

TITLE INDICATES THAT LOT 171 IN D.P.15376 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- C68440 COVENANT (NOT INVESTIGATED)

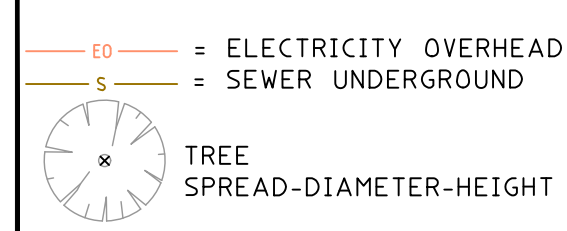


NOTES:

- 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 ROBYN DENHOLM & DAVID TAYLOR.
- 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 AND 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 2023.
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- THIS NOTICE MUST NOT BE ERASED.

LEGEND:

AW = AWNING
BAL = BALCONY
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DK = DECK
FCE = FENCE
FL = FLOOR LEVEL
GARFL = GARAGE FLOOR LEVEL
GAR = GARAGE
GF = GUTTER LEVEL
GH = GAS METER
GRT = GRATE
INS = INSPECTION PIT
LID = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAR = PARAPET
PAY = PAYING
PER = PERGOLA
PIT = TOP OF PIT
POOL = POOL
PTH = PATH
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
STR = STAIRS
TR = TOP OF BANK
TER = TERRACE
TG = TOP OF GUTTER
TGB = TOP OF GUTTER
TLE = TREE LINE
TOR = TOP OF ROCK
TPT = TELSTRA PIT
TR = TREE
TR = TOP OF WALL
UBM = UNDERSIDE BEAM
VC = VEHICLE CROSSING
WM = WATER METER



1 FIRST ISSUE

22/05/2023



HORIZONTAL DATUM:
COORDINATE SYSTEM ASSUMED
MARKS ADOPTED: NA
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: PM 6802
R.L. 51.412 (CLASS B)
SOURCE: S.C.I.M.S. (22/05/2006)

CLIENT:

ROBYN DENHOLM & DAVID TAYLOR

LGA: NORTHERN BEACHES

SURVEY PLAN SHOWING
DETAIL & LEVELS
OVER LOT 171 IN DP15376
No.257 WHALE BEACH ROAD
WHALE BEACH, NSW, 2107

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SURVEYED BS	DRAWN MC	CHECKED BS	APPROVED PB
SURVEY INSTRUCTION 17245C	SCALE 1:100@A0	DATE OF SURVEY 11/05/2023	ISSUE
DRAWING NAME 17245Cdetail	SHEET 1 OF 1		
CAD FILE 17245Cdetail 1.dwg			