the said farm Hangklip South shall, however be equally responsible with the said Mildrad Stanley, Spinster and her successors in title, for the cleaning and maintenance of the said Well.

C. SUBJECT FURTHER to the servitude referred to in the endorsement dated 20th April 1955, on said Deed of Partition Transfer dated 1st December 1933, No. 7974, which endorsement reads as follows:

Registration of Servitude

The within described land is subject to a servitude in terms of an Order of the Water Court (Water Court District No. 4) dated 13/12/1954 as will more fully appear on reference to the copy of said Order no. 177/55.

D. To the following condition imposed at the instance of the Minister of Agriculture when giving his approval to this consolidation by virtue of Consent No. 1523 issued in terms of Act 70/70 filed with T /75 which condition as contained in said Deed of Transfer no. T3257/1965 was originally imposed by the Administrator of the Province of the Cape of Good Hope on subdivision of Lot 1 of the farm Hangklip South in terms of Section 196 of Ordinance No. 15/1952 against Portion 38 (component 1) reading as follows:

This land shall be subject to the following condition which may be amended or relaxed by the Administrator of the Province of the Cape of Good Hope.

The land shall be used only for the erection and conducting of a Clubhouse by the Plettenberg Bay Angling Club and have such ancillary social and recreation facilities as are normally associated with such a Club.

II. AS REGARDS the figure D E F G d a on the said Diagram SG no. 2335/93

A. SUBJECT to the conditions referred to in Certificate of Amended Title no. T7968/1933.

B. **SUBJECT FURTHER** and **ENTITLED** to the benefit of the following special conditions contained in said Deed of Partition Transfer no. T7974/1933, namely:

(a) That the Transferees and their successors in title of any subdivision of the said farm Hangklip South transferred by Certificate of Amended Title dated 1st December 1933, No. 7968, shall have a right of way by and along the whole course of the respective lines of road marked on the diagrams of the following subdivisions of the said farm Hangklip South attached to the undermentioned Deeds of Transfer dated 1st December 1933:

Lot B in favour of Hendrik Petrus Christoffel van Rooyen No. 7976.

Lot C in favour of Hendrik Petrus Christoffel van Rooyen No. 7976.

Lot G in favour of Mildrad Stanley, Spinster, No. 7973.

Lot J in favour of Mildrad Stanley, Spinster, No. 7973.

Lot I in favour of Gert John Rex van Rooyen, and Rachel Johanna Elizabeth van Rooyen, born Kachelhoffer, married out of community of property to the said Gert John Rex van Rooyen, No. 7974.

Lot K in favour of Gert Hendrik Van Rooyen, No. 7980.

Lot M in favour of Hendrik Petrus Truter, No. 7981.

Lot N in favour of Hendrik Petrus Truter, No. 7981.

Lot P in favour of John Robert Cuthbert, No. 7977.

Lot S in favour of Robert Cowley, No. 7975.

Lot U in favour of Osmund Gerald Stanley, Leopold Stanley, Justus Acker Stanley, and Edward Stanley, No. 7979.

(b) That the transferees and their successors in title of any subdivision of the said farm Hangklip South transferred by Certificate of Amended Title dated 1st December 1933, No. 7968 shall have a right to water their cattle at the well marked on the Diagram of Lot J transferred to Mildrad Stanley, Spinster, on 1st December 1933, No. 7973, the said transferees and their successors in title of any subdivision of the said farm Hangklip South shall, however be equally responsible with the said Mildrad Stanley, Spinster and her successors in title, for the cleaning and maintenance of the said Well.

C. **SUBJECT FURTHER** to the servitude referred to in the endorsement dated 20th April 1955, on said Deed of Partition Transfer dated 1st December 1933, No. 7974, which endorsement reads as follows:

Registration of Servitude

The within described land is subject to a servitude in terms of an Order of the Water Court (Water Court District No. 4) dated 13/12/1954 as will more fully appear on reference to the copy of said Order no. 177/55.

D. **SUBJECT FURTHER** to the terms of the following endorsement on Deed of Transfer No. T22121/1969 dated 3 March 1975 which reads as follows:

"A Portion of the herein mentioned property measuring plus minus 2331 hectares has been expropriated by Republic of South Africa in terms of Section 8(1) of Act 54 of 1971 Vide Notice of expropriation No. 10/3/1/064/25 dated 21/2/1975 filed as exprop. caveat Ex 268/75 plans in duplicate filed herewith."

E. **SUBJECT** to the terms of the following endorsement on Deed of Transfer No. T22121/1969 wich reads as follows, dated 8 December 1978:

"A Portion of the herein mentioned property measuring plus minus 12,30 hectares has been expropriated by the Department of Transport in terms of Section 8(1)(a) of Act 63/75 Vide Notice of expropriation No. 10/3/1/064/25 dated 28/11/78 filed as exprop. caveat Ex 1159/78 plans in duplicate."

AND that by virtue of these presents the said -

PLETTENBERG BAY ANGLING CLUB

their Successors in Title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at CAPE TOWN

on this 31st day of July
in the year of Our Lord Two Thousand and One (2001).



REGISTRAR OF DEEDS

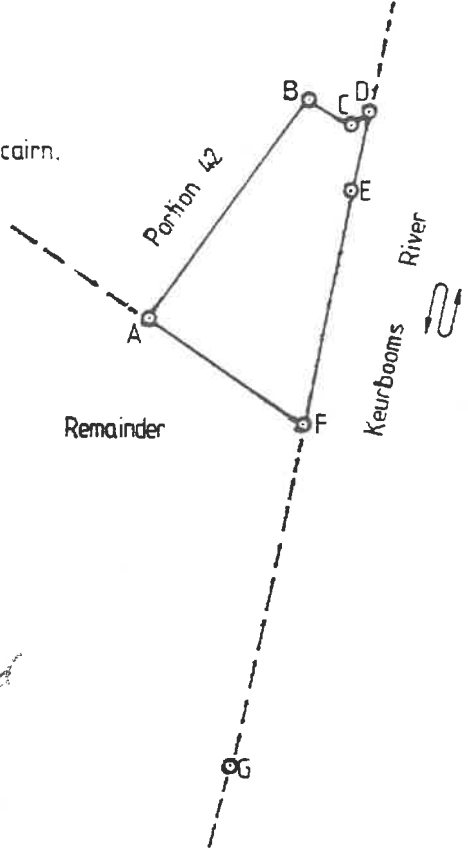
12

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo 23°		S.G. No. 2334/93
		Y	X	
	Constants		- 30 000 , 00	+ 3 760 000 , 00
AB	36 , 14	215 35 10	A - 6 835 , 84	+ 3 894 , 84
BC	6 , 83	300 19 00	B - 6 856 , 87	+ 3 865 , 45
CD	2 , 95	231 27 40	C - 6 862 , 77	+ 3 868 , 90
DE	10 , 58	12 03 10	D - 6 865 , 08	+ 3 867 , 06
EF	31 , 68	10 19 40	E - 6 862 , 87	+ 3 877 , 41
FA	25 , 39	122 45 50	F - 6 857 , 19	+ 3 908 , 58
	Connection			
FG	46 , 52	10 26 30	G - 6 848 , 76	+ 3 954 , 33
	(118) Knys 62	△	- 8 252 , 16	+ 5 299 , 25
	(258) Pip	△	- 6 261 , 68	+ 4 193 , 04

Approved
M.R. Coetzer
 Surveyor-General
 1995-03-01

Beacons

- A : Wooden corner post in concrete
- B, C : 20 mm iron peg in stone cairn.
- D : No beacon.
- E, G : 20 mm iron peg, 1 metre long, in stone cairn.
- F : 20 mm iron peg in stone cairn-in fence.



*Included in Card
 Sgm. 2335/93
 Farm 305/58*

Scale 1: 1 000

The figure A B C D E F represents 621 square metres of land, being Portion 57 (a portion of Portion 16) of the farm Hanglip No. 305.

situate in the Administrative District of Knysna Province of Cape of Good Hope.
 Surveyed in June to October 1984, May 1985 and October 1993
 by me *H. van Waart* Land Surveyor

This diagram is annexed to No. dated i.f.o. 2001-07-31 Registrar of Deeds	The original diagram is No. 1762/1932 Annexed to D/T 1933-158-7976	File No. Knys. 305 S.R. No. E 846/93 Comp. AM 1BBA (6245) Beacons E, F, G; and boundaries DE, EF and FG are established.
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APPROVED SUBJECT TO SIMUL-
TANEOUS REGISTRATION OF
DIAGRAM... 2335/93
BEING... Farm 305/58

THIS PORTION IS APPROVED
IN TERMS OF ACT 54 OF 1971.

7 APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985
REF. 14/7/2/98
DATE 1993-01-25

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System La 23° X		
			Constants	Y		
				- 30 000 , 00	+ 3 760 000 , 00	
AB	30, 10	A	92 03 00	A	- 6 842 , 73	+ 3 783 , 29
BC	48, 55	B	119 24 30	B	- 6 867 , 76	+ 3 800 , 01
CD	18, 46	C	186 48 30	C	- 6 864 , 28	+ 3 848 , 62
DE	10, 58	D	165 06 50	D	- 6 865 , 08	+ 3 867 , 06
EF	31, 68	E	181 43 30	E	- 6 862 , 87	+ 3 877 , 41
FG	25, 39	F	57 33 50	F	- 6 857 , 19	+ 3 908 , 58
GH	59, 51	G	179 44 10	G	- 6 835 , 84	+ 3 894 , 84
HA	97, 58	H	87 07 30	H	- 6 835 , 80	+ 3 894 , 98
Bb		ABb	180 00 00		- 6 785 , 84	+ 3 862 , 65
			<u>Connections</u>			
HJ	217, 62	GAHJ	92 52 30	J	- 6 658 , 48	+ 4 039 , 05
FK	46, 52	EFK	179 53 10	K	- 6 848 , 76	+ 3 954 , 33
			(118) Knys 62	△	- 8 252 , 16	+ 5 299 , 25
			(258) Pip	△	- 6 261 , 68	+ 4 193 , 04
			(117) Knys 61	△	- 4 446 , 61	+ 6 373 , 56

Components

- The figure Ab High Water Mark D a d G H representing Portion 42 of the farm Hanglip No. 305 vide dgm No. 9914/73 ; C.C.T. 2689/75 .
- The figure D E F G d a representing Portion 57 (a portion of Portion 16) of the farm Hanglip No. 305 .
vide dgm No. 2334/93 ; D/T.

The figure A b High Water Mark D E F G H

represents 5968 square metres

of land, being

Portion 58 of the farm Hanglip No. 305 (and comprises 1 and 2 above)

situate in the

Administrative District of Knysna

Province of Cape of Good Hope.

Compiled in October 1993

H. van Waart

by me-

H. van Waart Land Surveyor

This diagram is annexed to

059013 * 2001

No.
dated
i.f.o.

2001-07-31

Registrar of Deeds.

The original diagrams are as quoted above.

Annexed to

File No. Knys. 305

S.R. No. Compiled

Comp. AM - 1BBA (6245)

Beacons E, F, J and K ; and boundaries DE, EF, FK and HJA are established.

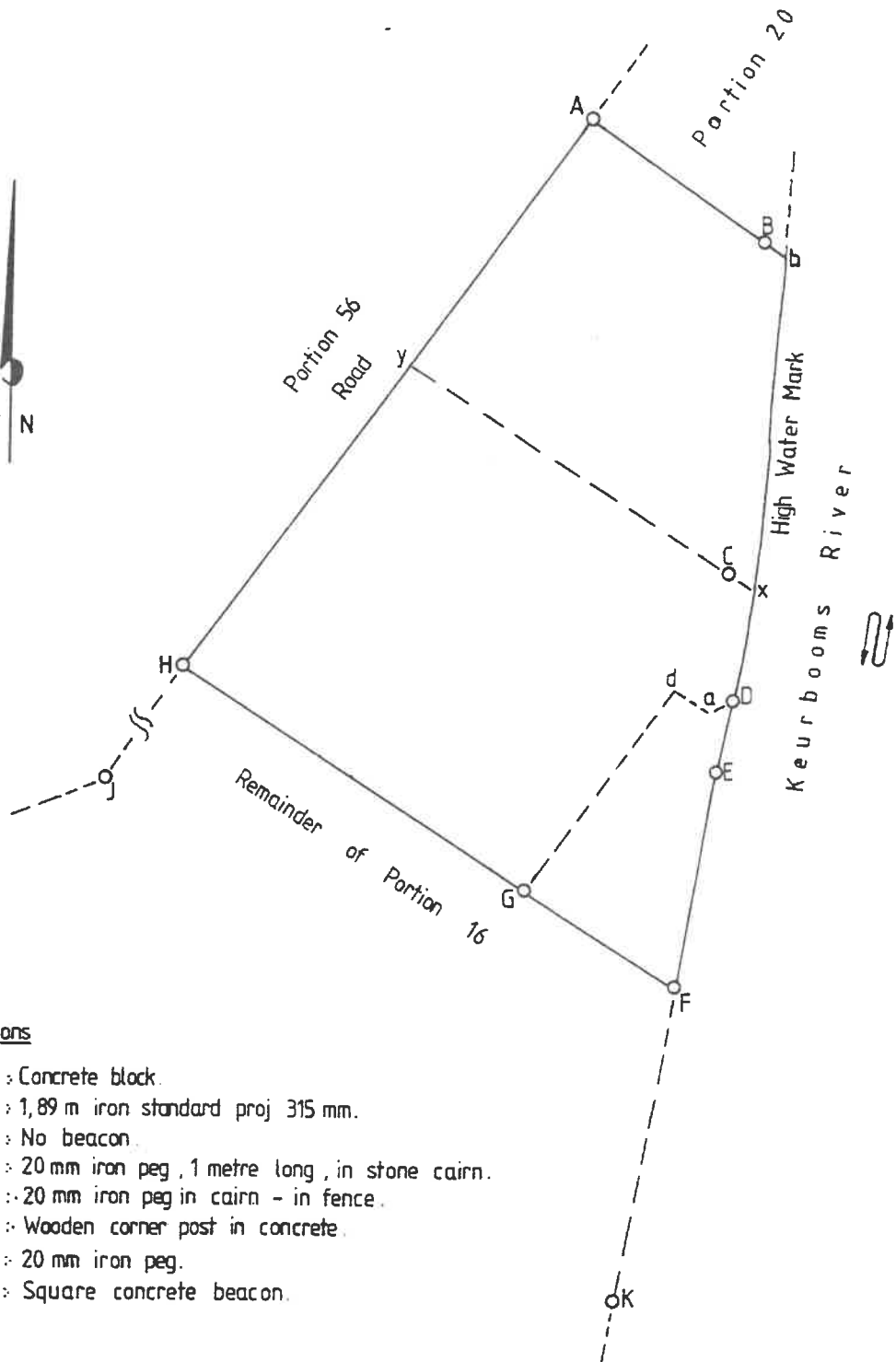
S.G. No.

2335 / 93

Approved

M. P. Crealey
Surveyor-General

1995-03-01



Beacons

- A : Concrete block.
- B : 1,89 m iron standard proj 315 mm.
- C, D : No beacon.
- E, K : 20 mm iron peg, 1 metre long, in stone cairn.
- F : 20 mm iron peg in cairn - in fence.
- G : Wooden corner post in concrete.
- H : 20 mm iron peg.
- J : Square concrete beacon.

SCALE = 1 : 1 000



Tel: 044 533 2140 • Fax/Faks: 044 533 1506 • E-mail/E-pos: admin@jordaansmith.co.za
PO Box/Posbus 57, Plettenberg Bay/Plettenbergbaai, 6600 • 8 High Street, Plettenberg Bay/Plettenbergbaai, 6600

Our ref / Ons verw: PAUL JORDAAN/P841/12(W03756)

Your ref / U verw: WARREN WEBSTER

14 February 2024

PLETTENBERG BAY ANGLING & BOATING CLUB

Via email : pbac@mweb.co.za

Dear Sir,

ANGLING CLUB PROPERTY BEACON AND BOUNDARY

PORTION 58 FARM HANGLIP 305

We refer to our recent discussions.

Attached hereto various diagrams and notes, to advise and explain our club's property boundaries.

BACKGROUND:

1. The Club-property originally comprises of Portion 42 Farm 305 Hanglip.
(See Annexure "A", diagram No SG 9914/1973 attached hereto)
2. A certain Portion "x", to be subdivided from portion 16 of the Fam Hanglip 305, was donated to the club by Peter Anderson Gregg. When he sold his property to "Twin Rivers" it included Portion "x" as per diagram attached, Annexure "A". When then instituted Legal action for the Court matter, we were successful with.

See Annexure "B" – attached.
3. The said portion "x" was then subdivided and became Portion 57 Farm Hanglip 305. Attached as Annexure "C".



4. Portion 57 (above) was then transferred by us to the Club with condition to consolidate it with Portion 42, (Annexure A), an existing property at the time.
5. The two properties were consolidated and became our present property, Portion 58 Farm Hanglip 305.

See Annexed diagram SG 2335/93, representing the consolidated Farm. Annexure D₁ + D₂

6. The original Coastal boundary historically was the High-Water mark, but during 1993, an Agreement as to "Beacon and Boundaries" was enforced by the State, and the "Highwater-line" was surveyed according to its original line and fixed beacons were established.
7. This caused a fixed boundary line, along the Keurbooms river. See Annexure "E", attached hereto.
8. The dotted line running through Portion "x" as indicated split portion "x" into two parts. The area between the initial High-Water mark and the indicated present High-Water mark is in fact not our property, but State land.
9. This situation was then, November 2006 submitted to Adv PF Jooste of Port Elizabeth, a specialist on the subject.
10. In terms of the Coastal Legislation that lower part of Portion x on Annexure "E" came about years later after building of the bridge and the 1980's flood, which by law became State land.

It was then registered with the State Origin Department of Nature, to secure a lease agreement as with the jetty and the slipway.

This explains the status of that portion of portion "x" under discussion.

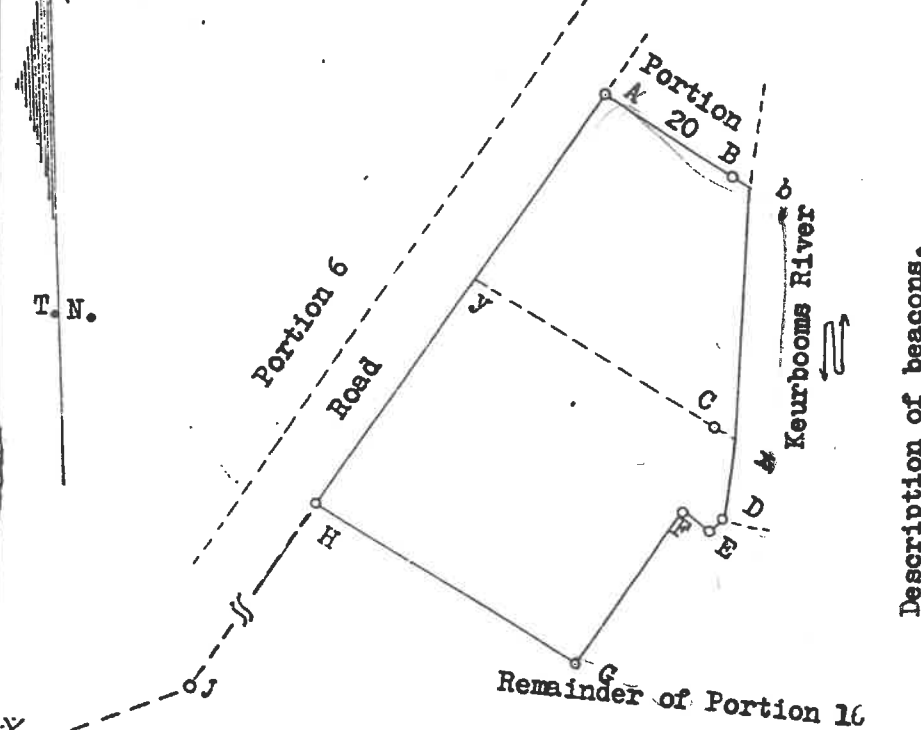
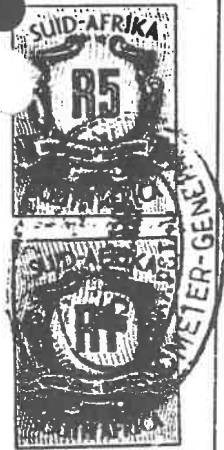
Yours faithfully
PAUL JORDAAN

Per:

WEENS DIE RISIKO VAN E-POS VERWANTE BEDROG VERSOEK ONS U ASSEBLIEF VRIENDELIK OM ONS KANTORE TE SKAKEL VOORDAT U ENIGE BETALING AAN ONS MAAK TEN EINDE DIE KORREKTHEID VAN DIE BANKBESONDERHEDE TE BEVESTIG. NEEM VERDERMEER KENNIS DAT ONS U NOOIT VIA E-POS OF ENIGE ANDER WYSE VAN ELEKTRONIESE KOMMUNIKASIE IN KENNIS SAL STEL VAN N WYSIGING AAN ONS BANKBESONDERHEDE NIE, EN VERSOEK ONS U OM DADELIK MET ONS KANTORE

A

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	X	
		-30 000,00	+3 760 000,00	9 9 1 4 7 3
AB 30,10	A 92.03.00	- 6 842,73	+ 3 783,29	Approved <i>H. J. Jansen</i> Surveyor-General 1-4-1974
BC 48,55	B 119.24.30	- 6 867,76	+ 3 800,01	
CD 18,46	C 186.48.30	- 6 864,28	+ 3 848,62	
DE 3,04	D 125.42.20	- 6 865,08	+ 3 867,06	
EF 6,82	E 111.49.40	- 6 862,69	+ 3 868,94	
FG 36,16	F 264.31.00	- 6 856,78	+ 3 865,53	
GH 59,51	G 92.33.30	- 6 835,80	+ 3 894,98	
HA 97,58	H 87.07.30	- 6 785,84	+ 3 862,65	
HJ 217,62	HJ 92.52.30	- 6 658,48	+ 4 039,05	
	K61	- 4 446,61	+ 6 373,56	
	K62	- 8 252,16	+ 5 299,25	



- Description of beacons.
- A. - concrete block
 - B. - 1,89m. iron standard proj. 315mm.
 - C. - no beacon
 - D.E.F.G. - corner fence post in concrete
 - H. - 20mm. iron peg.
 - square concrete beacon.

1. The figure A.b. High Water Mark. x.y. representing Portion 38 (portion of Portion 16) of the farm Hanglip No. 305, vide dgm. No. 7199/59 ann. to D/T 1965.67.3257;
2. The figure y.x. High Water Mark. D.E.F.G.H. representing Portion 41 (portion of Portion 16) of the farm Hanglip No. 305 vide dgm. No. 9913/1973. ann. to D/T 1975. 2688

Scale 1:1500

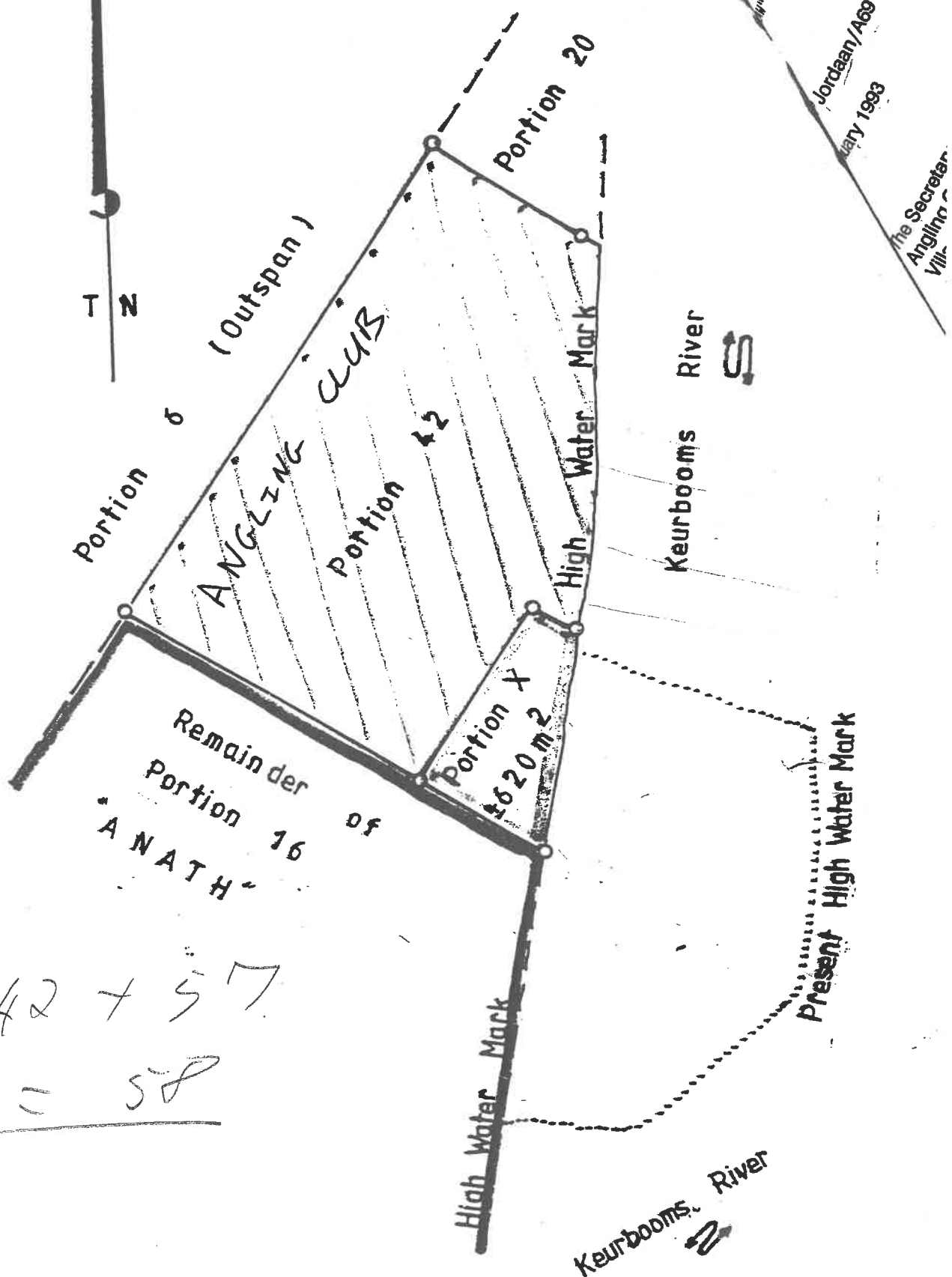
The figure A.b. High Water Mark. D.E.F.G.H. represents 5347 square metres of land, being PORTION 42 of the farm HANGLIP No. 305. and comprises the properties specified above * situate in the Administrative District of Knysna Province of Cape of Good Hope. Compiled and Surveyed in October 1973. by me, *H. J. Jansen* Land Surveyor

This diagram is annexed to No. <u>CCT. 2689/75</u> dated i.f.o.	The original diagrams are as quoted above.* No. _____ annexed to Transfer/Grant No. _____	File No. KNYS. 305 S.R. No. COMPILED. Comp. AM-1EB. (3607).
Registrar of Deeds		

13

PAU
ATTORNE

Annexure A



Jordaan/A69
May 1993

The Secretary
Angling Club

$$42 + 57 = 58$$

Present High Water Mark

H. Jan

VH. MEXURE

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lc 23°	
		Y	X
	Constants	- 30 000 , 00	+ 3 760 000 , 00
AB	36 , 14	215 35 10	A - 6 835 , 84
BC	6 , 83	300 19 00	B - 6 856 , 87
CD	2 , 95	231 27 40	C - 6 862 , 77
DE	10 , 58	12 03 10	D - 6 865 , 08
EF	31 , 68	10 19 40	E - 6 862 , 87
FA	25 , 39	122 45 50	F - 6 857 , 19
	Connection		
FC	46 , 52	10 26 30	G - 6 848 , 76
	(118) Knys 62		- 8 252 , 16
	(258) Pip		- 6 261 , 68

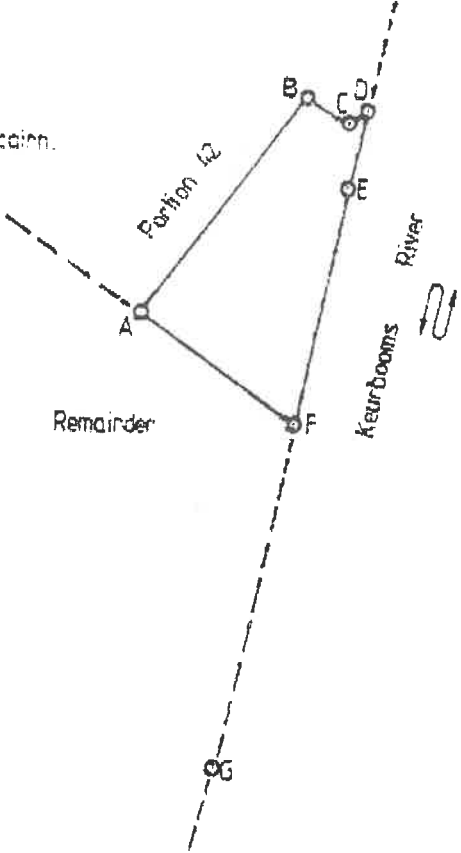
S.G. No.
2334 / 93

Approved
M.P. Coetzee
Surveyor-General

1995-03-01

Beacons

- A : Wooden corner post in concrete
- B, C : 20 mm iron peg in stone cairn.
- D : No beacon.
- E, G : 20 mm iron peg, 1 metre long, in stone cairn.
- F : 20 mm iron peg in stone cairn-in fence.



*included in Plan
1995-03-01/93
Form 100-100*

Scale 1: 1 000

The figure A B C D E F represents 621 square metres of land, being Portion 57 (a portion of Portion 16) of the farm Hanglip No. 305 situate in the

Administrative District of Knysna
Surveyed in June to October 1984 , May 1985
and October 1993

Province of Cape of Good Hope.
H. van Waart
H. van Waart Land Surveyor

This diagram is annexed to No. dated l.f.o.	The original diagram is No. 1762 / 1932 Annexed to D/T 1933 - 158 - 7976	File No. Knys. 305 S.R. No. E 846/93 Comp. AM 1BBA (6245) Beacons E, F, G; and boundaries DE, EF and FG are
	Registrar of Deeds	

Annexure
D,

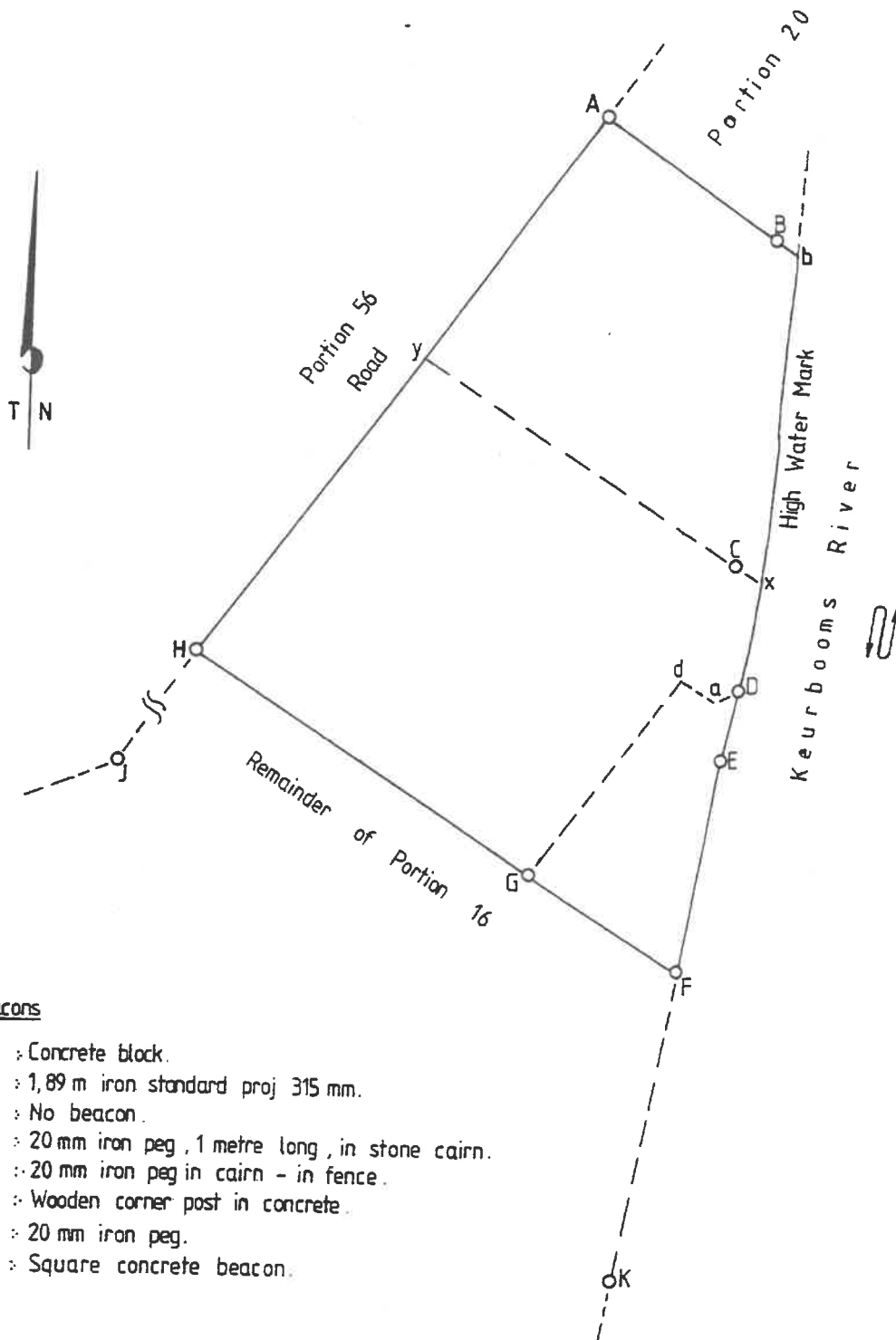
S.G. No.

2335/93

Approved

M.R. Crealey
Surveyor-General

1995-03-01



Beacons

- A : Concrete block.
- B : 1,89 m iron standard proj 315 mm.
- C, D : No beacon.
- E, K : 20 mm iron peg, 1 metre long, in stone cairn.
- F : 20 mm iron peg in cairn - in fence.
- G : Wooden corner post in concrete.
- H : 20 mm iron peg.
- J : Square concrete beacon.

SCALE = 1 : 1 000

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System		
				Y	La 23° X	
			Constants		- 30 000 , 00	+ 3 760 000 , 00
AB	30, 10	A	92 03 00	A	- 6 842 , 73	+ 3 783 , 29
BC	48, 55	B	119 24 30	B	- 6 867 , 76	+ 3 800 , 01
CD	18, 46	C	186 48 30	C	- 6 864 , 28	+ 3 848 , 62
DE	10, 58	D	165 06 50	D	- 6 865 , 08	+ 3 867 , 06
EF	31, 68	E	181 43 30	E	- 6 862 , 87	+ 3 877 , 41
FG	25, 39	F	67 33 50	F	- 6 857 , 19	+ 3 908 , 58
GH	59, 51	G	179 44 10	G	- 6 835 , 84	+ 3 894 , 84
HA	97, 58	H	87 07 30	H	- 6 835 , 80	+ 3 894 , 98
Bb		ABb	180 00 00		- 6 785 , 84	+ 3 862 , 65
			Connections			
HJ	217, 62	GAHJ	92 52 30	J	- 6 658 , 48	+ 4 039 , 05
FK	46, 52	EFK	179 53 10	K	- 6 848 , 76	+ 3 954 , 33
			(118) Knys 62	△	- 8 252 , 16	+ 5 299 , 25
			(258) Pip	△	- 6 261 , 68	+ 4 193 , 04
			(117) Knys 61	△	- 4 446 , 61	+ 6 373 , 56

Components

1. The figure Ab High Water Mark D a d G H representing Portion 42 of the farm Hanglip No. 305 vide dgm No. 9914/73 ; C.C.T. 2689/75 .
2. The figure D E F G d a representing Portion 57 (a portion of Portion 16) of the farm Hanglip No. 305 vide dgm No. 2334/93 ; D/T.

Invexero D2.

The figure A b High Water Mark D E F G H

represents 5968 square metres

of land, being

Portion 58 of the farm Hanglip No. 305 (and comprises 1 and 2 above)

situate in the

Administrative District of Knysna

Province of Cape of Good Hope.

Compiled in October 1993

H. van Waart

by me-

H. van Waart Land Surveyor

This diagram is annexed to

059013 * 2001

The original diagrams are as quoted above.

File No. Knys. 305

No. dated
i.f.o.

2001-07-31

~~Annexed to~~

S.R. No. Compiled

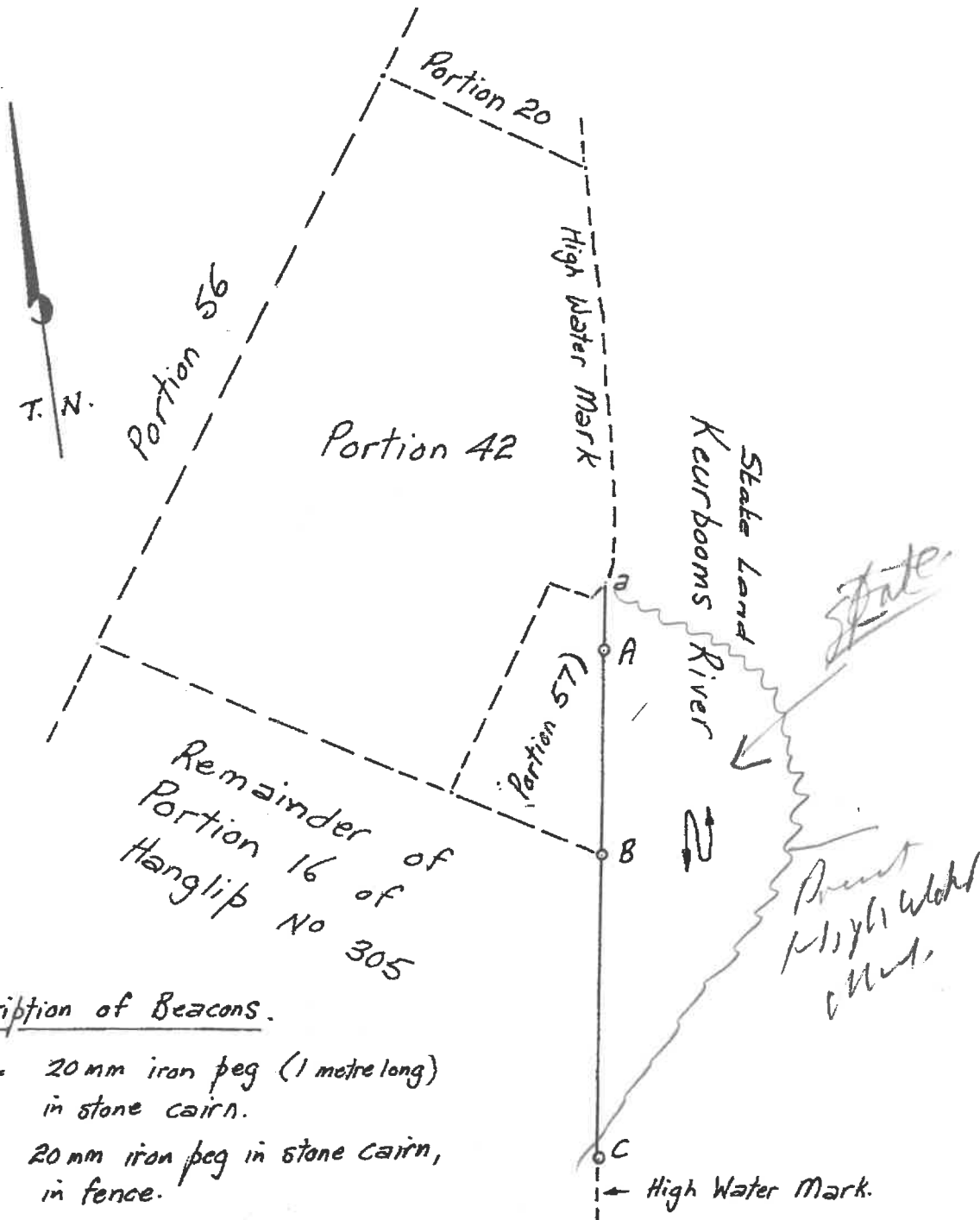
Comp. AM - 1BBA (6245)

Beacons E, F, J and K ; and boundaries DE, EF, FK and HJA are established.

Registrar of Deeds

A

FIGURE DEPICTING THE BEACONS AND BOUNDARIES REFERRED TO IN THIS AGREEMENT



Description of Beacons.

- A.C = 20 mm iron peg (1 metre long) in stone cairn.
- B = 20 mm iron peg in stone cairn, in fence.

I hereby certify in terms of section 16 (1) (a) of the Survey Act, 1927 (Act 9 of 1927), that the beacons referred to in this agreement comply with the regulations issued under the said Act, and are as described above.

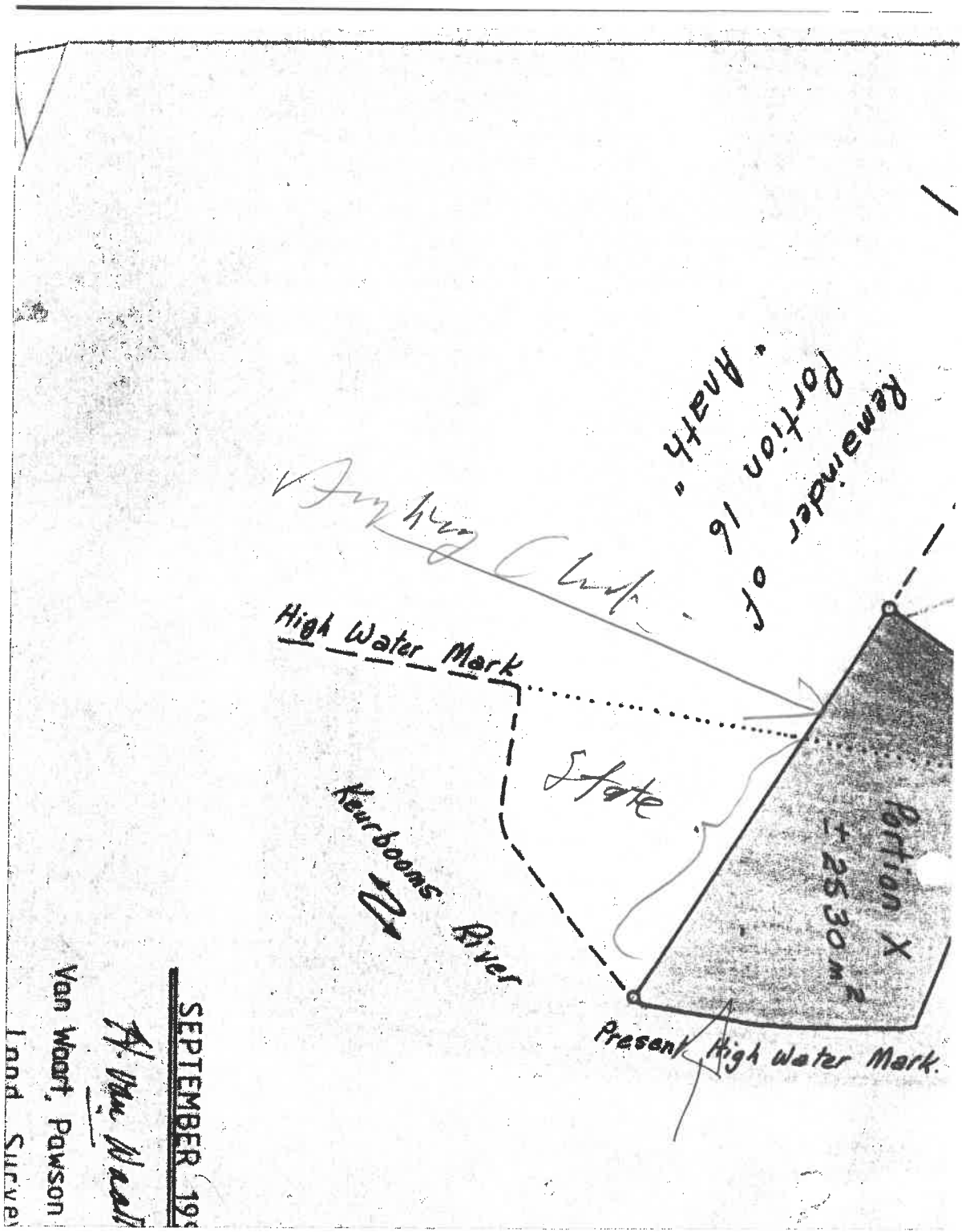
I further certify in terms of section 16 (2) (c) of the said Act that, to the best of my knowledge and belief, the boundaries have not by agreement between the parties concerned been so changed as to effect a transfer of any land otherwise than in accordance with law.

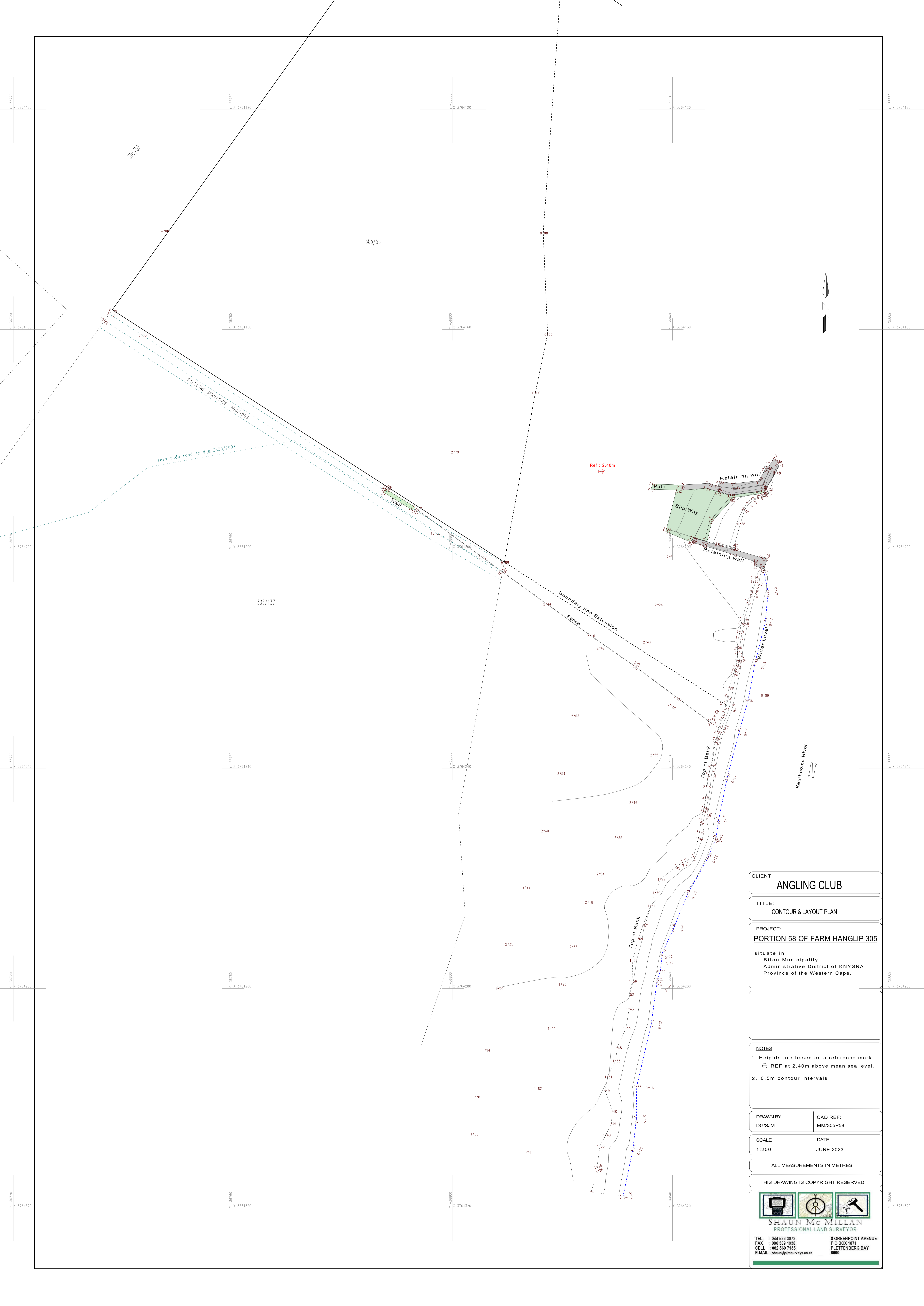
Dated at Plettenberg Bay
this 22nd day of November 1993.

N. Van Waast
Land Surveyor

Note PJ : A, B + C = Fixed Beacons.

Annexure E





CLIENT:
ANGLING CLUB

TITLE:
CONTOUR & LAYOUT PLAN

PROJECT:
PORTION 58 OF FARM HANGLIP 305
situate in
Bitou Municipality
Administrative District of KNYSNA
Province of the Western Cape.

NOTES

1. Heights are based on a reference mark
⊕ REF at 2.40m above mean sea level.
2. 0.5m contour intervals

DRAWN BY DG/SJM	CAD REF: MM/305P58
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SCALE 1:200	DATE JUNE 2023
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ALL MEASUREMENTS IN METRES

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