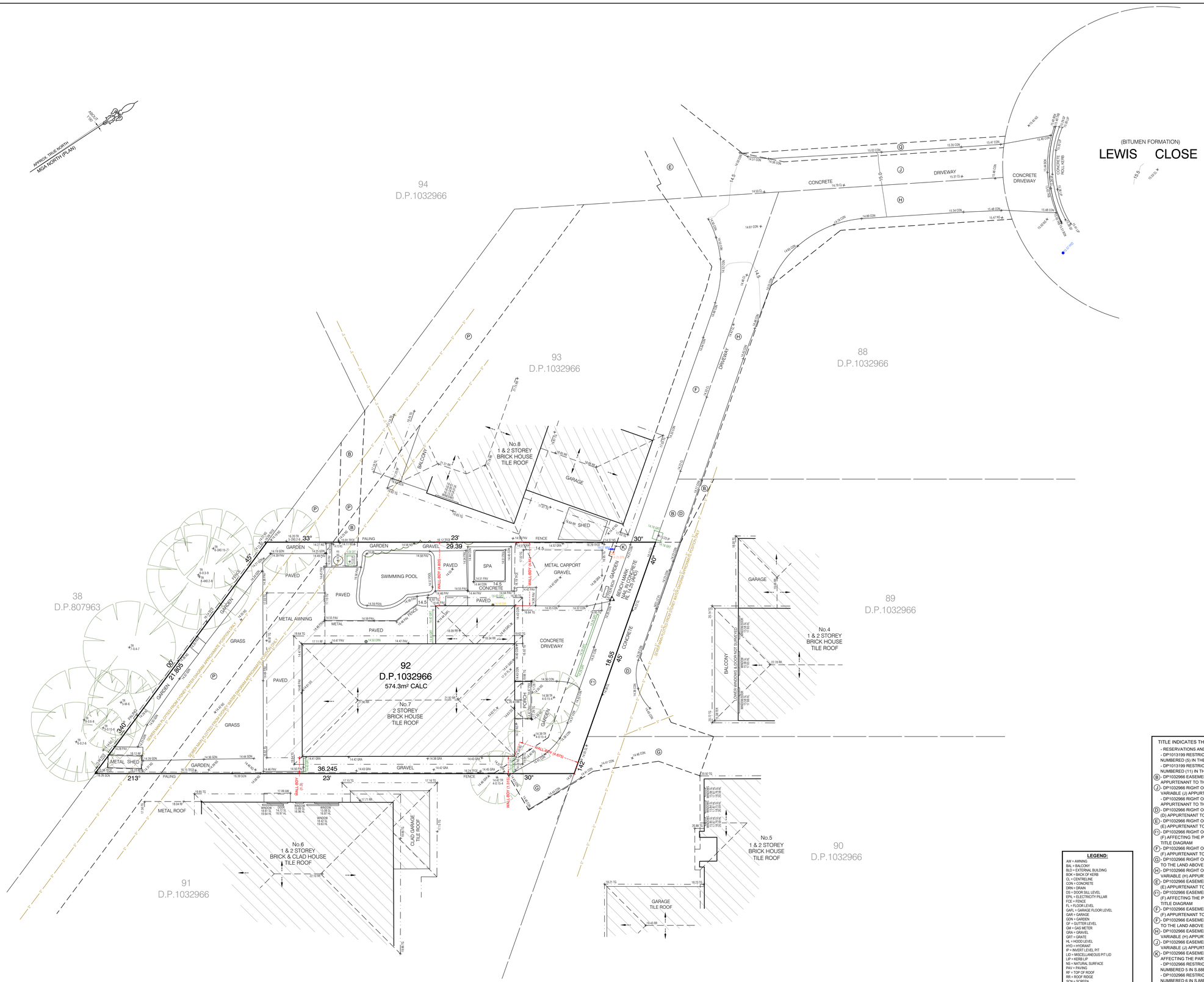
A0



NOTES:

- **BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.**
- **WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.**
- **IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.**
- **THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.**
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ERIC & CATHERINE BAICA.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2024.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETREVAL SYSTEM OR TRANSMITTED IN ANY FORM. WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

MARK REID
REGISTERED SURVEYOR BOSSI NUMBER 183

LEGEND:

AW = AWNING
BAL = BALCONY
BLD = EXTERNAL BUILDING
BOK = BACK OF KERB
CL = CENTRELINE
CON = CONCRETE
DRN = DRAIN
DS = DOOR SILL LEVEL
EPIL = ELECTRICITY PILLAR
FCE = FENCE
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GAR = GARAGE
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRA = GRAVEL
GRT = GRATE
HL = HOOD LEVEL
HYD = HYDRANT
IP = INVERT LEVEL PIT
LID = MISCELLANEOUS PIT LID
LIP = KERB LIP
NS = NATURAL SURFACE
PAV = PAVING
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
SL = SILL LEVEL
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TR = TREE
WM = WATER METER

—— EL —— = ELECTRICITY OVERHEAD
—— S —— = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

TITLE INDICATES THAT LOT 92 IN D.P.1032966 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DP1013199 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (S) IN THE S.88B INSTRUMENT
- DP1013199 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (11) IN THE S.88B INSTRUMENT

(B) - DP1032966 EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (B) APPURTENANT TO THE LAND ABOVE DESCRIBED
(J) - DP1032966 RIGHT OF CARRIAGEWAY 2.55, 1.8 METRE(S) WIDE AND VARIABLE (J) APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1032966 RIGHT OF CARRIAGEWAY 1.8 METRE(S) WIDE (C) APPURTENANT TO THE LAND ABOVE DESCRIBED (REMOTE TO SURVEY)
(D) - DP1032966 RIGHT OF CARRIAGEWAY 1.8 METRE(S) WIDE AND VARIABLE (D) APPURTENANT TO THE LAND ABOVE DESCRIBED
(E) - DP1032966 RIGHT OF CARRIAGEWAY 2.36 METRE(S) WIDE AND VARIABLE (E) APPURTENANT TO THE LAND ABOVE DESCRIBED
(F) - DP1032966 RIGHT OF CARRIAGEWAY 2.75 METRE(S) WIDE AND VARIABLE (F) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
(F) - DP1032966 RIGHT OF CARRIAGEWAY 2.75 METRE(S) WIDE AND VARIABLE (F) APPURTENANT TO THE LAND ABOVE DESCRIBED
(G) - DP1032966 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (G) APPURTENANT TO THE LAND ABOVE DESCRIBED
(H) - DP1032966 RIGHT OF CARRIAGEWAY 3.2, 1.8 METRE(S) WIDE AND VARIABLE (H) APPURTENANT TO THE LAND ABOVE DESCRIBED
(E) - DP1032966 EASEMENT FOR SERVICES 2.36 METRE(S) WIDE AND VARIABLE (E) APPURTENANT TO THE LAND ABOVE DESCRIBED
(F) - DP1032966 EASEMENT FOR SERVICES 2.75 METRE(S) WIDE AND VARIABLE (F) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
(F) - DP1032966 EASEMENT FOR SERVICES 2.75 METRE(S) WIDE AND VARIABLE (F) APPURTENANT TO THE LAND ABOVE DESCRIBED
(F) - DP1032966 EASEMENT FOR SERVICES VARIABLE WIDTH (G) APPURTENANT TO THE LAND ABOVE DESCRIBED
(H) - DP1032966 EASEMENT FOR SERVICES 3.2, 1.8 METRE(S) WIDE AND VARIABLE (H) APPURTENANT TO THE LAND ABOVE DESCRIBED
(J) - DP1032966 EASEMENT FOR SERVICES 2.55, 1.8 METRE(S) WIDE AND VARIABLE (J) APPURTENANT TO THE LAND ABOVE DESCRIBED
(K) - DP1032966 EASEMENT FOR SERVICES 0.25 METRE(S) WIDE (K) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP1032966 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 5 IN S.88B INSTRUMENT (NOT INVESTIGATED)
- DP1032966 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 6 IN S.88B INSTRUMENT (NOT INVESTIGATED)

(Q) - DP1032966 EASEMENT FOR SERVICES 0.85 METRE(S) WIDE (Q) APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1032966 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 7 IN S.88B INSTRUMENT (NOT INVESTIGATED)
- DP1032966 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 8 IN S.88B INSTRUMENT (NOT INVESTIGATED)
- DP1032966 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 9 IN S.88B INSTRUMENT (NOT INVESTIGATED)
- DP1032966 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 10 IN S.88B INSTRUMENT (NOT INVESTIGATED)

(P) - 7933847 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PART SHOWN AS "PROPOSED EASEMENT FOR SEWER 4 WIDE" IN DP1000308

1	FIRST ISSUE	4/10/2024

BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

0 # # # # #
SCALE 1:1.100

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 119553
R.L. 23.29 (CLASS LD)
SOURCE: S.C.I.M.S. (27/09/2024)

CLIENT:

ERIC & CATHERINE BAICA

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 92 IN DP1032966 No.7 LEWIS CLOSE WARRIEWOOD, NSW, 2102

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
☎ (02) 9971 4802
✉ info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
WP	GP	WP	RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
23842	1:1:100@A0	30/09/2024

DRAWING NAME	SHEET	ISSUE
23842detail	1 OF 1	**1**

CAD FILE 23842detail 1.dwg