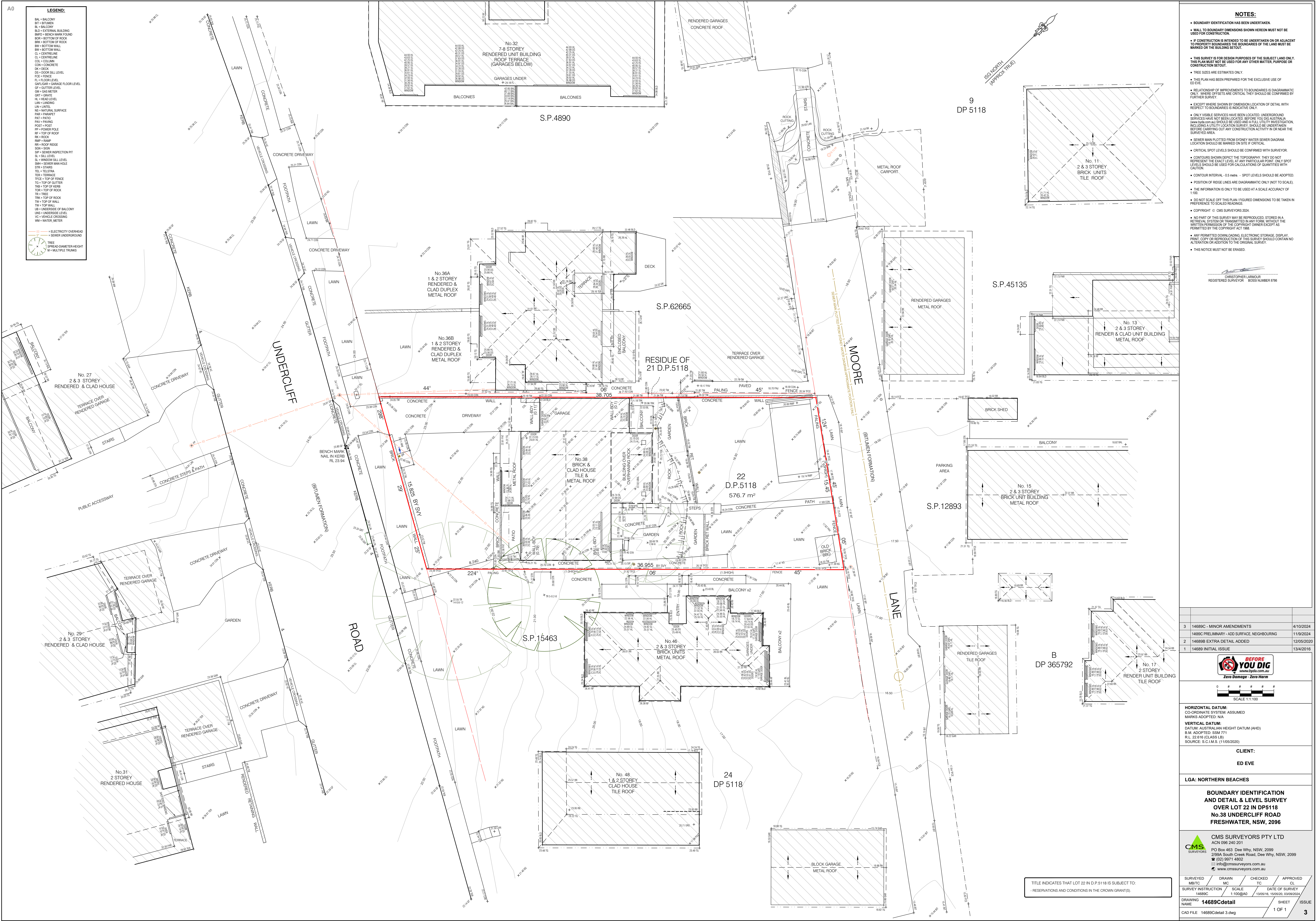




LEGEND:

BAL = BALCONY
BT = BUTTRESS
BL = BALCONY
BLD = EXTERNAL BUILDING
BRD = BRICK MARK FOUND
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
DK = DECK
DO = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GFLUGAR = GARAGE FLOOR LEVEL
GT = GUTTER LEVEL
GAS = GAS METER
H = HEAD LEVEL
LAW = LAWN
LH = LIME
NA = NATURAL SURFACE
PAB = PAVING
PAT = PATIO
PWS = PAVING
POST = POST
PP = POWER POLE
RF = TOP OF ROOF
RIP = ROCK
RMP = RAMP
RR = ROOF RIDGE
SON = SON
SP = SINKER INJECTION PIT
SL = SILL LEVEL
SL = WINDOW SILL LEVEL
SMR = SEWER MAIN HOLE
STR = STAIRS
TEL = TELESTRUT
TER = TERRACE
TFC = TOP OF FENCE
TO = TOP OF GUTTER
TOS = TOP OF KERB
TOR = TOP OF ROCK
TR = TREE
TRK = TOP OF ROCK
TRN = TOP OF WALL
TW = TOP WALL
UB = UNDERSIDE OF BALCONY
UN = UNDERSIDE LEVEL
V = VEHICLE CROSSING
WM = WATER METER

— ELECTRICITY OVERHEAD
— SEWER UNDERGROUND

— TREE
— SPREAD-DIAMETER-HEIGHT
— MULTIPLE TREES

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 SET-OUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SET-OUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ED EVE.
- 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.beyonddig.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.

CHRISTOPHER LARMOUR
REGISTERED SURVEYOR BOSS NUMBER 9786

3	14889C - MINOR AMENDMENTS	4/10/2024
2	14889C PRELIMINARY - ADD SURFACE, NEIGHBOURING	1/19/2024
2	14889B EXTRA DETAIL ADDED	12/05/2020
1	14889 INITIAL ISSUE	13/4/2016

BEFORE YOU DIG
www.beyonddig.com.au
Zero Damage - Zero Harm

SCALE 1:1,100

HORIZONTAL DATUM:
COORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: NA

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: SSAM 771
R.L. 22.616 (CLASS LB)
SOURCE: S.C.I.M.S. (11/05/2020)

CLIENT:
ED EVE

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 22 IN DP5118
No.38 UNDERCLIFF ROAD
FRESHWATER, NSW, 2096**

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2594 South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED MB/TC	DRAWN MC	CHECKED TC	APPROVED CI
SURVEY INSTRUCTION 14889C	SCALE 1:100(BA0)	DATE OF SURVEY 13/05/16, 15/05/20, 03/09/2024	SHEET 1 OF 1
DRAWING NAME 14889Cdetail	CAD FILE 14889Cdetail 3.dwg	ISSUE 3	

TITLE INDICATES THAT LOT 22 IN D.P.5118 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).