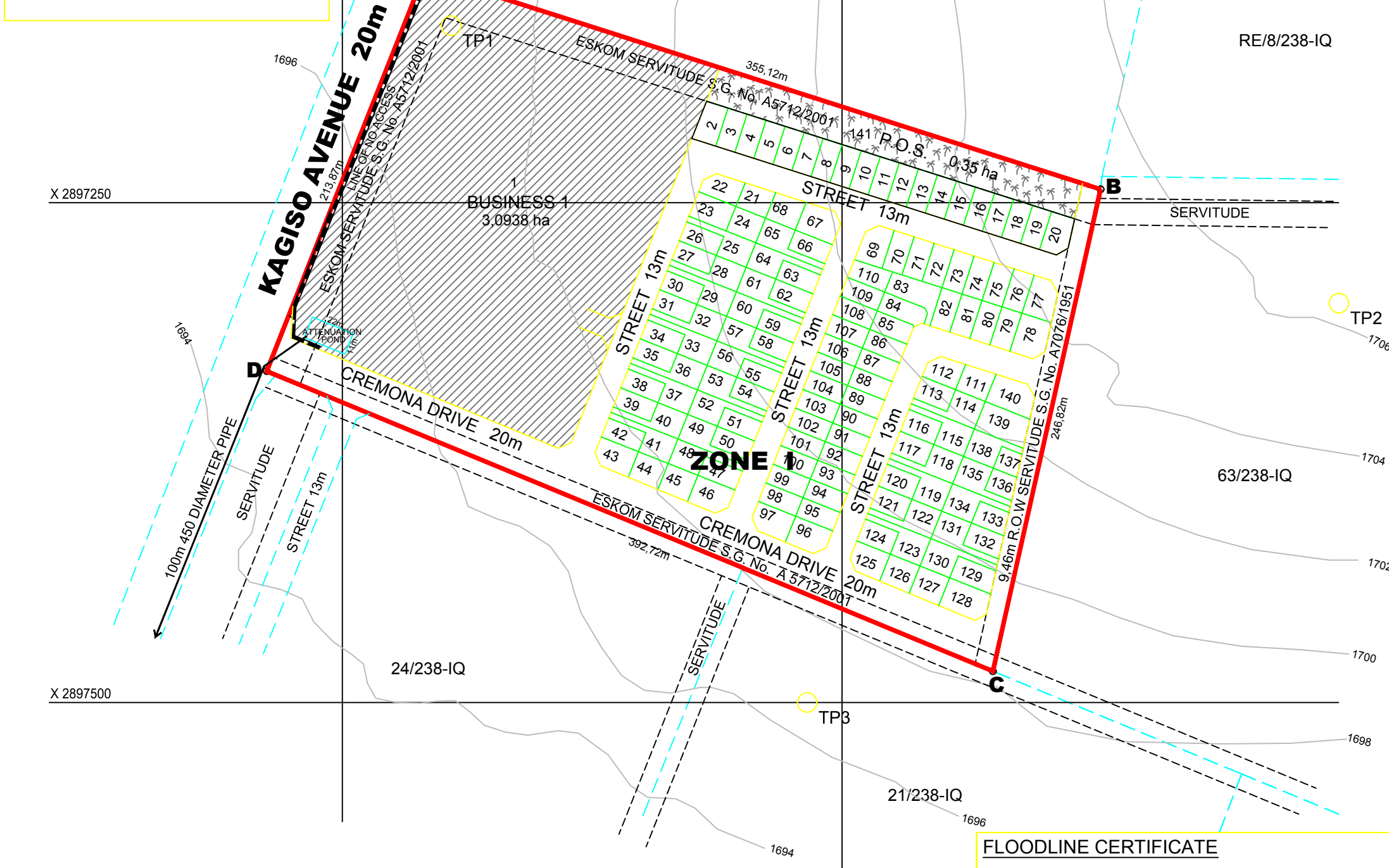


**SERVITUDE NOTES**

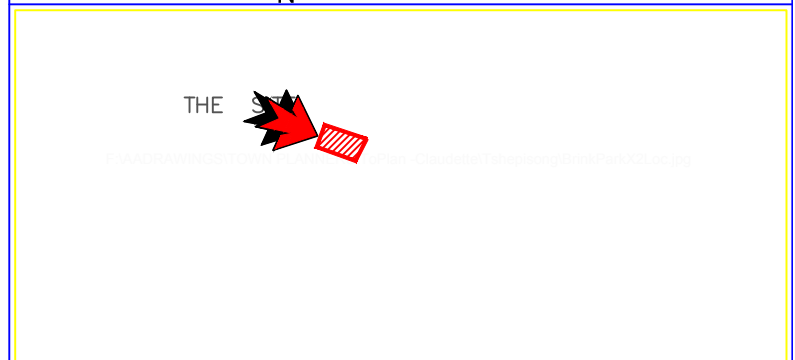
THE SITE IS AFFECTED BY THE FOLLOWING SERVITUDES :

- # A R.O.W. SERVITUDE ALONG EASTERN BOUNDARY AS PER S.G. No. A7076/1951 IN FAVOUR OF PTN. 21 OF THE FARM VLAKFONTEIN
- # A 18m SERVITUDE ALONG NORTHERN & WESTERN BOUNDARY AS PER S.G. No. A5710/2001
- # A SERVITUDE ALONG SOUTHERN BOUNDARY AS PER S.G.No.5709/2001 & S.G. No. 5710/2001
- # A 20m WIDE SERVITUDE HAS TO BE REGISTERED, ADJACENT TO THE PROPERTY BEING DEVELOPED FOR THE PURPOSES OF A ROAD TO BE CONSTRUCTED (PROPOSED CREMONA DRIVE AS INDICATED ON THE ROAD LAYOUT PLAN.) TO GIVE ACCESS TO THE TOWNSHIP; AS A RESULT THE DEVELOPER OF THIS TOWNSHIP IS EXPECTED TO GIVE-OFF PORTION OF LAND TO ACCOMMODATE ROAD CONSTRUCTION. THIS ROAD WILL BE PUBLIC AND MUST BE CONSTRUCTED TO JRA STANDARDS.



**PROPOSED TOWNSHIP  
TSHEPISONG EXT.4**  
SITUATED ON PORTION 64  
OF THE FARM  
VLAKFONTEIN No. 238-I.Q.

LOCALITY PLAN



**USE TABLE**

USE	No. OF ERVEN	AREA	% OF TOWNSHIP	ERF NUMBERS	REFERENCE
RESIDENTIAL 1	139	3,2000	37,36	2 - 140	
BUSINESS 1	1	3,0938	36,12	1	
PUBLIC OPEN SPACE	1	0,3453	4,03	141	
STREET		1,9262	22,49		
<b>TOTAL</b>	<b>141</b>	<b>8,5653ha</b>	<b>100%</b>		

SIZE OF ERVEN	STREETS	
	MINIMUM	RULING
RESIDENTIAL 1	200m <sup>2</sup>	200m <sup>2</sup>
		MINIMUM GRADIENT 1 : 100
		MAXIMUM GRADIENT 1 : 55

REF. : TP 107. LAYOUT SCALE : 1 : 2500 PLAN No. : TP 107.L2

CONTOUR INTERVAL 2m CONTOURS CONFORM TO THE STANDARDS LAID DOWN IN REGULATION 18(2) OF THE TOWN PLANNING AND TOWNSHIPS REGULATIONS.

DATE SEPT. 2006  
CONTOUR SURVEY BY ..... TOWN PLANNER

DATE	AMENDMENT
JUNE 2016	LAYOUT AMENDED

**GEOTECHNICAL ZONES :**

ZONE	SITE CLASS	EXPECTED MOVEMENT	GEOLOGICAL CONSTRAINT	FOUNDATION DESIGN & BUILDING PROCEDURES
I	S1/2AF	10-20mm	SETTLEMENT	REMOVE, REPLACE & COMPACT MATERIAL NORMAL CONSTRUCTION

**GENERAL NOTES**

THE FIG. ABCDA REPRESENTS PORTION 64 OF THE FARM VLAKFONTEIN 238 - I.Q. MEASURING 8,5653ha IN EXTENT.

1. ALL AREAS AND DIMENSIONS ARE APPROXIMATE PENDING FINAL SURVEY BY LAND SURVEYOR.

**FLOODLINE CERTIFICATE**

IT IS HEREBY CERTIFIED THAT ACCORDING TO THE STIPULATIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998), THE PROPOSED DEVELOPMENT WILL NOT BE AFFECTED BY FLOOD WATER WITH EXPECTED FREQUENCY OF 1 EACH 100 YEARS.

A.J. de Lange  
Pr. Ing/ no. 960076  
Date