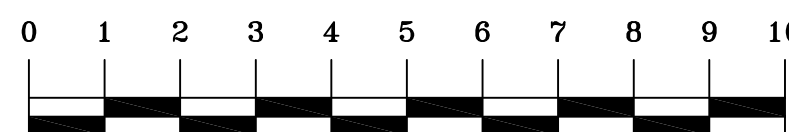


**LEGEND:**

BAL = BALCONY  
BLD = EXTERNAL BUILDING  
BW = BOTTOM WALL  
CAR = CARPORT  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DS = DOOR SILL LEVEL  
FL = FLOOR LEVEL  
GAFI = GARAGE FLOOR LEVEL  
GAR = GARAGE  
GM = GAS METER  
GRT = GRATE  
HL = HOOD LEVEL  
NS = NATURAL SURFACE  
RR = ROOF RIDGE  
SCN = SCREEN  
SIP = SEWER INSPECTION PIT  
SL = SILL LEVEL  
STR = STAIRS  
TFCE = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TPIT = TELSTRA PIT  
TR = TREE  
TW = TOP OF WALL  
VER = VERANDAH  
WM = WATER METER  
E = ELECTRICITY OVERHEAD  
S = SEWER UNDERGROUND



TITLE INDICATES THAT LOT 20 IN D.P.9877 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



SCALE 1:100

Approx. True North  
Magnetic North (PLAN)

2  
D.P.9877

21  
D.P.9877

20  
D.P.9877  
653.9m<sup>2</sup> (BY CALC)  
651.3m<sup>2</sup> (BY TITLE)

3  
D.P.9877

4  
D.P.9877

19  
D.P.9877

**Notes:**

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- 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 W & S INGLIS.
- 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. DIAL BEFORE YOU DIG SERVICES (db 1100) 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.

**Notes:**

- 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 2021
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT  
REGISTERED SURVEYOR BOSSI NUMBER 1462

**HORIZONTAL DATUM:**

CO-ORDINATE SYSTEM: ASSUMED

MARKS ADOPTED: N/A

LGA: NORTHERN BEACHES

**VERTICAL DATUM:**

DATUM: AUSTRALIAN HEIGHT  
DATUM (AHD)  
B.M. ADOPTED: SSM 14631  
R.L. 5.043 (ORDER L4)  
SOURCE: S.C.I.M.S. (06/07/18)

**CLIENT:**

W & S INGLIS  
PO Box 191  
NEWPORT NSW 2106

BOUNDARY IDENTIFICATION  
AND DETAIL & LEVEL SURVEY  
OVER LOT 20 IN D.P.9877  
No. 26 WALWORTH AVENUE  
NEWPORT NSW 2106



C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201  
PO Box 463 Dee Why NSW 2099  
2/99A South Creek Road, Dee Why NSW 2099  
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

SURVEYED HC/HH	DRAWN RN/HH	CHECKED HC/HH	APPROVED DR/BG
SURVEY INSTRUCTION 17866	SCALE 1:100	DATE OF SURVEY 26/11/2021	
DRAWING NAME 17866Adefail			SHEET OF 1
CAD FILE 17866Adefail.l.dwg			ISSUE 1