
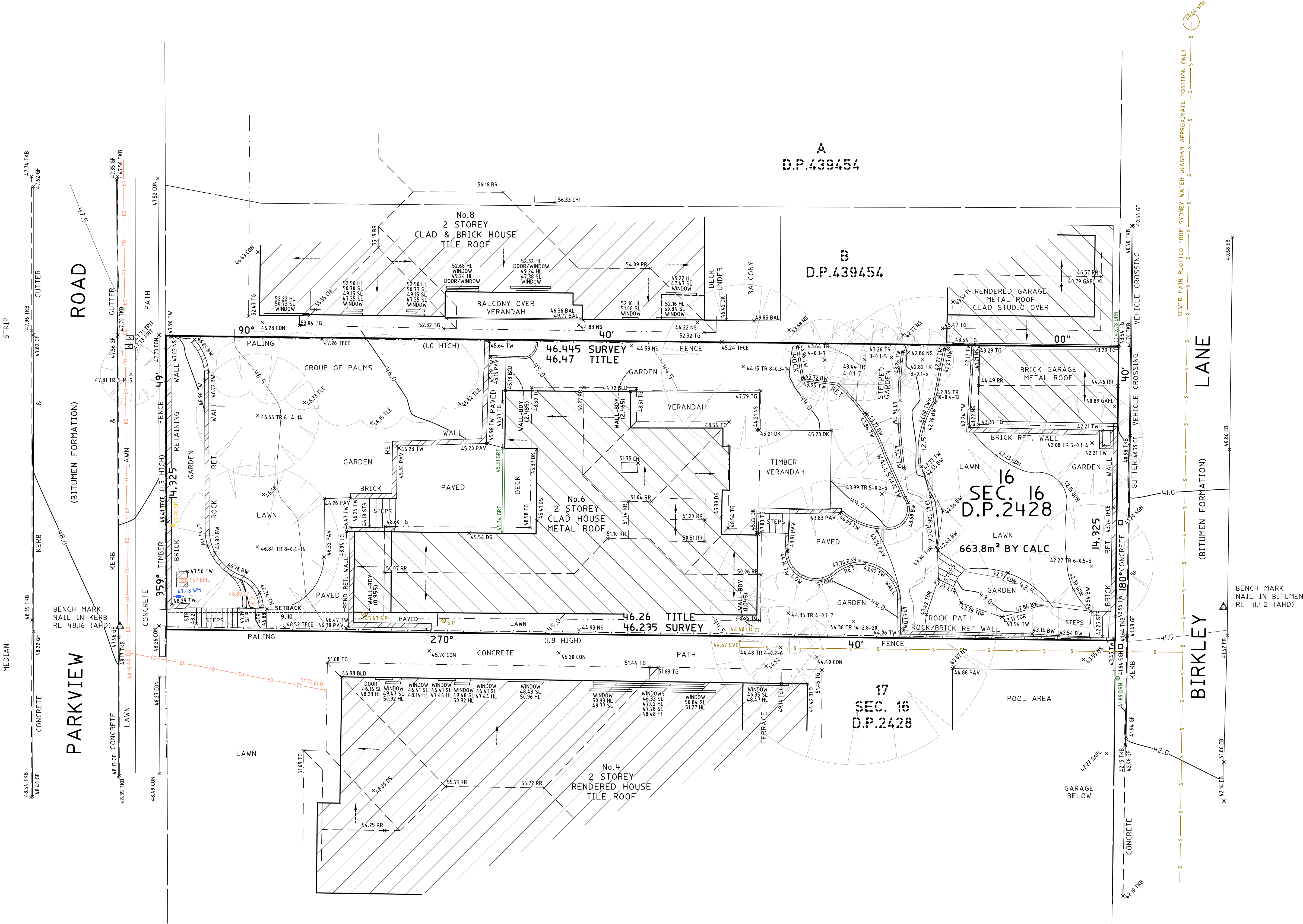



		HORIZONTAL DATUM:		VERTICAL DATUM:		CLIENT:		BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY		 C.M.S. Surveyors Pty Limited		<table><tr><td>SURVEYED JL</td><td>DRAWN ABS</td><td>CHECKED JL</td><td>APPROVED BS</td></tr><tr><td colspan="2">SURVEY INSTRUCTION 21178</td><td>SCALE 1:100 @ A1 1:200 @ A3</td><td>DATE OF SURVEY 22/03/2022</td></tr><tr><td colspan="3">DRAWING NAME 21178detail</td><td>SHEET 1 OF 1</td></tr><tr><td colspan="3">CAD FILE 21178detail 1 final.dwg</td><td>ISSUE 1</td></tr></table>		SURVEYED JL	DRAWN ABS	CHECKED JL	APPROVED BS	SURVEY INSTRUCTION 21178		SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 22/03/2022	DRAWING NAME 21178detail			SHEET 1 OF 1	CAD FILE 21178detail 1 final.dwg			ISSUE 1
SURVEYED JL	DRAWN ABS	CHECKED JL	APPROVED BS																										
SURVEY INSTRUCTION 21178		SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 22/03/2022																										
DRAWING NAME 21178detail			SHEET 1 OF 1																										
CAD FILE 21178detail 1 final.dwg			ISSUE 1																										
		CO-ORDINATE SYSTEM: ASSUMED		DATUM: AUSTRALIAN HEIGHT DATUM (AHD)		PHILIP ALAN ROSE		OVER LOT 16 SEC.16 IN DP2428		ACN: 096 240 201																			
		MARKS ADOPTED:		B.M. ADOPTED: PM 1006		No.6 PARKVIEW ROAD		No.6 PARKVIEW ROAD		PO Box 463 Dee Why NSW 2099																			
				R.L. 48.998 (CLASS LB)		FAIRLIGHT, NSW, 2094		FAIRLIGHT, NSW, 2094		2/99A South Creek Road, Dee Why NSW 2099																			
I	FIRST ISSUE	05/04/2022	LGA: NORTHERN BEACHES	SOURCE: S.C.I.M.S. (18/03/22)						Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822																			
										E-mail: info@cmsurveyors.com.au																			



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 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 PHILIP ALAN ROSE.
- 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 (911 1000) 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.


STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

LEGEND:

BAL = BALCONY
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CHI = CHIMNEY
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
EB = EDGE OF BITUMEN
ELO = ELECTRICITY LINE OVERHEAD
EPIL = ELECTRICITY PILLAR
FL = FLOOR LEVEL
GAFI = GARAGE FLOOR LEVEL
GAR = GARAGE
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
LH = LAMP HOLE
LP = LIGHT POLE
NS = NATURAL SURFACE
PAV = PAVING
RR = ROOF RIDGE
SGN = SIGN
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
SMH = SEWER MAIN HOLE
STR = STAIRS
SVE = SEWER VENT
TABLE = TABLE
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
WM = WATER METER

— E0 — = ELECTRICITY OVERHEAD
— S — = SEWER UNDERGROUND

 TREE
SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 16 SEC.16 IN D.P.2428 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).