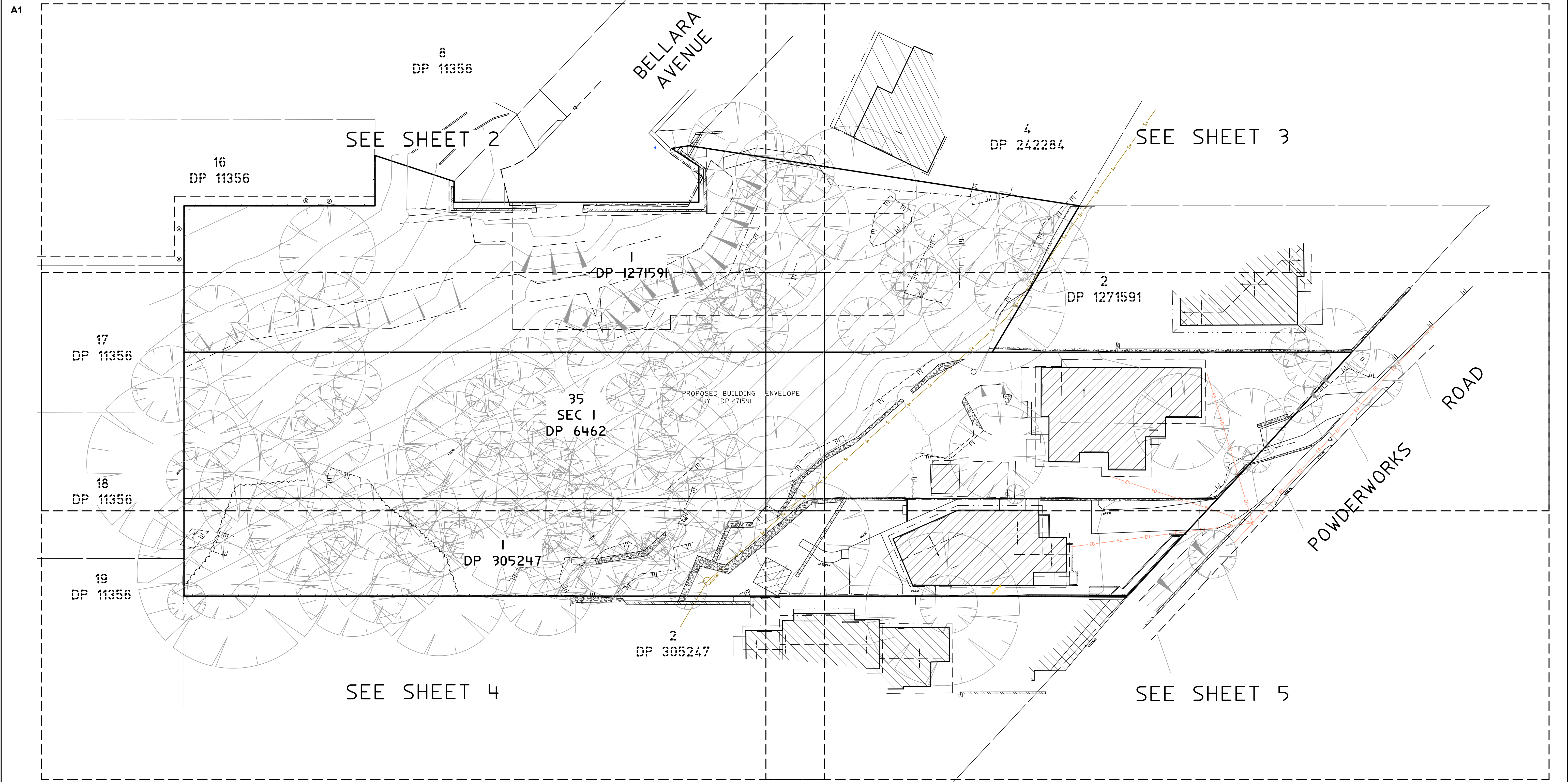


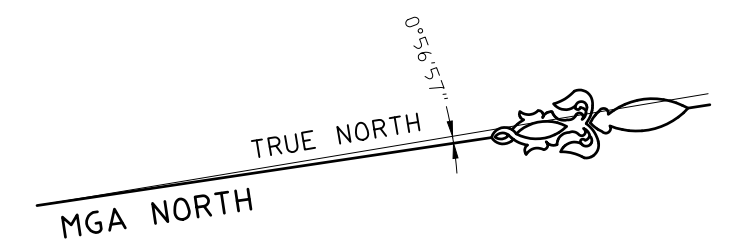


TITLE INDICATES THAT LOT 1 IN D.P.1271591 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S)
- M761275 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM. (NOT INVESTIGATED)
- AQ713486 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- DP1271591 RESTRICTION(S) ON THE USE OF LAND

(A) - AS493623 EASEMENT TO DRAIN WATER 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (A) IN PLAN WITH AS493623

(B) - AS493624 EASEMENT FOR SERVICES 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (B) IN PLAN WITH AS493624



TITLE INDICATES THAT LOT 1 IN D.P.305247 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

TITLE INDICATES THAT LOT 35 SEC 1 IN D.P.6462 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

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 SANDERSON.
- 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.

Notes:

- 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.

Notes:

- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2023.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL 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.

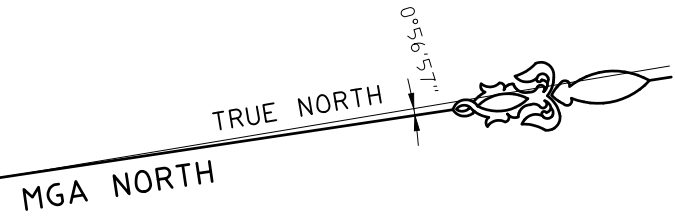
MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

LEGEND:

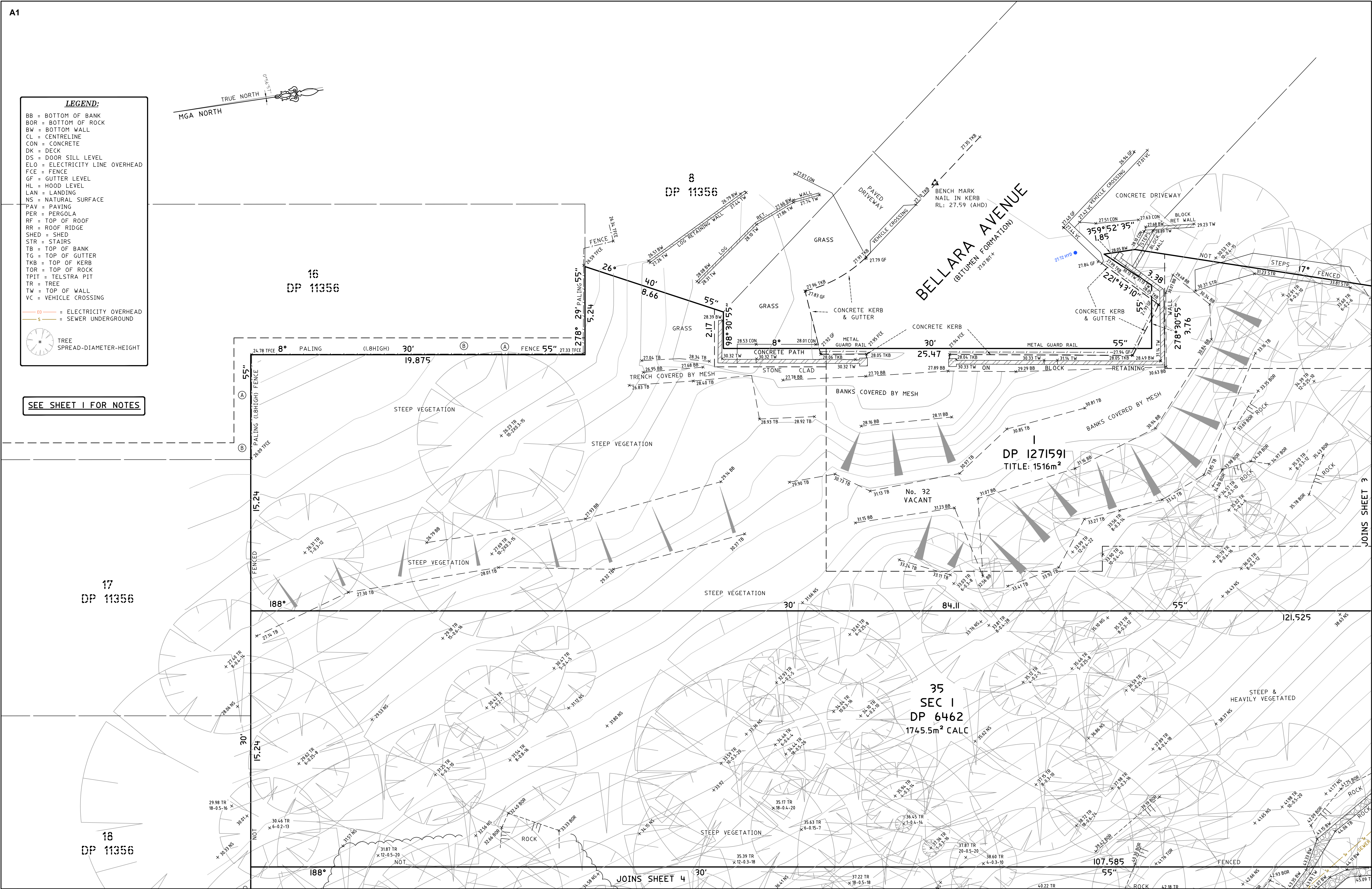
BB = BOTTOM OF BANK
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
GF = GUTTER LEVEL
HL = HOOD LEVEL
LAN = LANDING
NS = NATURAL SURFACE
PAV = PAVING
PER = PERGOLA
RF = TOP OF ROOF
RR = ROOF RIDGE
SHED = SHED
STR = STAIRS
TB = TOP OF BANK
TG = TOP OF GUTTER
TKB = TOP OF KERB
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING

EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

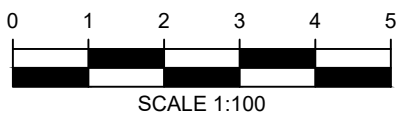


SEE SHEET 1 FOR NOTES



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

VERTICAL DATUM:
B.M. ADOPTED: FM 5285
R.L. 47.685 (CLASS LC)
SOURCE: S.C.I.M.S. (06/04/2023)



CLIENT:
ERIC SANDERSON

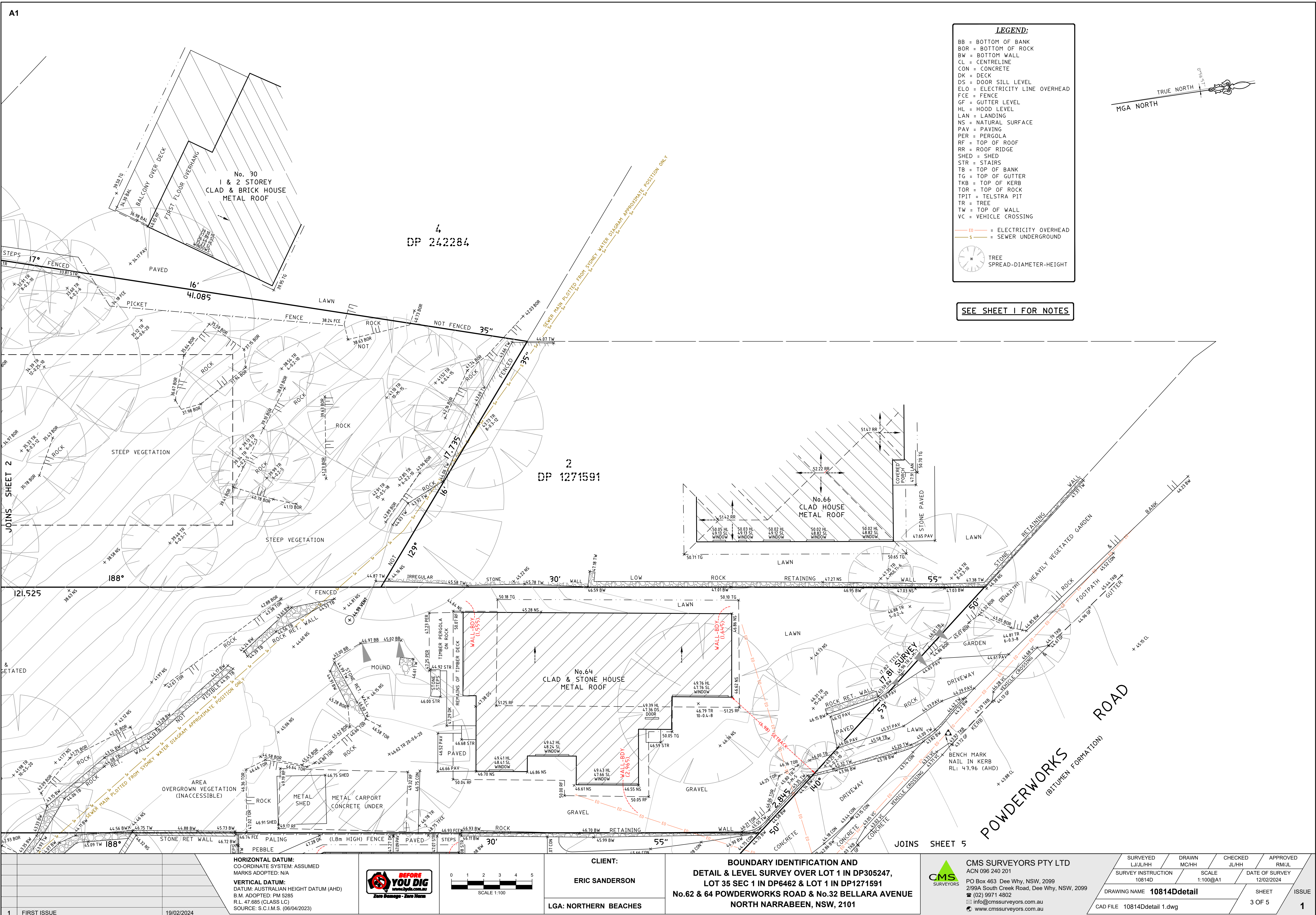
LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION AND
DETAIL & LEVEL SURVEY OVER LOT 1 IN DP305247,
LOT 35 SEC 1 IN DP6462 & LOT 1 IN DP1271591
No.62 & 64 POWDERWORKS ROAD & No.32 BELLARA AVENUE
NORTH NARRABEEN, NSW, 2101**



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@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED LJ/LH	DRAWN MC/HH	CHECKED JL/HH	APPROVED RMJL
SURVEY INSTRUCTION 10814D	SCALE 1:100@A1	DATE OF SURVEY 12/02/2024	ISSUE 1
DRAWING NAME 10814Ddetail	CAD FILE 10814Ddetail 1.dwg	SHEET 2 OF 5	



A1

JOINS SHEET 2

LEGEND:

BB = BOTTOM OF BANK
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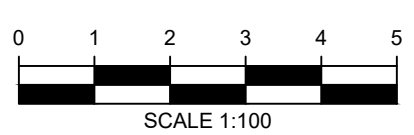
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

SEE SHEET 1 FOR NOTES

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 5285
R.L. 47.685 (CLASS LC)
SOURCE: S.C.I.M.S. (06/04/2023)



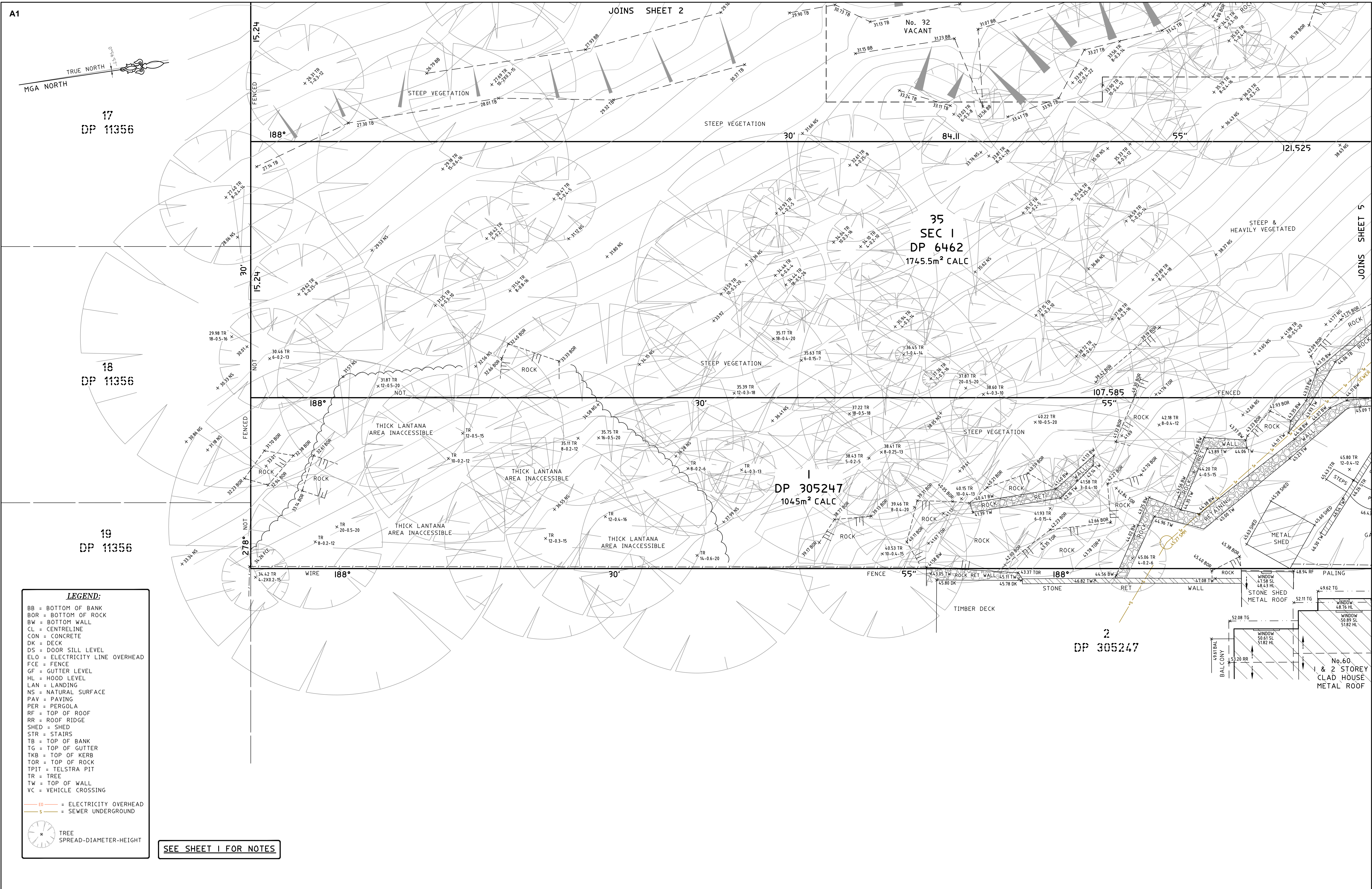
CLIENT:
ERIC SANDERSON

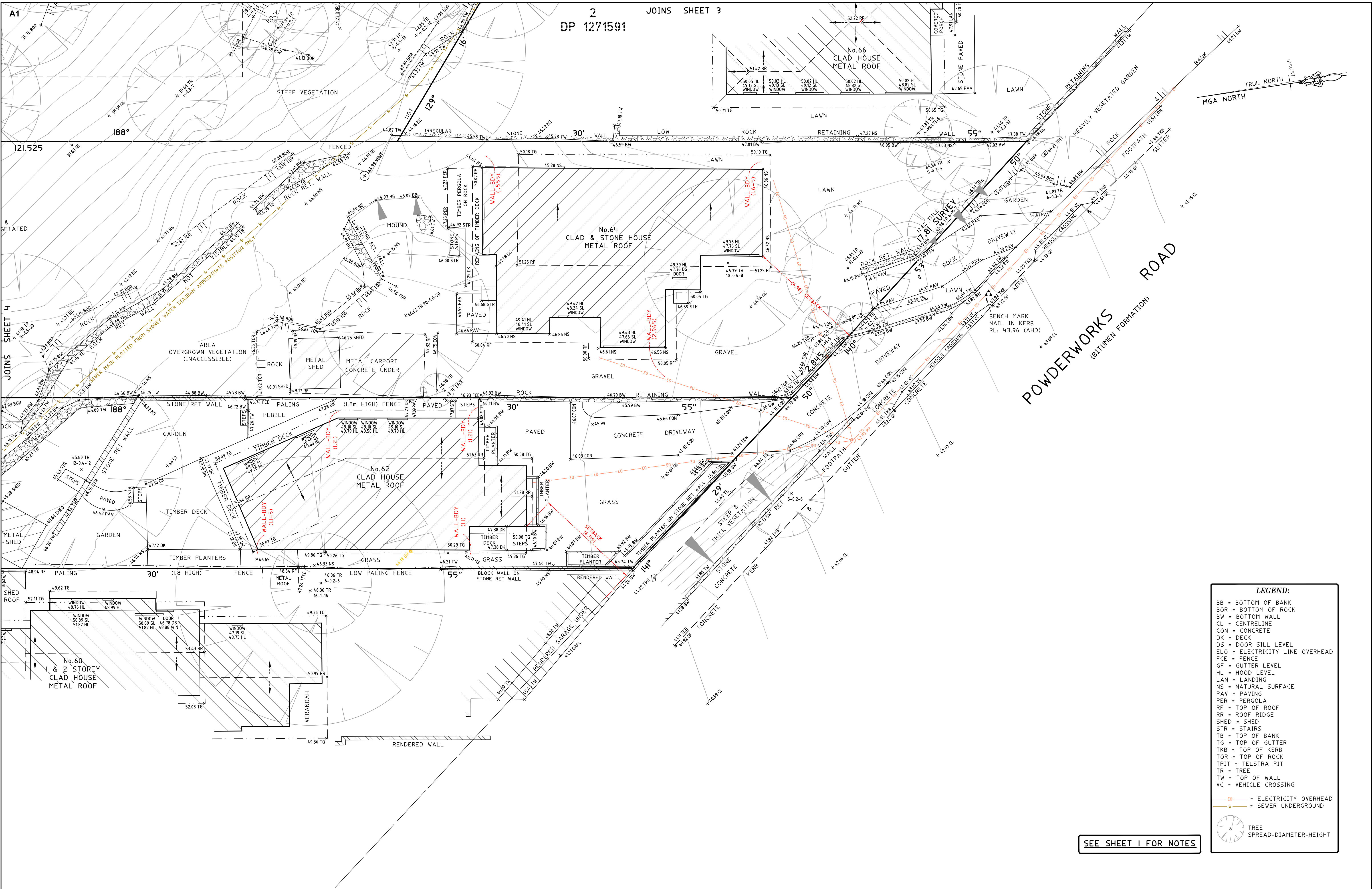
LGA: NORTHERN BEACHES

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www.cmsurveyors.com.au

SURVEYED LJJ/LH	DRAWN MC/HH	CHECKED JL/HH	APPROVED RM/JL
SURVEY INSTRUCTION 10814D	SCALE 1:100@A1	DATE OF SURVEY 12/02/2024	
DRAWING NAME 10814Ddetail		SHEET 3 OF 5	ISSUE 1
CAD FILE 10814Ddetail 1.dwg			





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