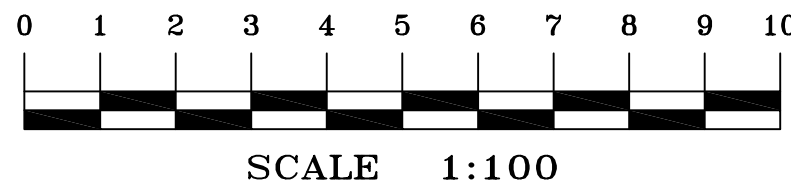


TITLE INDICATES THAT LOT 23 IN D.P.9561 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



NOTES

- A BOUNDARY SURVEY 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 ANGELA WINTER.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE EFFECTS 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. DIAL BEFORE YOU DIG SERVICES (60-1000) 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 CALCULATION OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPED.
- 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 2020.
- 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.

STEPHEN DERRY
REGISTERED SURVEYOR BOSS NUMBER 1605

LEGEND:

- BAL = BALCONY
- BOT = BOTTOM OF ROCK
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- CPIT = COMMUNICATIONS PIT
- DRN = DRAIN
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GF = GUTTER LEVEL
- GRT = GRATE
- HL = HEAD LEVEL
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAY = PAVING
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- SVE = SEWER VENT
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TLE = TREE LINE
- TOP = TOP OF ROCK
- TR = TREE
- TW = TOP OF WALL
- EL = ELECTRICITY OVERHEAD
- SW = SEWER UNDERGROUND



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: 55M 4980
R.L. 45.768 (CLASS LB)
SOURCE: S.C.I.M.S. (07/12/2020)

2	TREES REMOVED	01/02/2021
1	FIRST ISSUE	17/12/2020

CLIENT:
ANGELA WINTER
43 SEAVIEW STREET
BALGOWLAH, NSW, 2093

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 23 IN DP9561
1 TUTUS STREET
BALGOWLAH HEIGHTS, NSW, 2093

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Telephone: (02) 9971 4802
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E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES			SHEET 1 OF 1	
SURVEYED JN	DRAWN GP	CHECKED JN	APPROVED AF	
SURVEY INSTRUCTION 19860		SCALE 1:100 @ A0	DATE OF SURVEY 03/12/2020	
DRAWING NAME 19860detail				ISSUE 2
CAD FILE 19860detail.dwg				