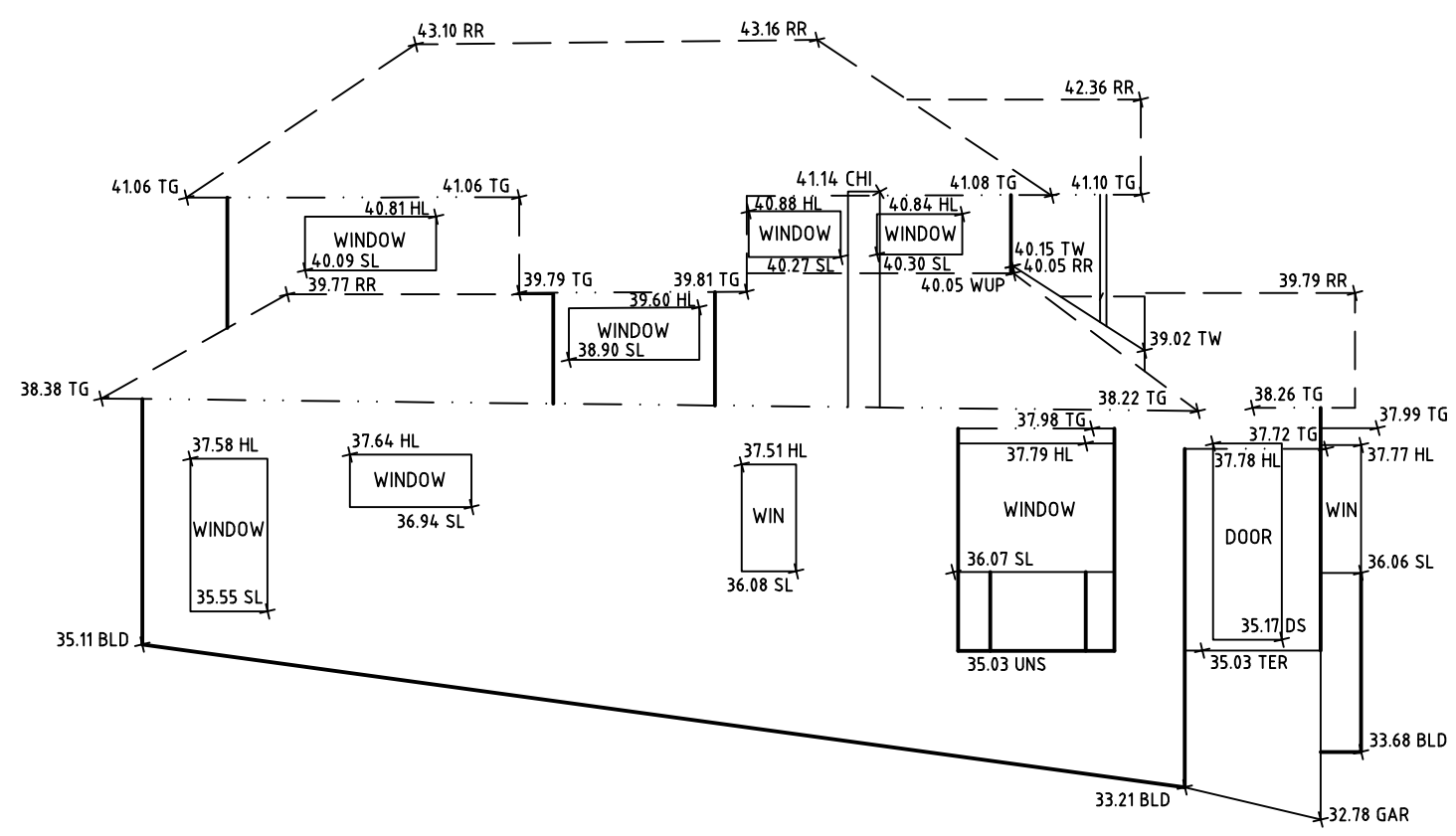


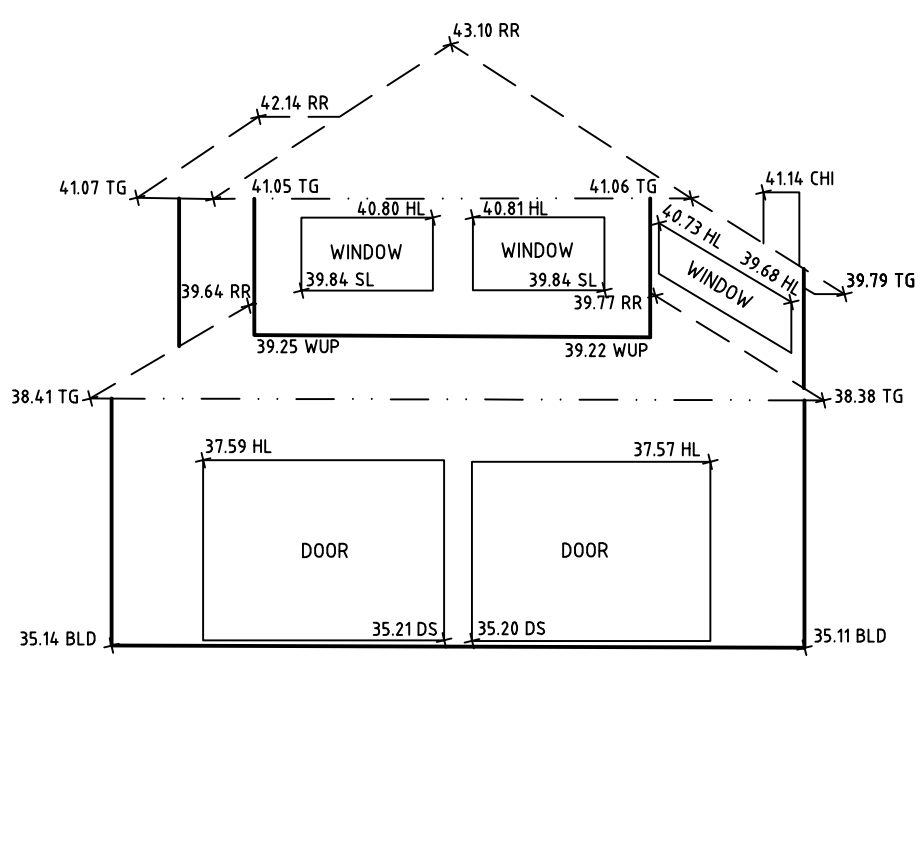
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WESTERN ELEVATION



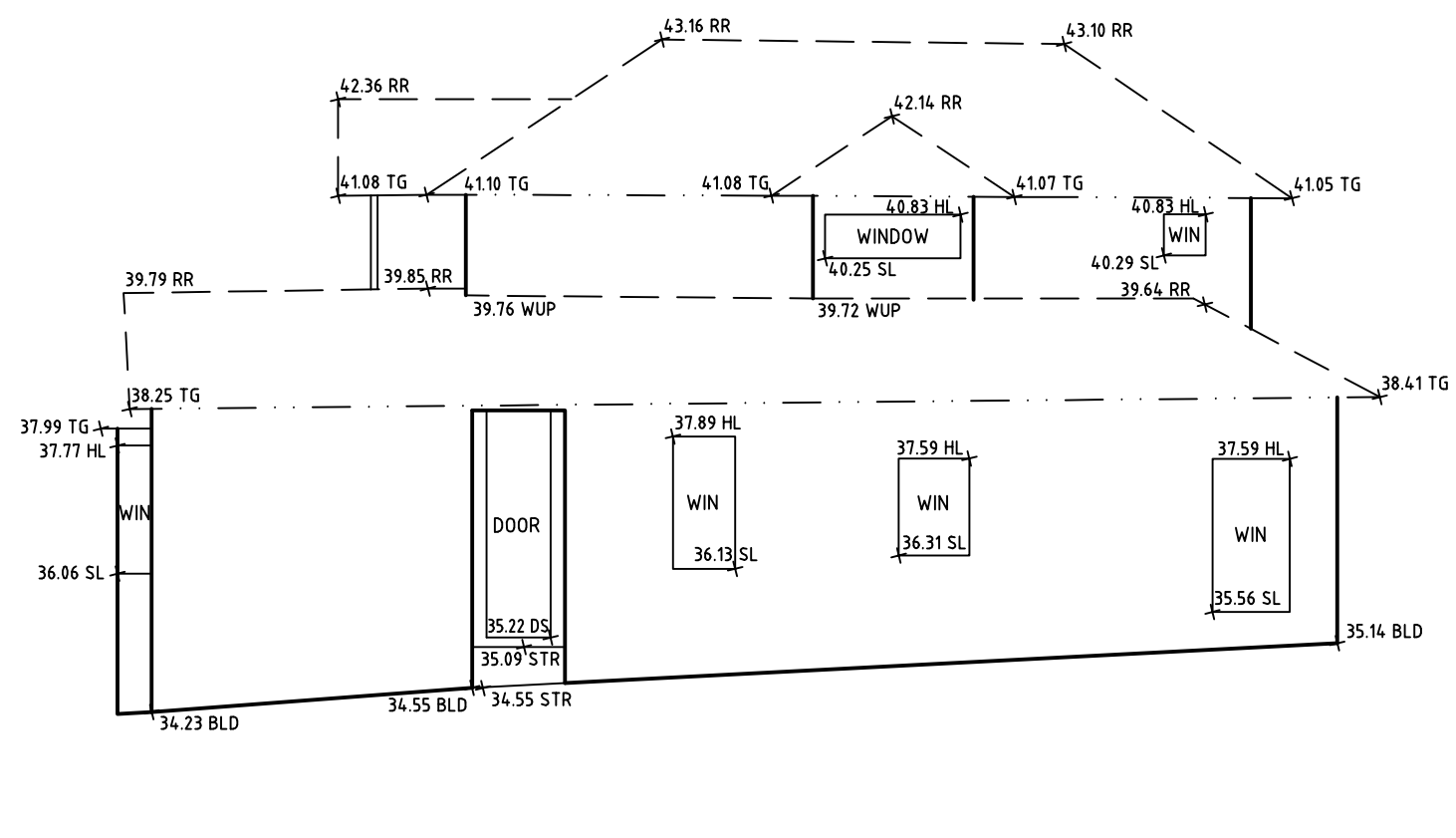
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NORTHERN ELEVATION



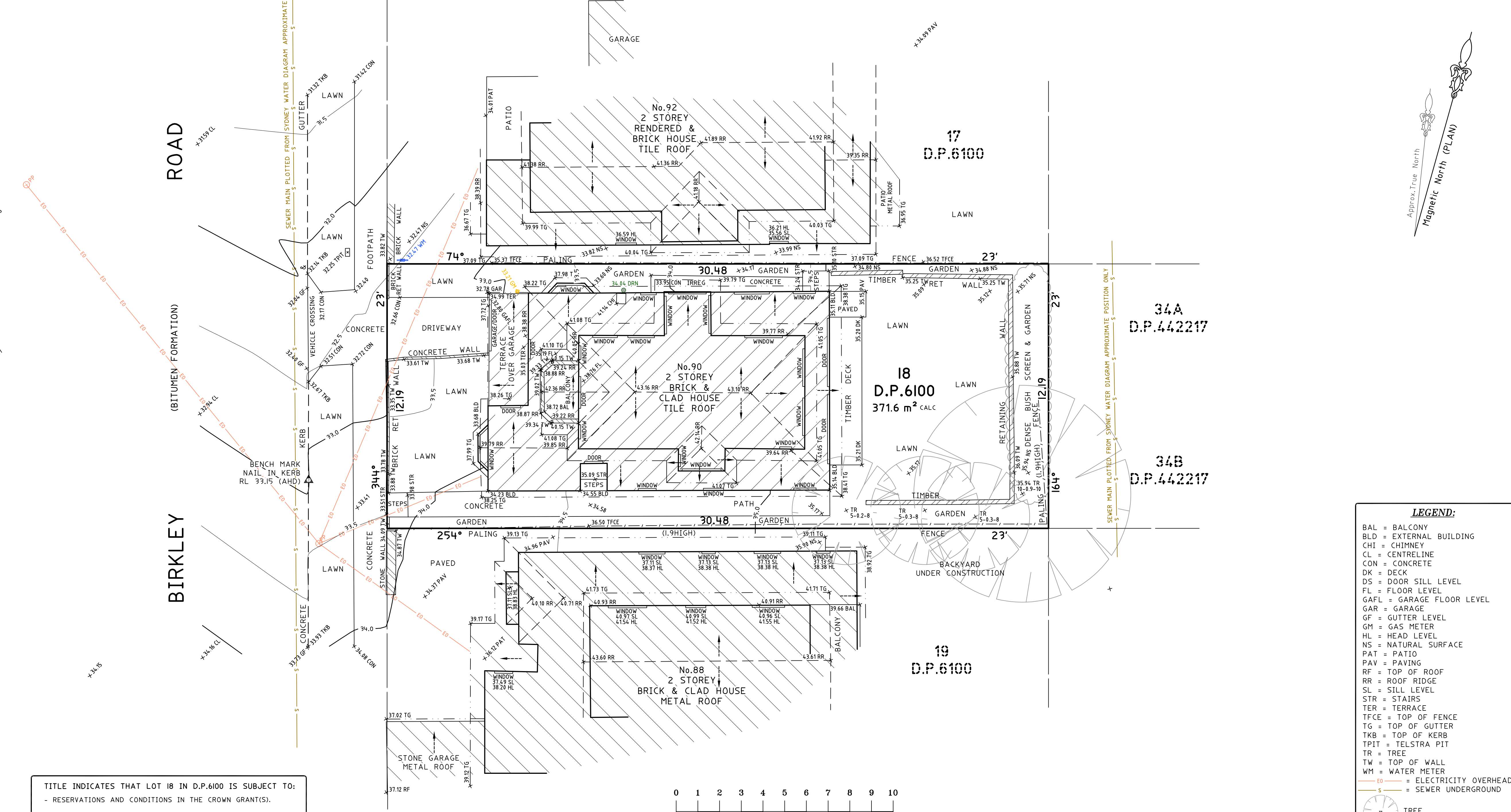
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EASTERN ELEVATION

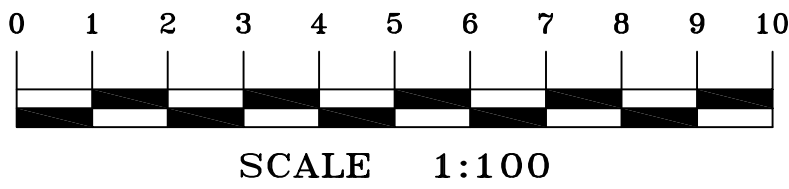


SCALE: H 1:100 1:100  
Datum 30.000

SOUTHERN ELEVATION



TITLE INDICATES THAT LOT 18 IN D.P.6100 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



**LEGEND:**

BAL = BALCONY  
BLD = EXTERNAL BUILDING  
CHI = CHIMNEY  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DS = DOOR SILL LEVEL  
FL = FLOOR LEVEL  
GAFL = GARAGE FLOOR LEVEL  
GAR = GARAGE  
GF = GUTTER LEVEL  
GM = GAS METER  
HL = HEAD LEVEL  
NS = NATURAL SURFACE  
PAT = PATIO  
PAV = PAVING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SL = SILL LEVEL  
STR = STAIRS  
TER = TERRACE  
TFCE = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TPIT = TELSTRA PIT  
TR = TREE  
TW = TOP OF WALL  
WM = WATER METER

EO = ELECTRICITY OVERHEAD  
S = SEWER UNDERGROUND

TREE  
SPREAD-DIAMETER-HEIGHT

- NOTES**
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION ( TITLE DIMENSIONS ONLY ) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
  - IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
  - AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
  - TREE SIZES ARE ESTIMATES ONLY.
  - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF STUART MCPHAIL.
  - 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 (ph 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.
  - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
  - 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 2019.
  - 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.

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

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 103206  
R.L. 21.40 (ORDER 4)  
SOURCE: S.C.I.M.S. (05/09/19)

FIRST ISSUE 16/09/19

**CLIENT:**

**STUART McPHAIL**  
**90 BIRKLEY ROAD,**  
**MANLY NSW 2095**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS**  
**OVER LOT 18 IN D.P.6100**  
**90 BIRKLEY ROAD,**  
**MANLY NSW 2095**

**C.M.S. Surveyors**  
**Pty Limited**

ACN: 096 240 201

PO Box 463 Dee Why  
NSW 2099  
2/90A South Creek Road,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED MB	DRAWN GP	CHECKED MB	APPROVED AF
SURVEY INSTRUCTION 18797		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 06/09/19
DRAWING NAME <b>18797detail</b> CAD FILE 18797detail.dwg			ISSUE <b>1</b>