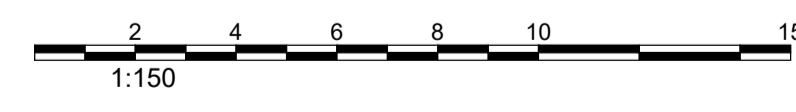




THE SERPENTINE

- GENERAL NOTES:-**
- THIS SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
 - ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
 - CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
 - THE CONTOUR INTERVAL IS 1m.
 - ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.
- SERVICES NOTES:-**
- NO UNDERGROUND SURVEY SEARCH HAS BEEN UNDERTAKEN. THERE MAY BE ADDITIONAL SERVICES WITHIN THE SURVEY AREA.
 - ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2015.
 - ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.
- CERTIFICATE OF TITLE NOTES:-**
- THE FOLLOWING INFORMATION IS FROM THE CERTIFICATE OF TITLE DATED 27/06/2018 EDITION No.6, SEARCH DATE 29/04/2021.
 - LOT 3 IN DP511677 IS AFFECTED BY:
 - RIGHT OF CARRIAGEWAY (H162644) SHOWN (A)
 - EASEMENT FOR WATER AND ELECTRICITY (K300478) SHOWN (C)
 - RESTRICTIONS ON THE USE OF LAND (T876138)
 - LOT 3 IN DP511677 IS BENEFITED BY:
 - RIGHT OF CARRIAGEWAY (K60853) SHOWN (B)
 - COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.
- BOUNDARY NOTES:-**
- THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED. UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.
 - BOUNDARIES HAVE NOT BEEN MARKED.
- SURVEY INFORMATION NOTES:-**
- THE SURVEY NOT ON A DEFINED COORDINATE SYSTEM.
 - THE ORIGIN OF LEVELS COMES FROM SYDNEY WATER BOARD BENCH MARK IN BILGOLA AVENUE BEING A BOLT ON THE SEWERAGE DATUM TAKEN FROM PLAN. THIS BENCH MARK HAS BEEN CONVERTED TO RL.76 A.H.D.
 - THE ORIENTATION OF THIS PLAN IS MAGNETIC NORTH THE ASSUMPTION THAT THE VARIATION OF TRUE NORTH TO MAGNETIC NORTH IS 9°36'. THIS HAS NOT BEEN VERIFIED AS PART OF THIS PLAN AND SHOULD YOU REQUIRE MORE ACCURATE DETERMINATION OF TRUE NORTH A FURTHER SURVEY IS REQUIRED.



Schedule of Easements & Restrictions	
No	Description
(A)	RIGHT OF CARRIAGEWAY 3.05 WIDE (H162644)
(B)	RIGHT OF CARRIAGEWAY 4.57 WIDE (K60853)
(C)	EASEMENT FOR WATER & ELECTRICITY SERVICES 4.57 WIDE (K300478)

- LEGEND**
- CL - ROAD CENTRELINE
 - GFL - GARAGE FLOOR LEVEL
 - FL - FLOOR LEVEL
 - PP - POWER POLE
 - RDG - ROOF RIDGE
 - TOR - TOP OF ROOF
 - ELP - ELECTRICITY PILLAR
 - DSTP - DOOR STEP LEVEL
 - WM - WATER METER
 - TG - TOP OF GUTTER
 - R/S/D - TREE SPREAD / DIAMETER / HEIGHT

I CERTIFY THAT A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN AND THIS SURVEY PLAN IS ON A.H.D. AS DESCRIBED IN THE SURVEY INFORMATION NOTES.

M.T.

MICHAEL TRIFIRO
Land Surveyor Registered under
The Surveying and Spatial Information Act 2002