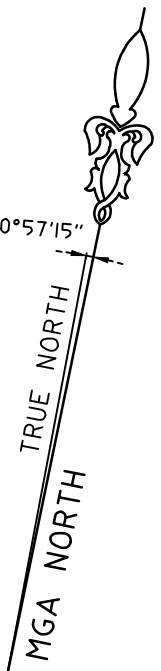


LEGEND:

BAL = BALCONY
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DD = DISH DRAIN
DK = DECK
DS = DOOR SILL LEVEL
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GDN = GARDEN
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
NS = NATURAL SURFACE
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
SMH = SEWER MAN HOLE
STR = STAIRS
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TIL = TILE
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
WM = WATER METER
WV = WATER VALVE
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND
TREE
SPREAD-DIAMETER-HEIGHT



ROAD

(BITUMEN FORMATION)

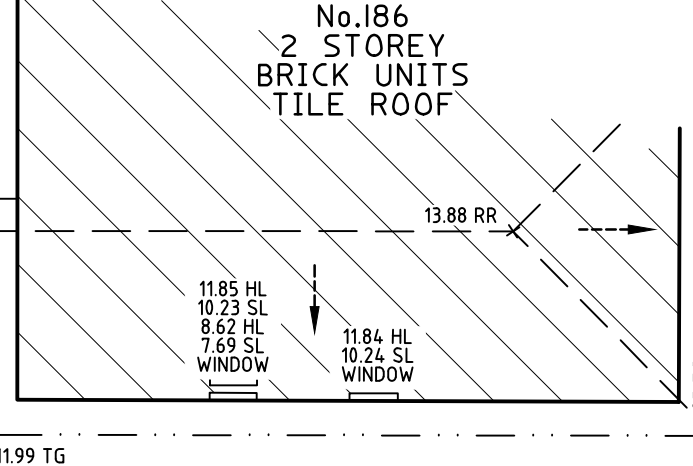
PITTWATER

+6.54 CL
+6.57 CL

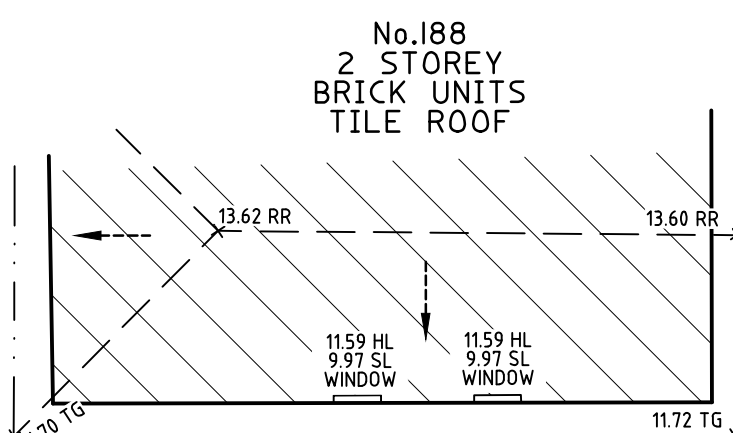
BENCH MARK
NAIL IN KERB
RL 6.39 (AHD)



21
D.P.836197



22
D.P.836197



LANE

(BITUMEN FORMATION)

PACIFIC

30
SEC 2
D.P.2427
519.7m² CALC

No.182
1 & 2 STOREY
BRICK & CLAD SEMI-DETACHED HOUSE
TILE & METAL ROOF

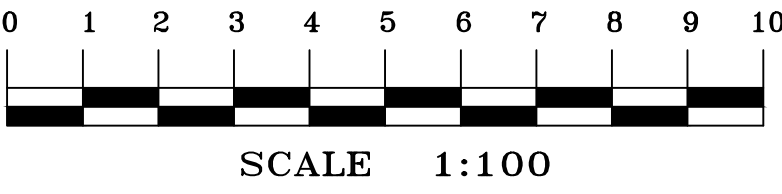
D.P.126553


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 SEAN TULLY.
- 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.youdig.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 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.

Stephen Emery
REGISTERED SURVEYOR BOSSI NUMBER 1605

TITLE INDICATES THAT LOT 30 SEC 2 IN D.P.2427 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



			HORIZONTAL DATUM:	VERTICAL DATUM:	CLIENT:	BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY	 C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/99A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au	<table><tr><td>SURVEYED HC</td><td>DRAWN ABS</td><td>CHECKED HC</td><td>APPROVED LJ</td></tr></table>	SURVEYED HC	DRAWN ABS	CHECKED HC	APPROVED LJ
SURVEYED HC	DRAWN ABS	CHECKED HC	APPROVED LJ									
			CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	SEAN TULLY	OVER LOT 30 SECTION 2 IN DP2427		<table><tr><td>SURVEY INSTRUCTION 22108</td><td>SCALE 1:100 @ A1 1:200 @ A3</td><td>DATE OF SURVEY 27/01/2023</td><td></td></tr></table>	SURVEY INSTRUCTION 22108	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 27/01/2023	
SURVEY INSTRUCTION 22108	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 27/01/2023										
			MARKS ADOPTED: N/A	B.M. ADOPTED: PM 785 R.L. 6.391 (CLASS LB)	No.2 CHRIS BANG CRESCENT	No.184 PITTWATER ROAD		<table><tr><td colspan="3">DRAWING NAME 22108detail</td><td>SHEET 1 OF 1</td><td>ISSUE 1</td></tr></table>	DRAWING NAME 22108detail			SHEET 1 OF 1
DRAWING NAME 22108detail			SHEET 1 OF 1	ISSUE 1								
				SOURCE: S.C.I.M.S. (16/01/2023)	VAUCLUSE, NSW, 2030	MANLY, NSW, 2095	<table><tr><td colspan="3">CAD FILE 22108detail.dwg</td><td></td><td></td></tr></table>	CAD FILE 22108detail.dwg				
CAD FILE 22108detail.dwg												
I	FIRST ISSUE	7/02/2023	LGA: NORTHERN BEACHES									