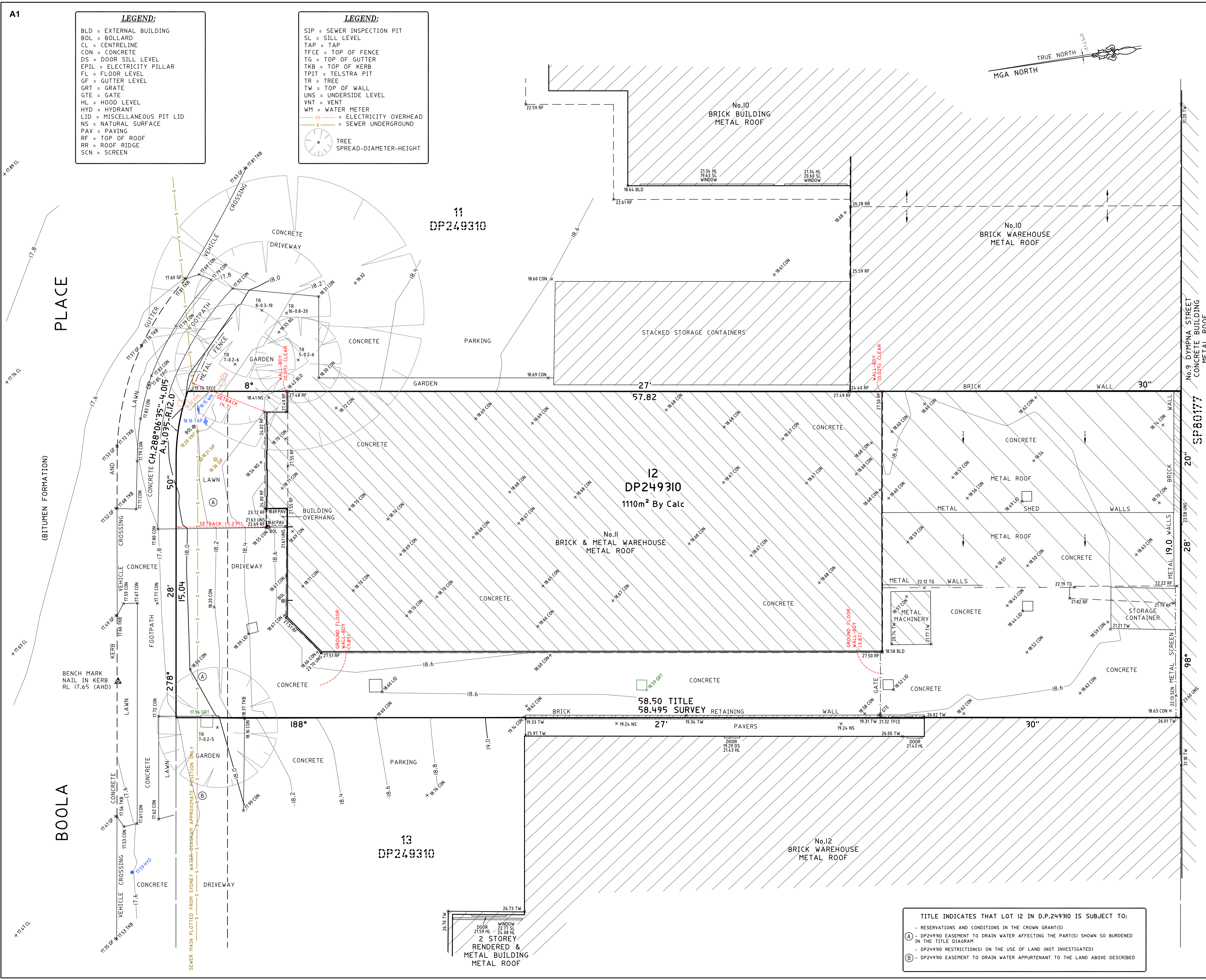


LEGEND:

- BLD = EXTERNAL BUILDING
- BOL = BOLLARD
- CL = CENTRELINE
- CON = CONCRETE
- DS = DOOR SILL LEVEL
- EPIL = ELECTRICITY PILLAR
- FL = FLOOR LEVEL
- GF = GUTTER LEVEL
- GRT = GRATE
- GTE = GATE
- HL = HOOD LEVEL
- HYD = HYDRANT
- LID = MISCELLANEOUS PIT LID
- NS = NATURAL SURFACE
- PAV = PAVING
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SCN = SCREEN

LEGEND:

- SIP = SEWER INSPECTION PIT
  - SL = SILL LEVEL
  - TAP = TAP
  - TFCE = TOP OF FENCE
  - TG = TOP OF GUTTER
  - TKB = TOP OF KERB
  - TPIT = TELSTRA PIT
  - TR = TREE
  - TW = TOP OF WALL
  - UNS = UNDERSIDE LEVEL
  - VNT = VENT
  - WM = WATER METER
  - EO = ELECTRICITY OVERHEAD
  - S = SEWER UNDERGROUND
- TREE  
SPREAD-DIAMETER-HEIGHT

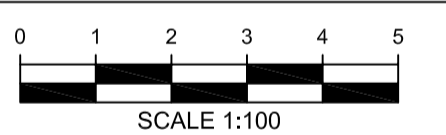


NOTES:

- 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.
- 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 NICK KURTIS.
- 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 - 0.2 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 2023.
- 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 1462

1 FIRST ISSUE 10/05/2023



HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: MGA GDA2020 GROUND  
MARKS ADOPTED: SSM 10941 & DP 1122376

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 10941  
R.L. 18.581 (CLASS LC)  
SOURCE: S.C.I.M.S. (2/05/2023)

CLIENT:  
NICK KURTIS

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 12 IN DP249310 No.11 BOOLA PLACE CROMER, NSW, 2099**

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 MB	DRAWN CJR	CHECKED MB	APPROVED RM
SURVEY INSTRUCTION 22388	SCALE 1:100@A1	DATE OF SURVEY 27/04/2023	
DRAWING NAME 22388detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 22388detail.1.dwg			

TITLE INDICATES THAT LOT 12 IN D.P.249310 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
 - DP249310 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM  
 - DP249310 RESTRICTIONS ON THE USE OF LAND (NOT INVESTIGATED)  
 - DP249310 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED

2 STOREY  
RENDERED &  
METAL BUILDING  
METAL ROOF