



agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Chief Directorate: Surveyor-General, KwaZulu Natal, P. O. Pox 396, PIETERMARITZBURG, 3200,
300 Pietermaritz Street, PIETERMARITZBURG 3201, Tel: (033) 355 2900 Fax: (033) 3420553 E-mail:
sghelpdeskzn@drdlr.gov.za/nondwe.monyake@drdlr.gov.za

Our Ref.: **1559**

Your Ref.: **1655**

14 April 2020

PROFESSIONAL LAND SURVEYOR KJ MOLOI
C/O KJ MOLOI & ASSOCIATES
PO BOX 699
KLOOF
3640

Dear Sir,

DIAGRAMS: SERV OVER PTN 30 OTF UMHLALI WAGEN DRIFT NO. 1559, SERVS OVER 252/2021-256/2021; SR136/2021

Your letter dated 30 March 2021 refers.

Your survey records and diagram seem to be in order and have now been APPROVED.

Please note that the abovementioned diagrams are approved without the registered road servitudes over the Remainder of the farm Lot 1 No. 1672 and Lease on the same farm being carried forward due to the fact that you have commented that these servitudes and lease will be cancelled before registration.

that affect
Portion 22

Yours faithfully,

LH NZIMANDE

For: SURVEYOR-GENERAL: KZN

Tel: (033)355 3009/2909 - email: Lethukuthula.Nzimande@drdlr.gov.za

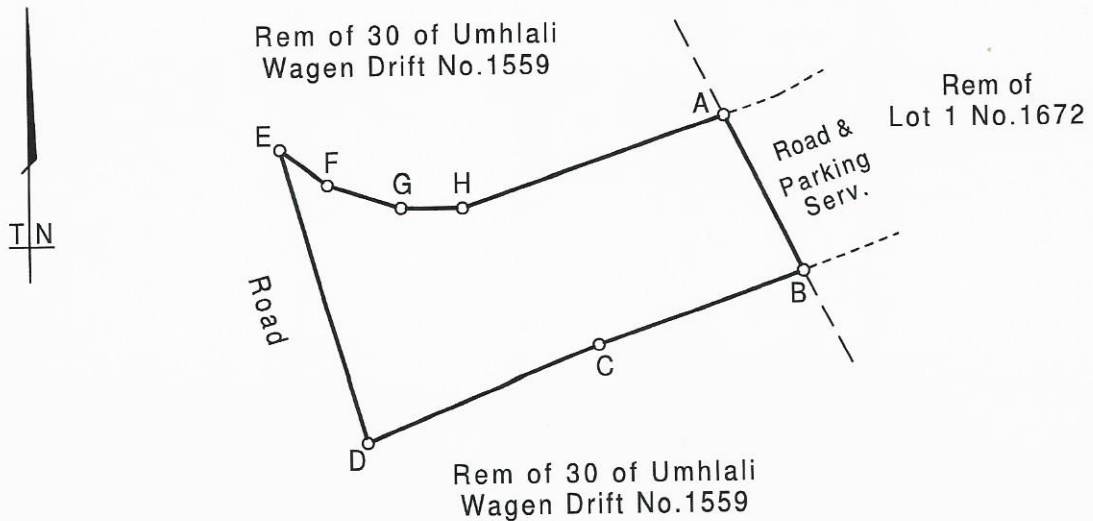
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System WG 31° X		
		Y		X
	Constants		± 0,00	+ 3000 000,00
A B	333 21 20	A	- 27 847,84	+ 258 250,16
B C	70 18 10	B	- 27 863,30	+ 258 280,96
C D	67 31 50	C	- 27 822,55	+ 258 295,54
D E	163 59 20	D	- 27 776,48	+ 258 314,60
E F	306 56 20	E	- 27 759,69	+ 258 256,09
F G	287 51 50	F	- 27 769,06	+ 258 263,14
G H	270 38 00	G	- 27 783,58	+ 258 267,82
H A	251 07 20	H	- 27 795,80	+ 258 267,95
	85/2931	▲	- 26 782,49	+ 256 111,83
	94/2931	▲	- 27 925,35	+ 258 415,18

S.G. No.
252/2021
Approved
L. Y. ...
for
Surveyor-General
2021/04/14

Act 16 of 2013
(By-Law)
Ref. 30/2019 BA(DP)

Act 7 of 1998
Ref: 2017_01_0082

Act 4 of 2001
Ref:T10/2/2/4081/1



Beacon Descriptions

All beacons are - : 16mm iron pegs

Scale 1 : 1500

The figure

A B C D E F G H

represent 3444 square metres of land being a Road and Parking Servitude over

THE REMAINDER OF PORTION 30 OF THE FARM UMHLALI WAGEN DRIFT No.1559

situate in the KwaDukuza Local Municipality, Registration Division FU,
Province of KwaZulu-Natal

Surveyed in September 2020 to March 2021
by me

K.J. Moloi
K.J. Moloi No. PLS 0857
Professional Land Surveyor

This diagram relates to No.	The original diagram is	File No. 1559
	S.G. No. 458/1993	S.R. No.136/2021
Registrar of Deeds	C.C.T.	Comp. FU-3D-11D
	No. 13028/1993	

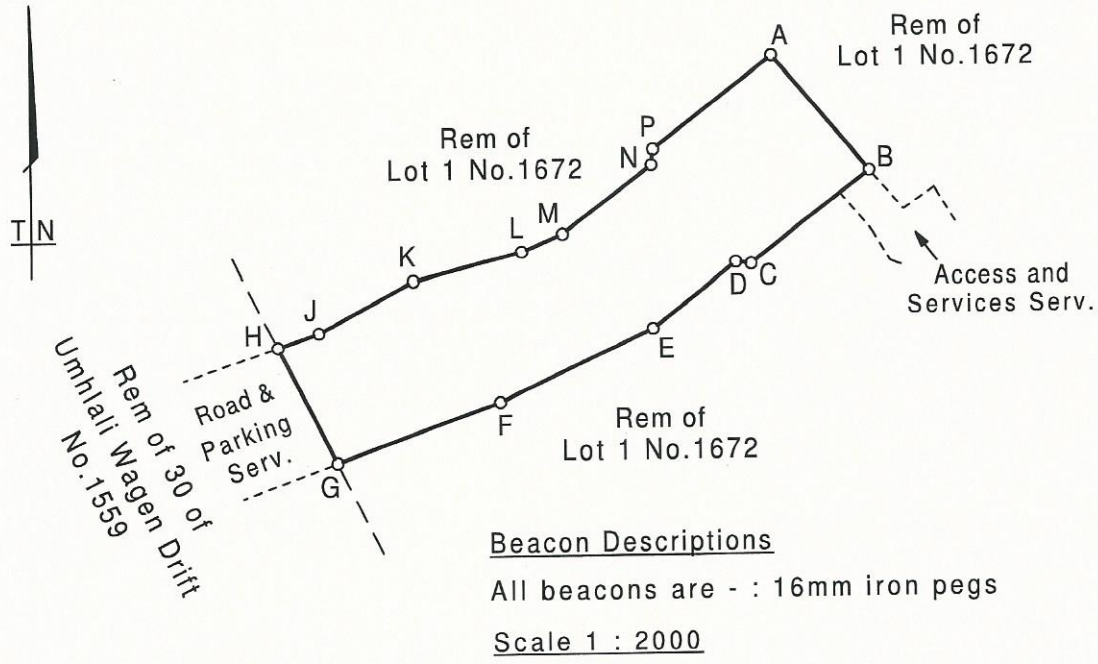
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 31° X		
		Constants		± 0,00	+ 3000 000,00
A B	40,02	320 05 20	A	- 27 979,12	+ 258 173,94
B C	40,00	52 00 20	B	- 28 004,80	+ 258 204,64
C D	4,09	97 00 20	C	- 27 973,27	+ 258 229,26
D E	28,00	51 47 30	D	- 27 969,22	+ 258 228,77
E F	45,06	64 30 40	E	- 27 947,22	+ 258 246,08
F G	45,94	70 18 00	F	- 27 906,54	+ 258 265,47
G H	34,46	153 21 20	G	- 27 863,30	+ 258 280,96
H J	11,55	250 48 40	H	- 27 847,84	+ 258 250,16
J K	28,49	241 34 10	J	- 27 858,75	+ 258 246,36
K L	29,64	255 55 40	K	- 27 883,80	+ 258 232,80
L M	11,82	247 00 40	L	- 27 912,55	+ 258 225,59
M N	29,93	232 12 40	M	- 27 923,44	+ 258 220,97
N P	4,09	187 00 20	N	- 27 947,09	+ 258 202,63
P A	40,00	232 00 20	P	- 27 947,59	+ 258 198,57
		85/2931	▲	- 26 782,49	+ 256 111,83
		94/2931	▲	- 27 925,35	+ 258 415,18

S.G. No.
253/2021
Approved
L. Ngwenya
for
Surveyor-General
2021/04/14

Act 16 of 2013
(By-Law)
Ref. 30/2019 BA(DP)

Act 7 of 1998
Ref: 2017_01_0082

Act 4 of 2001
Ref:T10/2/2/4081/1



Beacon Descriptions
All beacons are - : 16mm iron pegs
Scale 1 : 2000

The figure **A B C D E F G H J K L M N P** represent 5742 square metres of land being a Road and Parking Servitude over **THE REMAINDER OF THE FARM LOT 1 No.1672** situate in the KwaDukuza Local Municipality, Registration Division FU, Province of KwaZulu-Natal

Surveyed in September 2020 to March 2021
by me

K.J. Moloi
K.J. Moloi No. PLS 0857
Professional Land Surveyor

This diagram relates to No.	The original diagram is Sub. Vol. 850 Fol. 62 Grant	File No. 1672 S.R. No.136/2021 Comp. FU-3D-11D
Registrar of Deeds	No. 1672/1857	

S.G. No.
254/2021

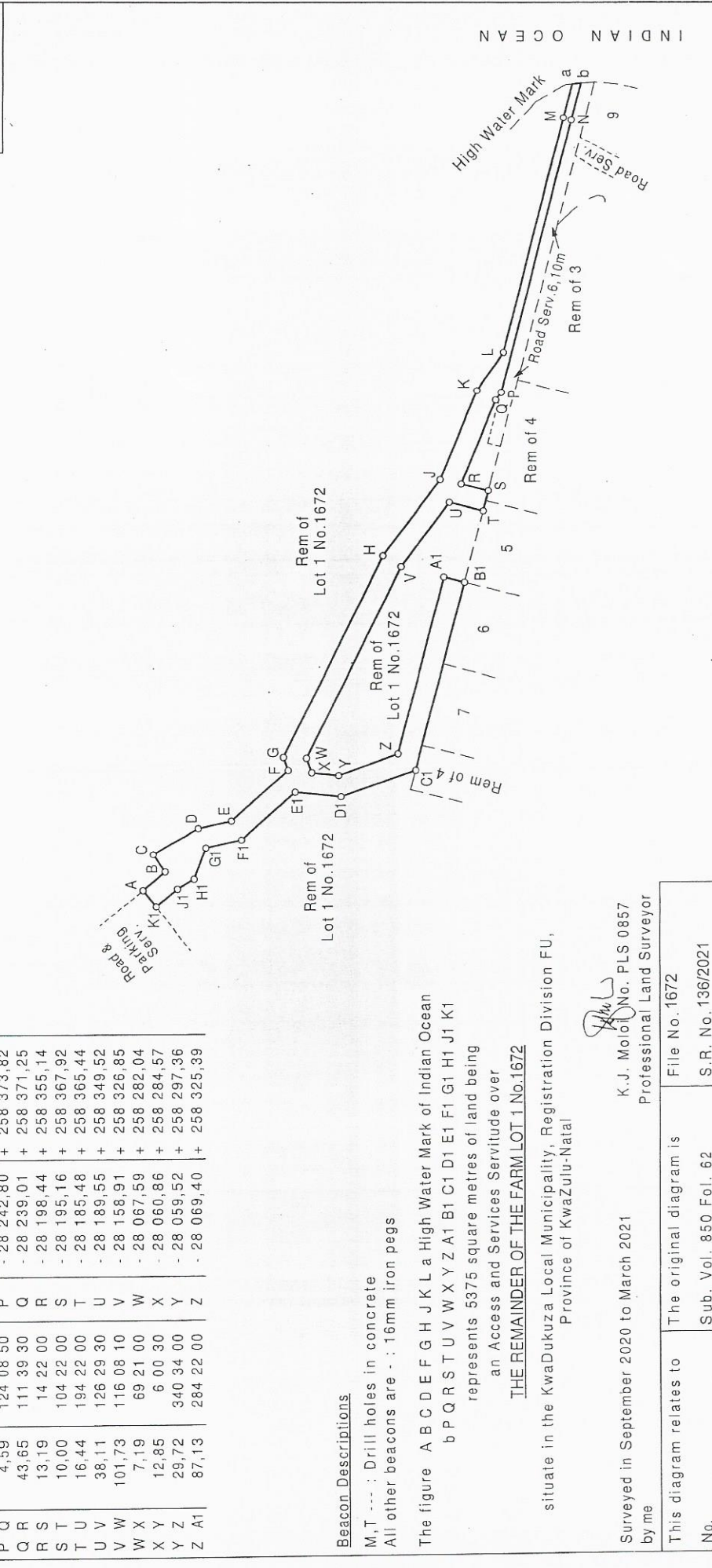
Approved
L. Y. Yende
for
Surveyor-General
2021/04/14

Act 16 of 2013
(By-Law)
Ref. 30/2019 BA(DP)

Act 7 of 1998
Ref. 2017_01_0082

Act 4 of 2001
Ref: T10/2/2/4081/1

SIDES Metres	ANGLES OF DIRECTION	COORDINATES		SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES	
		Y	X			Y	X
A B	13,82	320 05 20	Constants	10,00	Constants	± 0,00	+ 3000 000,00
B C	10,04	234 54 10	A B1	92,47	14 22 00	- 28 153,81	+ 258 347,00
C D	24,62	329 43 00	B1 C1	37,32	104 22 00	- 28 151,33	+ 258 356,69
D E	16,28	347 21 30	C1 D1	21,84	160 34 10	- 28 061,75	+ 258 333,75
E F	36,14	317 59 20	D1 E1	34,80	186 00 30	- 28 049,33	+ 258 298,55
F G	6,49	249 21 00	E1 F1	17,33	137 59 20	- 28 051,62	+ 258 276,83
G H	106,96	296 08 10	F1 G1	15,77	167 21 30	- 28 028,66	+ 258 251,34
H J	45,33	306 29 30	G1 H1	9,19	110 21 30	- 28 024,87	+ 258 234,43
J K	46,42	291 39 30	H1 J1	13,31	149 43 00	- 28 010,98	+ 258 228,95
K L	21,96	304 08 50	J1 K1	10,01	140 05 20	- 28 005,45	+ 258 221,01
L M	115,00	284 22 00	K1 A	85/2931	232 00 20	- 27 936,91	+ 258 210,80
M N	3,90	14 22 00		94/2931			
N P	133,70	104 22 00					
P Q	4,59	124 08 50					
Q R	43,65	111 39 30					
R S	13,19	14 22 00					
S T	10,00	104 22 00					
T U	16,44	194 22 00					
U V	38,11	126 29 30					
V W	101,73	116 08 10					
W X	7,19	69 21 00					
X Y	12,85	6 00 30					
Y Z	29,72	340 34 00					
Z A1	87,13	284 22 00					



Beacon Descriptions
M, T --- : Drill holes in concrete
All other beacons are : 16mm iron pegs

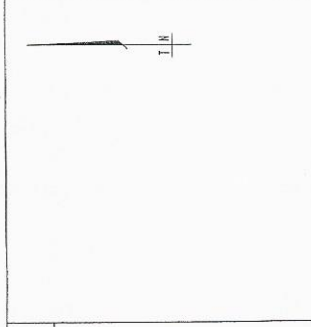
The figure A B C D E F G H J K L a High Water Mark of Indian Ocean
b P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1
represents 5375 square metres of land being
an Access and Services Servitude over
THE REMAINDER OF THE FARM LOT 1 No. 1672
situate in the KwaDukuza Local Municipality, Registration Division FU,
Province of KwaZulu-Natal

Surveyed in September 2020 to March 2021
by me
K.J. Moloi No. PLS 0857
Professional Land Surveyor

This diagram relates to
No. The original diagram is
Grant Sub. Vol. 850 Fol. 62
Comp. FU-3D-11D
Registrar of Deeds No. 1672/1857

Scale 1 : 2000

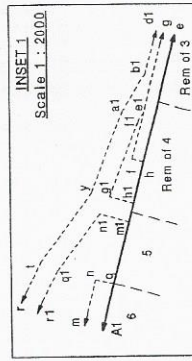
S.G. No.
255/2021
Approved
[Signature]
for
Surveyor-General
2021/04/14
Act 16 of 2013
(By-Law)
Ref: 30/2019 BA(DP)
Act 7 of 1998
Ref: 2017 O.L 0082
Act 4 of 2001
Ref: T102/2408/11



SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 31° X	CO-ORDINATES X System WG 31° X	SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 31° X	CO-ORDINATES X System WG 31° X
Constants	Constants	± 0,00	+ 3000 000,00	Constants	Constants	± 0,00	+ 3000 000,00
A B	325 37 30	- 28 292,23	+ 257 656,75	J1 K1	125 46 50	- 27 928,07	+ 258 115,58
B C	43 43	301 24 00	+ 257 826,14	K1 L1	116 39 50	- 27 905,84	+ 258 099,56
C D	29 87	321 11 00	+ 257 846,77	L1 M1	230 51 40	- 27 842,20	+ 258 067,60
D E	29 89	354 53 40	+ 257 872,14	M1 N1	195 54 10	- 27 947,17	+ 257 982,19
E F	12 88	318 00 00	+ 257 701,89	N1 P1	217 48 20	- 27 951,47	+ 257 987,07
F G	19 62	318 00 00	+ 257 711,46	P1 Q1	105 28 10	- 28 007,57	+ 257 894,81
G H	22 28	266 30 40	+ 257 721,80	Q1 R1	152 46 20	- 27 976,67	+ 257 866,26
H J	34 50	286 22 30	+ 257 720,44	R1 S1	21 52	- 27 964,83	+ 257 863,25
J K	14 42	329 55 10	+ 257 735,77	S1 T1	221 24 20	- 27 968,87	+ 257 842,11
K L	12 55	313 08 20	+ 257 748,25	T1 U1	22 32	- 27 980,76	+ 257 828,63
L M	20 32	241 19 90	+ 257 756,83	U1 V1	104 21	- 28 010,42	+ 257 820,47
M N	19 71	264 50 40	+ 257 747,08	V1 W1	250 08 50	- 28 032,61	+ 257 801,24
N P	14 40	282 54 40	+ 257 745,90	W1 X1	197 36 30	- 28 147,41	+ 257 712,57
P Q	22 65	311 40 20	+ 257 740,92	X1 Y1	185 30 20	- 28 159,51	+ 257 621,95
Q R	13 42	337 43 20	+ 257 763,58	Y1 Z1	247 55 10	- 28 183,07	+ 257 609,15
R S	14 17	358 58 10	+ 257 776,00				
S T	25 47	291 05 20	+ 257 790,15				
T U	15 00	312 14 10	+ 257 799,31				
U V	458 60	39 05 30	+ 257 809,39				
V W	21 37	104 17 50	+ 28 313,01				
W X	60 35	14 17 50	+ 28 108,19				
X Y	200 67	284 17 50	+ 28 093,29				
Y Z	208 96	338 34 30	+ 28 287,24				
Z A1	307 01	104 22 00	+ 28 370,61				
A1 B1	41 78	160 34 00	+ 28 073,41				
B1 C1	24 04	186 00 30	+ 28 059,52				
C1 D1	36 14	137 59 20	+ 28 062,03				
D1 E1	16 26	167 21 30	+ 28 037,84				
E1 F1	24 62	149 43 00	+ 28 034,29				
F1 G1	10 04	54 54 10	+ 28 021,87				
G1 H1	108 00	140 05 20	+ 28 013,66				
H1 J1	23 42	135 54 10	+ 27 944,36				

Survey Notes:

- The figure 1 b High Water Mark of Indian Ocean e h represents a Road Servitude 6,10 metres wide, vide Diagram Sub-Vol. 1661 Fol. 82 and Deed of Transfer No. 1048/1935.
- The figures m n q A1 and C1 r t y a1 b1 d1 High Water Mark of Indian Ocean g e1 f1 g1 h1 m1 n1 q1 r1 t1 each represent an Access and Services Servitude, vide diagram S.G. No. 254/2021



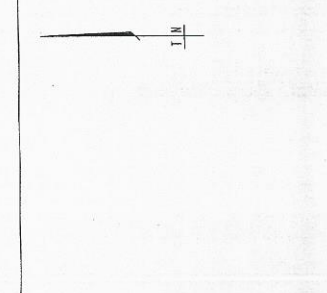
The figure A B C D E F G H J K L M N P Q R S T a High Water Mark of Indian Ocean b W X d High Water Mark of Indian Ocean e At B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 U1 V1 W1 X1 Y1 Z1 of land being represents 30,0933 hectares FORTION 22 OF THE FARM L.O.I. No. 1672 situate in the KwaZulu Local Municipality, Registration Division FU, Province of KwaZulu-Natal

Surveyed in September, 2020 to March 2021
by me *[Signature]* K.J. Moloi No. PLS 0657 Professional Land Surveyor

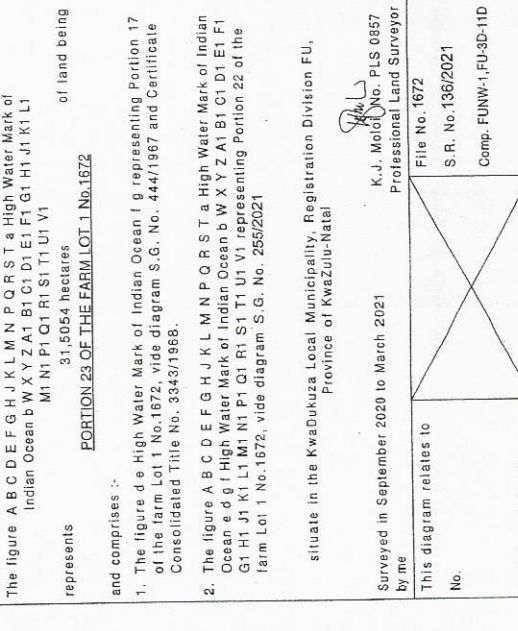
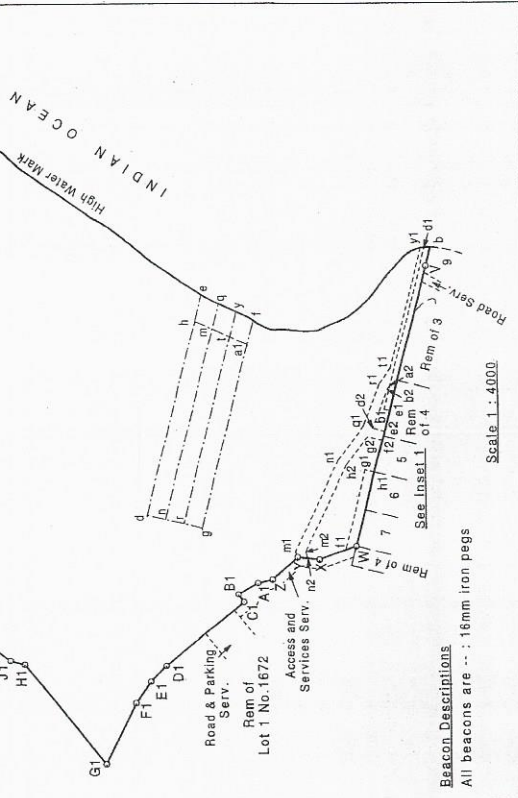
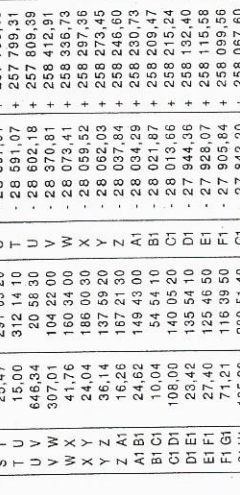
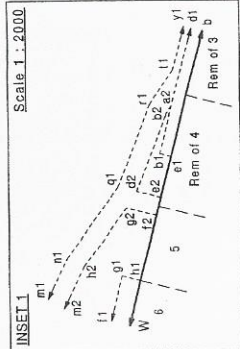
This diagram relates to the original diagram is File No. 1672
No. Sub. Vol. 850 Fol. 62 Grant S.R. No. 136/2021
Registrar of Deeds No. 1672 /1657

Beacon Descriptions
V,W,X,Y -- : No beacons
All other beacons are -- : 16mm iron pegs
Scale 1 : 4000

CONSOLIDATED DIAGRAM
 S.G. No.
 256/2021
 Approved
 L. M. Moleoi
 for
 Surveyor-General
 2021/04/14
 Act 16 of 2013
 (By-Law)
 Ref. 30/2019(BADP)
 Act 7 of 1998
 Ref. 2017-OL 0082
 Act 4 of 2001
 Ref. T10/212/4031/1



ANGLES OF DIRECTION	SIDES Metres	COORDINATES Y System WG 31° X	COORDINATES X System WG 31° X
Constants		± 0,00	+ 3000 000,00
217 49 20	91,47	- 27 951,47	+ 257 987,07
105 28 10	K1 L1	- 28 007,57	+ 257 894,81
152 46 20	L1 M1	- 27 976,67	+ 257 886,26
190 49 00	M1 N1	- 27 964,83	+ 257 863,25
221 24 20	N1 P1	- 27 968,87	+ 257 842,11
254 37 20	P1 Q1	- 27 980,76	+ 257 828,63
276 18 20	Q1 R1	- 28 010,42	+ 257 820,47
250 08 50	R1 S1	- 28 032,61	+ 257 822,92
211 41 50	S1 T1	- 28 032,65	+ 257 801,24
187 36 30	T1 U1	- 28 147,41	+ 257 712,57
185 30 20	U1 V1	- 28 158,51	+ 257 621,95
247 55 10	V1 A	- 28 163,07	+ 257 609,15
312 14 10	A B		
284 22 00	B C		
85/2931	C D		
94/2931	D E		



K.J. MOLOI & ASSOCIATES
 Pt. Land Surveyors - Pinetown
 Ref: 1655-P23

1. The figure b1 d1 High Water Mark of Indian Ocean b e1 represents a Road Servitude 6,10 metres wide, vide Diagram Sub.Vol.861 Fol.32 and Deed of Transfer No. 1048/1995.
 2. The figures l1 g1 h1 W and Y m1 n1 q1 r1 t1 u1 v1 High Water Mark of Indian Ocean d1 a2 b2 d2 i2 g2 h2 m2 n2 each represent an Access and Services Servitude, vide diagram S.G. No.

The figure A B C D E F G H J K L M N P O R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 Q1 R1 S1 T1 U1 V1 represents 31,6054 hectares of land being **PORTION 23 OF THE FARM LOT 1 No.1672** and comprises :-
 1. The figure d e High Water Mark of Indian Ocean l g representing Portion 17 of the farm Lot 1 No.1672, vide diagram S.G. No. 444/1967 and Certificate Consolidated Title No. 3343/1968.
 2. The figure A B C D E F G H J K L M N P O R S T a High Water Mark of Indian Ocean e d g f High Water Mark of Indian Ocean b W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 Q1 R1 S1 T1 U1 V1 representing Portion 22 of the farm Lot 1 No.1672, vide diagram S.G. No. 255/2021

situate in the KwaZulu Local Municipality, Registration Division FU, Province of KwaZulu-Natal

Surveyed in September 2020 to March 2021
 by me
 K.J. Moleoi No. PLS 0857
 Professional Land Surveyor

This diagram relates to	File No. 1672
No.	S. R. No. 136/2021
Registrar of Deeds	Comp. FUNW-1, FU-3D-11D

Beacon Descriptions
 All beacons are ... : 16mm iron pegs