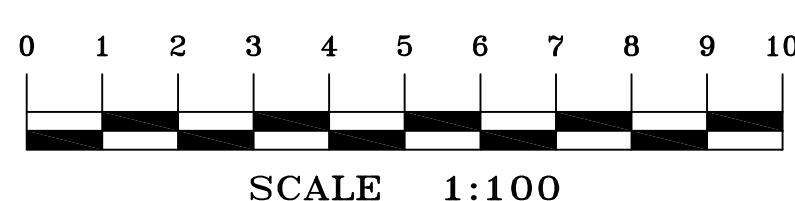


2  
D.P.2220411  
D.P.22204115  
D.P.592217D.P.712236  
2097 m<sup>2</sup> CALC2  
D.P.11347811  
D.P.113478115  
D.P.6285181  
D.P.7936666  
D.P.23586B  
D.P.35718913  
D.P.232460

## NOTES

- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DIMENSIONS ARE SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.

AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CADENCE & CO DESIGN PTY LTD.
- 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 (OR TRAIL) 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.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

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 © C.M.S. SURVEYORS 2019.

- 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.

## LEGEND:

BAL	=	BALCONY
BB	=	BOTTOM OF BANK
BIT	=	BITUMEN
BLD	=	EXTERNAL BUILDING
BOR	=	BOTTOM OF ROCK
BW	=	BOTTOM WALL
CAR	=	CARPORIT
CH	=	CHIMNEY
CL	=	CENTRELINE
COL	=	COLUMN
CON	=	CONCRETE
CPIT	=	COMMUNICATIONS PIT
DD	=	DISH DRAIN
DK	=	DECK
DS	=	DOOR SILL LEVEL
ELO	=	ELECTRICITY LINE OVERHEAD
EPIL	=	ELECTRICITY PILLAR
FCE	=	FENCE
GAFL	=	GARAGE FLOOR LEVEL
GAR	=	GARAGE
GDN	=	GARDEN
GM	=	GAS METER
GPI	=	GAS PLAUQUE
GRT	=	GRATE
HL	=	HOOD LEVEL
HYD	=	HYDRANT
LH	=	LAMP HOLE
LID	=	MISCELLANEOUS PIT LID
NS	=	NATURAL SURFACE
PAV	=	PAVING
PP	=	POWER POLE
RF	=	TOP OF ROOF
RK	=	ROCK
RR	=	ROOF RIDGE
SIP	=	SEWER INSPECTION PIT
SL	=	SILL LEVEL
SMH	=	SEWER MAN HOLE
STR	=	STAIRS
TAP	=	TAP
TB	=	TOP OF BANK
TER	=	TERRACE
TFCE	=	TOP OF FENCE
TG	=	TOP OF GUTTER
TLE	=	TREE LINE
TOP	=	TOP OF PIPE
TOR	=	TOP OF ROCK
TPIT	=	TELSTRA PIT
TR	=	TREE
TW	=	TOP OF WALL
UBAL	=	UNDERSIDE OF BALCONY
UEV	=	UNDERSIDE OF EAVE
UNS	=	UNDERSIDE LEVEL
WM	=	WATER METER
WUP	=	WALL UPPER
	=	ELECTRICITY OVERHEAD
	=	SEWER UNDERGROUND
	=	TREE
	=	SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: MGA  
MARKS ADOPTED: SSM 38197 & SSM 38196

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 38197  
R.L. +0.2 (ORDER 5)  
SOURCE: S.C.I.M.S. (15/03/19)

I FIRST ISSUE 01/04/19

CLIENT:  
CADENCE & CO DESIGN PTY LTD  
SUITE 7, 287 MONA VALE ROAD,  
TERREY HILLS NSW 2084

SURVEY PLAN  
SHOWING DETAIL & LEVELS  
OVER LOT 1 IN D.P.712236  
398 OCEAN ROAD,  
PALM BEACH NSW 2108

C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201  
RG Box 463 Dee Why NSW 2099  
2/39A South Creek Road, Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED MB DRAWN GP CHECKED MB APPROVED AF

SURVEY INSTRUCTION 18446 SCALE 1:100 M TO A DATE OF SURVEY 20 & 21/03/19

DRAWING NAME 18446detail ISSUE 1

CAD FILE 18446detail.dwg

TITLE INDICATES THAT LOT 1 IN D.P.712236 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- RIGHTS OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP232460 EASEMENT TO DRAIN WATER 4.57 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP232460 EASEMENT TO DRAIN WATER 4.57 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP232460 EASEMENT TO DRAIN WATER 5.95 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- K660397 COVENANT AFFECTING THE PARTS DESIGNATED (X) AND (Y) RESPECTIVELY IN THE TITLE DIAGRAM - ALSO SEE K720592
- WH91997 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP737789 RIGHT OF CARRIAGEWAY, EASEMENT TO DRAIN WATER AND EASEMENT FOR SERVICES APPURTENANT TO PART OF THE LAND ABOVE DESCRIBED DESIGNATED (X) AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- P837023 EASEMENT FOR SUPPORT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP181725 EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN DP181725