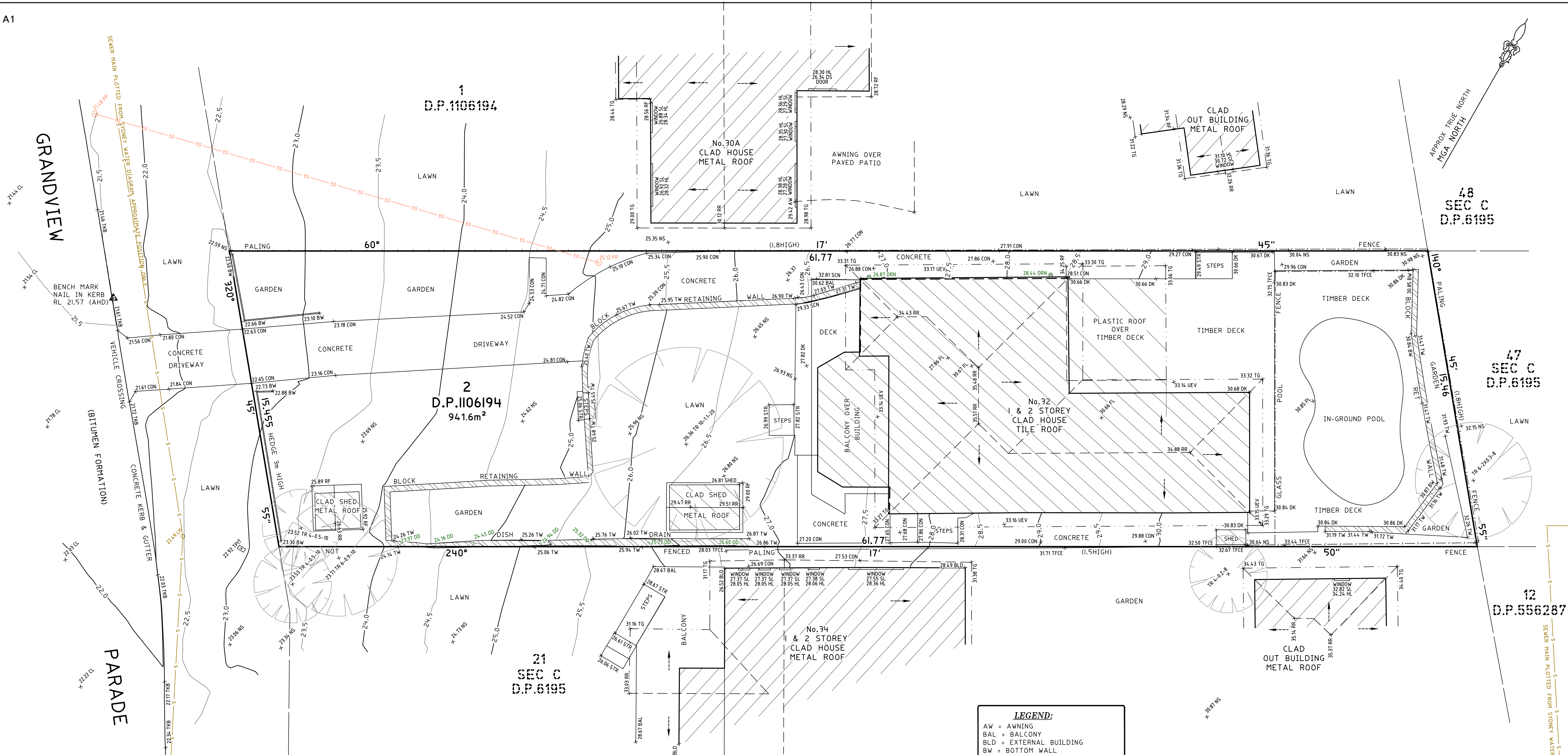
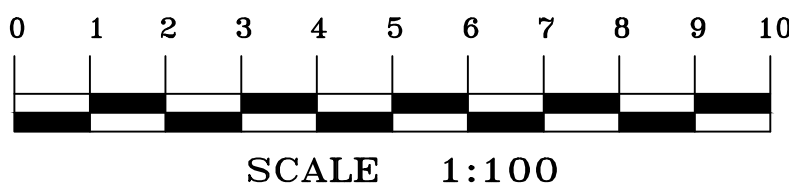




TITLE INDICATES THAT LOT 2 IN D.P.1106194 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- A95568 COVENANT (NOT INVESTIGATED)



**LEGEND:**

AW = AWNING  
BAL = BALCONY  
BLD = EXTERNAL BUILDING  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DD = DISH DRAIN  
DK = DECK  
DS = DOOR SILL LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
HL = HEAD LEVEL  
LH = LAMP HOLE  
NS = NATURAL SURFACE  
POOL = POOL  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SCN = SCREEN  
SHED = SHED  
SL = SILL LEVEL  
STR = STAIRS  
TFCE = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TRIT = TELSTRA PIT  
TR = TREE  
TW = TOP OF WALL  
UEV = UNDERSIDE OF EAVE  
E.O. = ELECTRICITY OVERHEAD  
S. = SEWER UNDERGROUND

TREE  
SPREAD-DIAMETER-HEIGHT

**Notes:**

- A BOUNDARY SURVEY 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 ON 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 JASON RUSZCZYK.
- 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. DIAL BEFORE YOU DIG SERVICES (ph 1100) 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.

**Notes:**

- 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.
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT  
REGISTERED SURVEYOR BOSSI NUMBER 1462

|                                    |              |                                     |                              |                                         |                            |                                    |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
|------------------------------------|--------------|-------------------------------------|------------------------------|-----------------------------------------|----------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------|---------------|----------------|-----------------------------|--|-------------------------------------|------------------------------|------------------------------------|--|--|-----------------|-------------------------------|--|--|------------|
|                                    |              |                                     | <b>HORIZONTAL DATUM:</b>     | <b>VERTICAL DATUM:</b>                  | <b>CLIENT:</b>             | <b>SURVEY PLAN</b>                 |  <div><b>C.M.S. Surveyors</b><br/><b>Pty Limited</b><br/>ACN: 096 240 201<br/>PO Box 463 Dee Why NSW 2099<br/>2/99A South Creek Road, Dee Why NSW 2099<br/>Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822<br/>E-mail: info@cmsurveyors.com.au</div> | <table><tr><td>SURVEYED<br/>PB, ABS</td><td>DRAWN<br/>ABS</td><td>CHECKED<br/>PB</td><td>APPROVED<br/>AF</td></tr><tr><td colspan="2">SURVEY INSTRUCTION<br/>19196</td><td>SCALE<br/>1:100<br/>A1<br/>1:200<br/>A3</td><td>DATE OF SURVEY<br/>10/03/2020</td></tr><tr><td colspan="3">DRAWING NAME<br/><b>19196detail</b></td><td>SHEET<br/>1 OF 1</td></tr><tr><td colspan="3">CAD FILE<br/>19196detail 1.dwg</td><td>ISSUE<br/>1</td></tr></table> | SURVEYED<br>PB, ABS | DRAWN<br>ABS | CHECKED<br>PB | APPROVED<br>AF | SURVEY INSTRUCTION<br>19196 |  | SCALE<br>1:100<br>A1<br>1:200<br>A3 | DATE OF SURVEY<br>10/03/2020 | DRAWING NAME<br><b>19196detail</b> |  |  | SHEET<br>1 OF 1 | CAD FILE<br>19196detail 1.dwg |  |  | ISSUE<br>1 |
| SURVEYED<br>PB, ABS                | DRAWN<br>ABS | CHECKED<br>PB                       | APPROVED<br>AF               |                                         |                            |                                    |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
| SURVEY INSTRUCTION<br>19196        |              | SCALE<br>1:100<br>A1<br>1:200<br>A3 | DATE OF SURVEY<br>10/03/2020 |                                         |                            |                                    |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
| DRAWING NAME<br><b>19196detail</b> |              |                                     | SHEET<br>1 OF 1              |                                         |                            |                                    |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
| CAD FILE<br>19196detail 1.dwg      |              |                                     | ISSUE<br>1                   |                                         |                            |                                    |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
|                                    |              |                                     | CO-ORDINATE SYSTEM: ASSUMED  | DATUM: AUSTRALIAN HEIGHT<br>DATUM (AHD) | <b>JASON RUSZCZYK</b>      | <b>SHOWING DETAIL &amp; LEVELS</b> |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
|                                    |              |                                     | MARKS ADOPTED:               | B.M. ADOPTED: SSM 11100                 | <b>32 GRANDVIEW PARADE</b> | <b>OVER LOT 2 IN D.P.1106194</b>   |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
|                                    |              |                                     |                              | R.L. 3.319 (CLASS L2)                   | <b>32 GRANDVIEW PARADE</b> | <b>32 GRANDVIEW PARADE</b>         |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |
| I                                  | FIRST ISSUE  | 23/03/2020                          | LGA: NORTHERN BEACHES        | SOURCE: S.C.I.M.S. (09/03/2020)         | <b>MONA VALE NSW 2103</b>  | <b>MONA VALE NSW 2103</b>          |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |              |               |                |                             |  |                                     |                              |                                    |  |  |                 |                               |  |  |            |