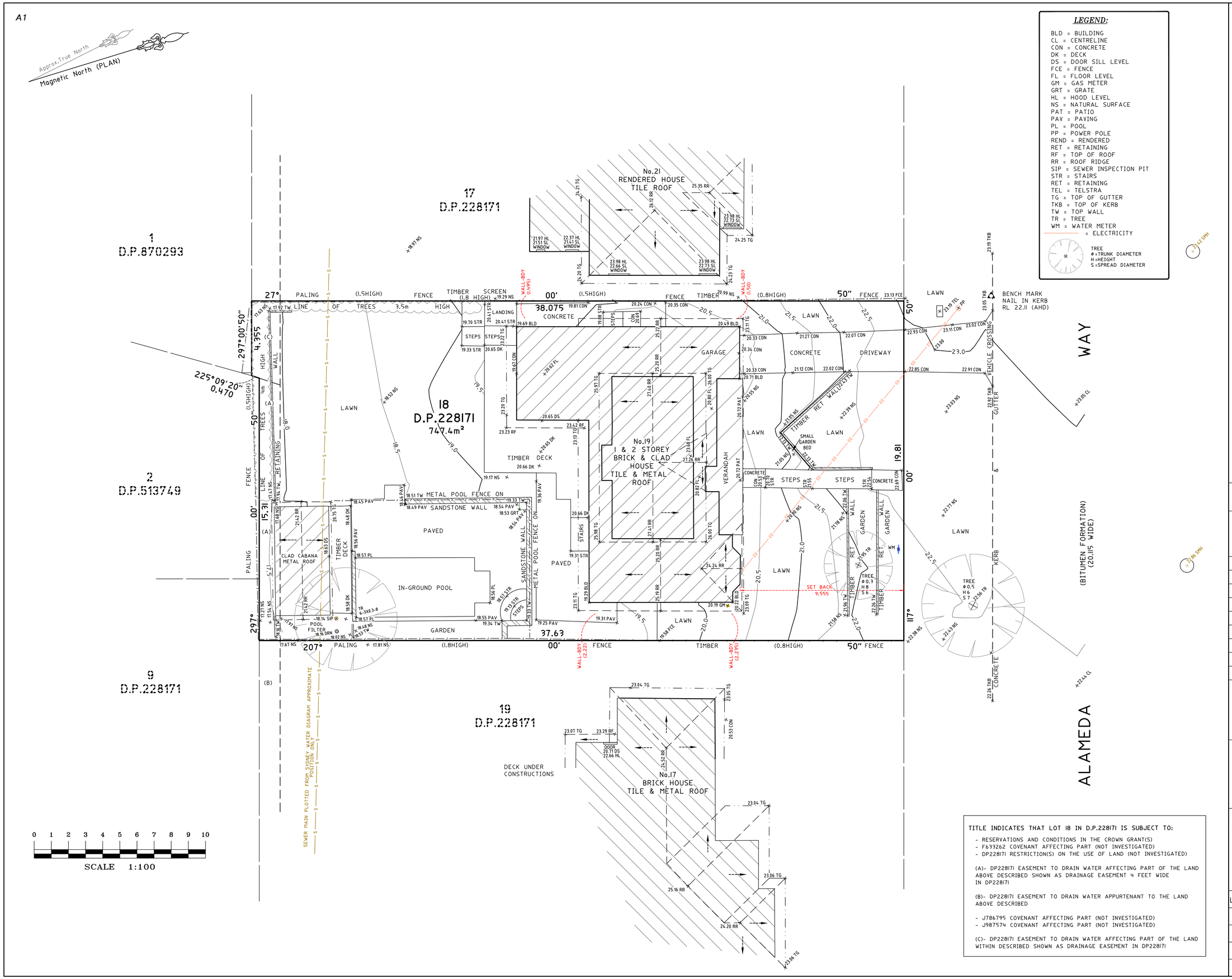
A1



LEGEND:

BLD = BUILDING
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PL = POOL
PP = POWER POLE
REND = RENDERED
RET = RETAINING
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
STR = STAIRS
RET = RETAINING
TEL = TELSTRA
TG = TOP OF GUTTER
TKB = TOP OF KERB
TW = TOP WALL
TR = TREE
WM = WATER METER
= ELECTRICITY

TREE
Φ = TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER

TITLE INDICATES THAT LOT 18 IN D.P.228171 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- F633262 COVENANT AFFECTING PART (NOT INVESTIGATED)
- DP228171 RESTRICTION(S) ON THE USE OF LAND (NOT INVESTIGATED)

(A)- DP228171 EASEMENT TO DRAIN WATER AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN AS DRAINAGE EASEMENT 4 FEET WIDE IN DP228171

(B)- DP228171 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED

- J786795 COVENANT AFFECTING PART (NOT INVESTIGATED)
- J987574 COVENANT AFFECTING PART (NOT INVESTIGATED)

(C)- DP228171 EASEMENT TO DRAIN WATER AFFECTING PART OF THE LAND WITHIN DESCRIBED SHOWN AS DRAINAGE EASEMENT IN DP228171

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 ----.
- 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.bydia.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 2022.
- 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.

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 24842
R.L. 23.148 (CLASS L3)
SOURCE: S.C.I.M.S. (08/03/2004)

1	FIRST ISSUE	09/02/2023

CLIENT:

DERMOTT MCCANN

No.19 ALAMEDA WAY
WARRIEWOOD, NSW, 2102

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 18 IN DP228171
No.19 ALAMEDA WAY
WARRIEWOOD, NSW, 2102

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@cmssurveyors.com.au

LGA: NORTHERN BEACHES | SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
PB/JT	MC	JT	DR

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
630C	1:100 @ A1 1:200 @ A3	03/02/2023

DRAWING NAME: **630Cdetail**
CAD FILE: 630Cdetail 1.dwg
ISSUE: 1