



1. LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM. ORIGIN OF RL'S; SSM 40963 - RL 48.78 (A.H.D.) 2. BEARINGS ARE ON MM NORTH AS DERIVED BY DP 28663. BOUNDARIES OF THE SITE HAVE BÈEN DÉFINED BY SURVEY. 3. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRED A FURTHER SURVEY - UNLESS OTHERWISE SHOWN.

4. WARNING: IF IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR BOUNDARIES -

- EITHER FOR DESIGN OR BUILDING SET OUT A BOUNDARY IDENTIFICATION AND/OR SET OUT SURVEY SHOULD BE UNDERTAKEN. 5. NO SERVICES OR UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY & ARE CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE. ALL SERVICE AUTHORITIES SHOULD BE
- CONTACTED PRIOR TO ANY DEVELOPMENT. 6. RIDGE, EAVE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ONLY ACCURATE FOR PLANNING PURPOSES ONLY.
- 7. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY WORK. 8. THE DIAMETER, SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WITH REQUIRE FURTHER SURVEY WORK.

9. THIS DETAIL & LEVELS PLAN IS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT MENTIONED ONLY AND CANNOT BE USED OR RELIED UPON BY ANOTHER PARTY.

DOLPHIN CRESCENT

NOTES ON SUBJECT TITLE (LOT 22 IN DP 28663) - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) - D508371 COVENANT THIS INFORMATION HAS NOT BEEN INVESTINGATED BY US BUT IS RECOMMENDED THAT IT BE CHECKED BY A SOLICITOR. PROJECT: PLAN SHOWING DETAIL & LEVEL SURVEY OVER LOT 22 IN DP 28663 AT NO.61 DOLPHIN CRESCENT, **AVALON BEACH**

CLIENT: DRAFTING HELP

SHEET No. 1 OF 1 SHEETS

DRAWING No.: 24081

JOB REF: 24081 **SCALE:** 1:100

ALTITUDE SURVEYS PRECISION FROM THE GROUND UP

DATE: 21/05/2024

ABN: 50 624 984 747

PHONE: 0450 85 85 00 IVAN BABIC
NSW REGISTERED SURVEYOR

EMAIL: ADMIN@ALTITUDESURVEYS.COM.AU

REGISTRATION NUMBER - 1604 INTERNET: WWW.ALTITUDESURVEYS.COM.AU