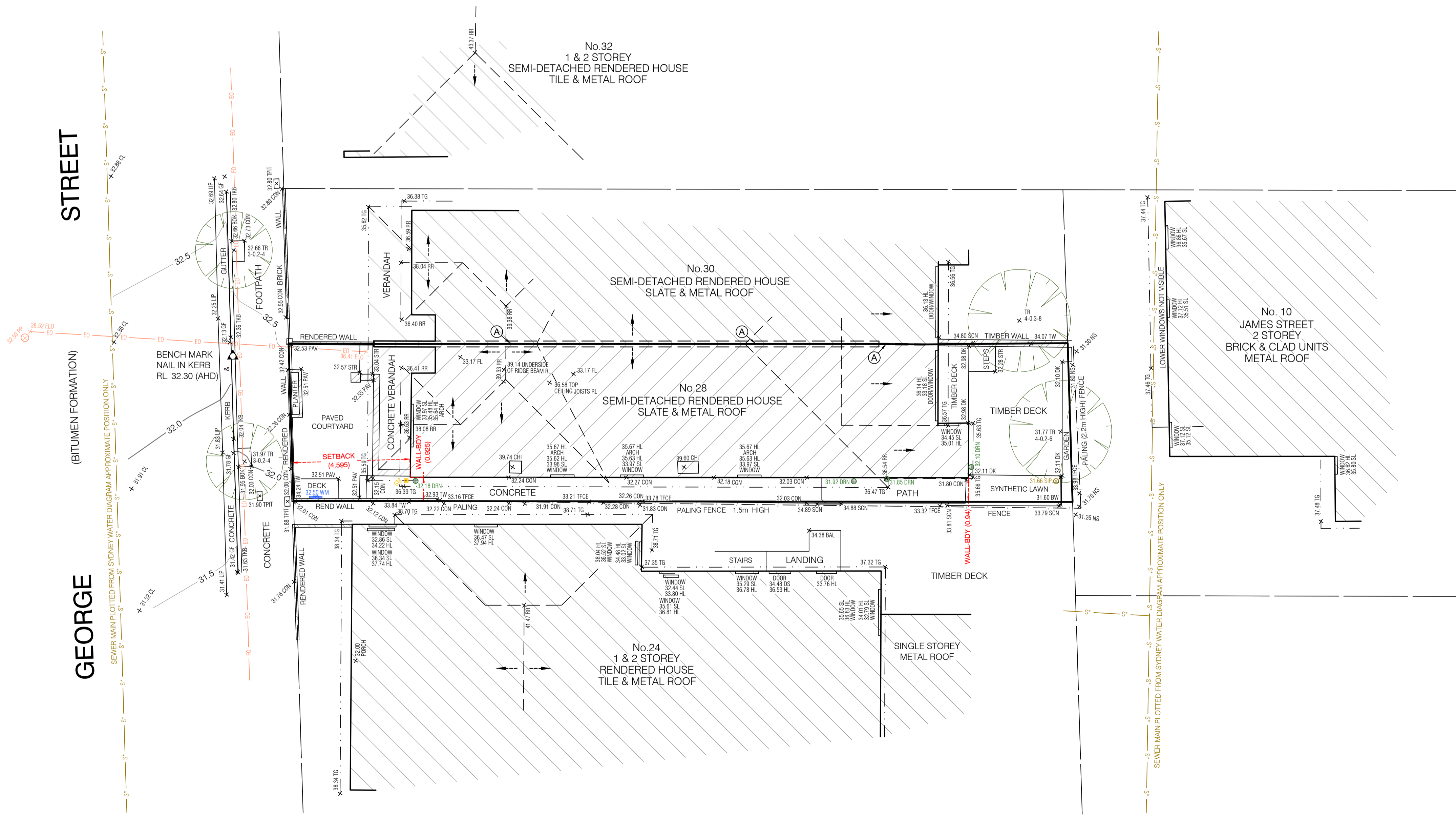


**BOUNDARY DIAGRAM**



**LEGEND:**

- BAL = BALCONY
- BOX = BACK OF KERB
- BW = BOTTOM WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- ELO = ELECTRICITY LINE OVERHEAD
- FL = FLOOR LEVEL
- GF = GUTTER LEVEL
- GM = GAS METER
- HL = HOOD LEVEL
- LIP = KERB LIP
- NS = NATURAL SURFACE
- PAV = PAVING
- RR = ROOF RIDGE
- SCN = SCREEN
- SP = SEWER INSPECTION PIT
- STR = STAIRS
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TB = TOP OF KERB
- TRP = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER
- = ELECTRICITY OVERHEAD
- = SEWER UNDERGROUND
- ⊗ = TREE SPREAD-DIAMETER HEIGHT
- M = MULTIPLE TRUNKS

- NOTES:**
- BOUNDARY IDENTIFICATION 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.
  - PARTY WALLS HAVE BEEN PLOTTED TO TITLE DIAGRAM DIMENSIONS. PARTY WALL THICKNESS CAN BE CONFIRMED BY INTERNAL SURVEY.
  - 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 JULIA SUTCLIFFE.
  - 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. BEFORE YOU DIG AUSTRALIA (www.byda.com.au) 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 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 2024.
  - 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.

MARK RED  
REGISTERED SURVEYOR BOSSI NUMBER 183

1	FIRST ISSUE	3/09/2024
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**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA 2020 (GROUND)  
MARKS ADOPTED: PM 899 & PM 902

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 899  
F.L.: 27.177 (CLASS LB)  
SOURCE: S.C.I.M.S. (23/08/2024)

**CLIENT:**  
**JULIA SUTCLIFFE**

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP90346 No.28 GEORGE STREET MANLY, NSW, 2095**

**CMS SURVEYORS PTY LTD**  
ACN 096 240 201  
PO Box 463 Dee Why, NSW, 2099  
2/99A South Creek Road, Dee Why, NSW, 2099  
(02) 9971 4802  
info@cmssurveyors.com.au  
www.cmssurveyors.com.au

SURVEYED DH	DRAWN MC	CHECKED DH	APPROVED RM
SURVEY INSTRUCTION 23740	SCALE 1:100@A1	DATE OF SURVEY 27/08/2024	
DRAWING NAME 23740detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 23740detail.1.dwg			

TITLE INDICATES THAT LOT 1 IN D.P.90346 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- BK 2434 NO 176 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL AND THE PARTY PARTITION SHOWN ON THE COMMON BOUNDARY OF LOTS 1 AND 2 IN DP90346