

- 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 GIUSEPPE & ANTHONY SURACE.
- 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 OR TIES 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 ADJUSTED.
- 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.

MURRAY LEARMONT  
REGISTERED SURVEYOR BOSSI NUMBER 1442.....

LEGEND:

- BW = BOTTOM WALL
  - CL = CENTRELINE
  - CON = CONCRETE
  - DK = DECK
  - DS = DOOR SILL LEVEL
  - FCE = FENCE
  - GARL = GARAGE FLOOR LEVEL
  - HL = HOOD LEVEL
  - NS = NATURAL SURFACE
  - PAT = PATIO
  - RF = TOP OF ROOF
  - RR = ROOF RIDGE
  - SL = SILL LEVEL
  - SMH = SEWER MAIN HOLE
  - STR = STAIRS
  - TAP = TAP
  - TER = TERRACE
  - 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
  - = ELECTRICITY OVERHEAD
  - - - = SEWER UNDERGROUND
- TREE  
SPREAD-DIAMETER-HEIGHT

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

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 38063  
R.L. 138.87 (CLASS D)  
SOURCE: S.C.I.M.S. (24/11/2020)

1 FIRST ISSUE 7/12/2020

CLIENT:  
**GIUSEPPE & ANTHONY SURACE**  
**No.16 GOVERNMENT ROAD**  
**BEACON HILL, NSW, 2100**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVEL**  
**OVER LOT K2 IN DP369587**  
**No.16 GOVERNMENT ROAD**  
**BEACON HILL, NSW, 2100**

**C.M.S. Surveyors**  
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LG: A/NORTHERN BEACHES SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
HC	GP	HC	MOL
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
19873	1:100 @ AD	24/11/2020	
DRAWING NAME		ISSUE	
19873detail		1	
CAD FILE			
19873detail_1.dwg			

TITLE INDICATES THAT LOT K2 IN D.P.369587 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- D70089 COVENANT (NOT INVESTIGATED)

