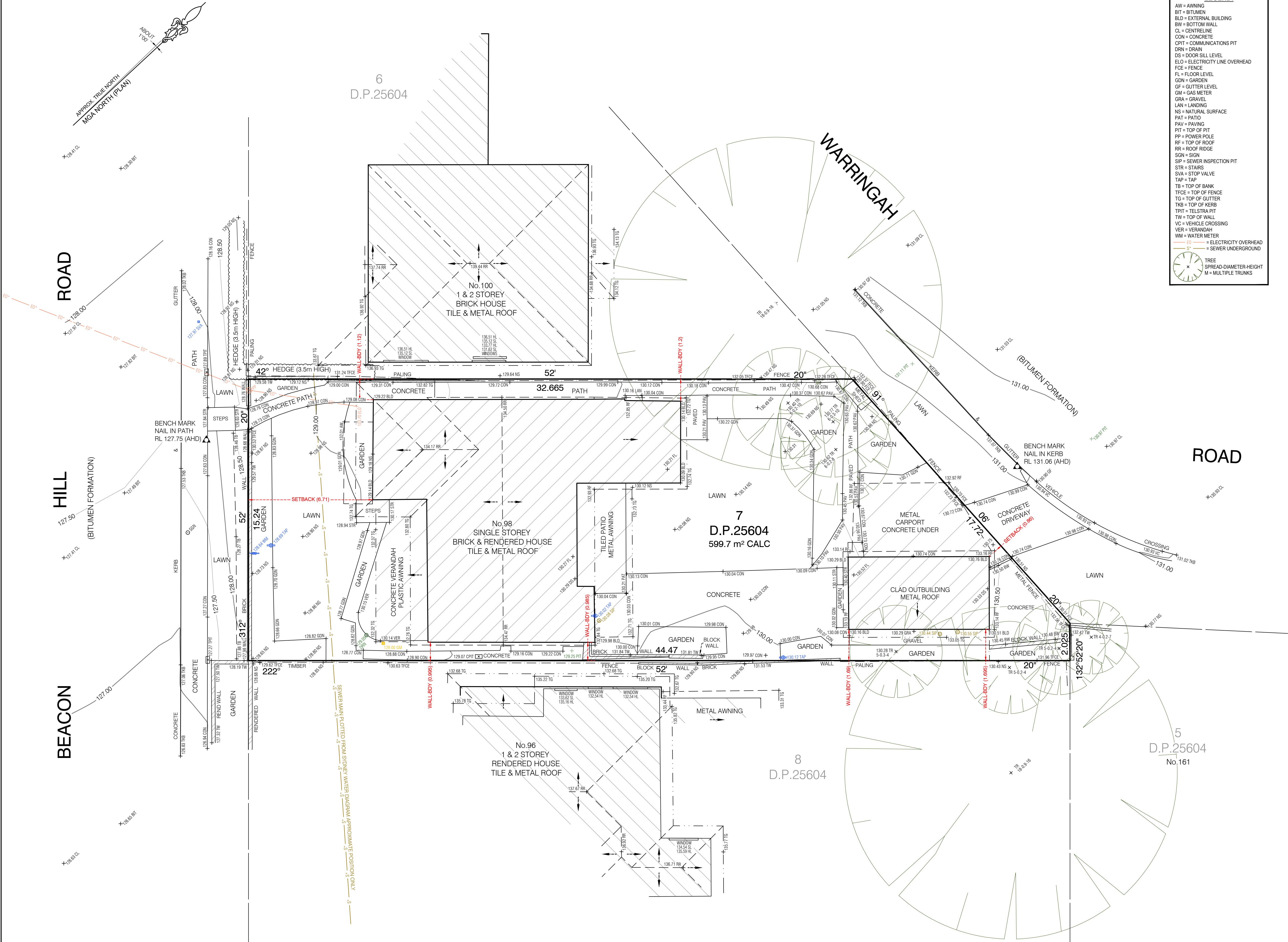




LEGEND:

AW = AWNING
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
CPT = COMMUNICATIONS PIT
DRN = DRAIN
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FL = FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRA = GRAVEL
LAN = LANDING
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAAVING
PIT = TOP OF PIT
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SGN = SIGN
SIP = SEWER INSPECTION PIT
STR = STAIRS
SVA = STOP VALVE
TAP = TAP
TB = TOP OF BANK
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TW = TOP OF WALL
VC = VEHICLE CROSSING
VER = VERANDAH
WM = WATER METER

— ELO — = ELECTRICITY OVERHEAD
— S — = SEWER UNDERGROUND

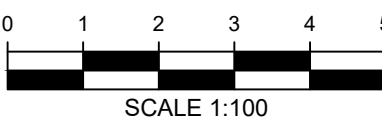
TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

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 ANIL DUA.
- 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.byou.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 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.

Karl Robertson
KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

1 FIRST ISSUE 14/11/2024



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 2020 (GROUND)
MARKS ADOPTED: SSM 24198 & SSM 24197

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 8454
R.L. 127.550 (CLASS 1B)
SOURCE: S.C.I.M.S. (06/11/2024)

CLIENT:

ANIL DUA

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 7 IN DP25604
No.98 BEACON HILL ROAD
BEACON HILL, NSW, 2100**



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www.cmsurveyors.com.au

SURVEYED LP	DRAWN LP	CHECKED LP	APPROVED RM
SURVEY INSTRUCTION 23954	SCALE 1:100@A1	DATE OF SURVEY 12/11/2024	
DRAWING NAME 23954detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 23954detail 1.dwg			

TITLE INDICATES THAT LOT 7 IN D.P.25604 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- C681408 COVENANT (NOT INVESTIGATED)