

LEGEND:

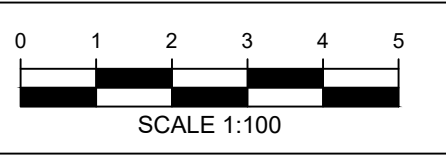
- BAL = BALCONY
- BB = BOTTOM OF BANK
- BOR = BOTTOM OF ROCK
- BW = BOTTOM WALL
- CL = CENTRELINE
- CPIT = COMMUNICATIONS PIT
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HEAD LEVEL
- LAN = LANDING
- NS = NATURAL SURFACE
- PAT = PATIO
- PAV = PAVING
- PER = PERGOLA
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TIL = TILE
- TKB = TOP OF KERB
- TOR = TOP OF ROCK
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER

= ELECTRICITY OVERHEAD
 = 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 BARRY MOLONY.
 - 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.byoudig.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.

STEPHEN R EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

3	DETAIL UPDATED	17/06/2024
2	DETAIL UPDATED	10/06/2022
1	FIRST ISSUE	02/06/2020



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 802
R.L. 28.757 (CLASS L2)
SOURCE: S.C.I.M.S. (25/05/2020)

CLIENT:
BARRY MOLONY

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 60 IN DP21576 No.61 WYADRA AVENUE NORTH MANLY, NSW, 2100

CMS SURVEYORS PTY LTD
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SURVEYED HCL/JHH	DRAWN ABS/LJHH	CHECKED HCL/JHH	APPROVED AF/LJRM
SURVEY INSTRUCTION 19391B	SCALE 1:100@A1	DATE OF SURVEY 27/05/20, 9/05/22 & 14/06/24	
DRAWING NAME 19391Bdetail	SHEET 1 OF 1	ISSUE 3	
CAD FILE 19391Bdetail 3.dwg			

TITLE INDICATES THAT LOT 60 IN D.P.21576 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- G291867 COVENANT (NOT INVESTIGATED)