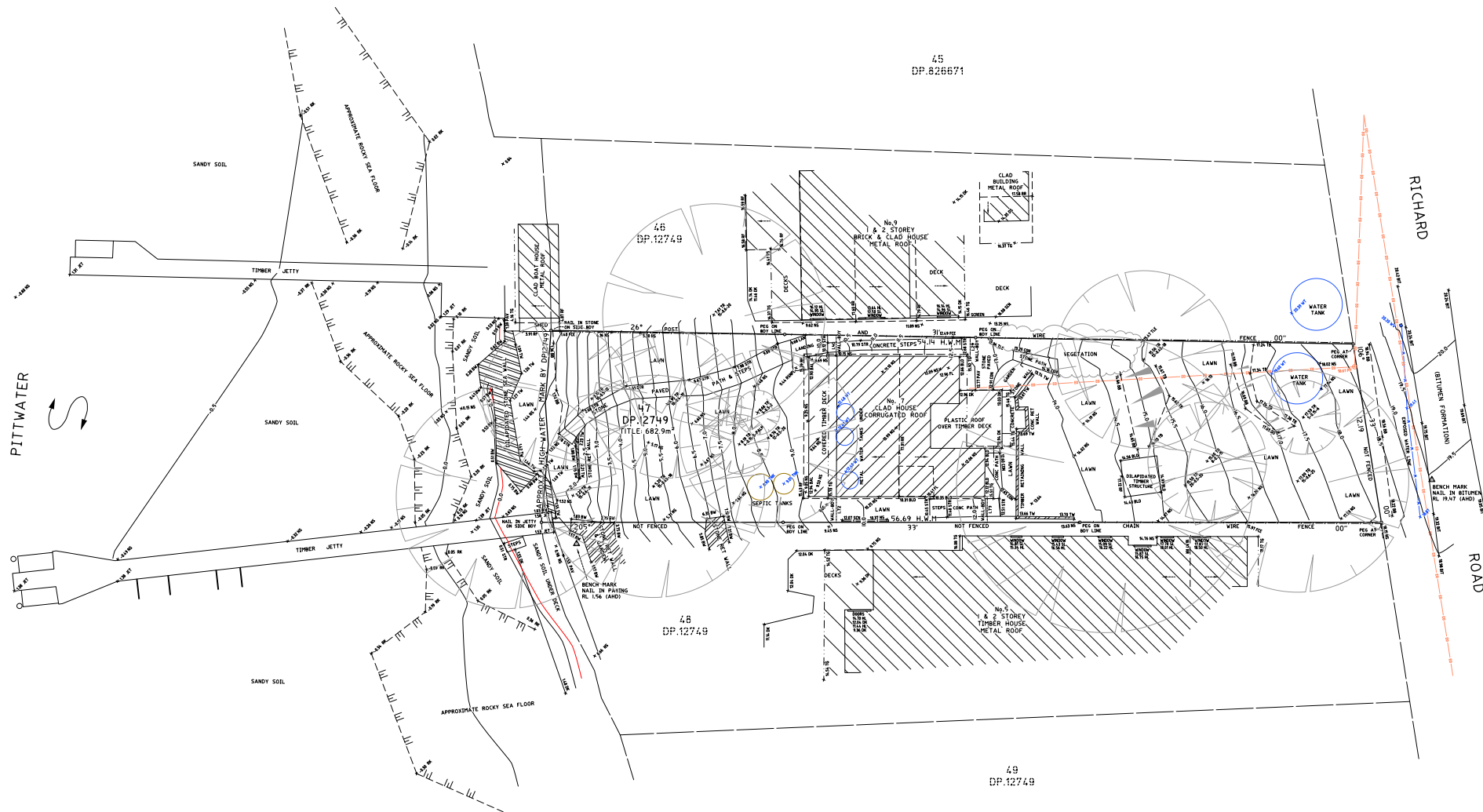
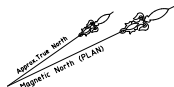


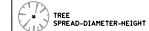
Notes:

- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY CHANGINGS SHOWN HEREIN MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS REQUIRED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED BY THE HOLDING SURVEY.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SURVEY LAND ONLY. THE PLAN MUST NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE CONSENT OF THE SURVEYOR.
- THE SURVEYOR HAS ESTIMATED THE FOLLOWING:
 - THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF CHRISTIAN RITCHER.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC ONLY. THESE 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 AND SHOULD BE LOCATED BY THE USER. THE USER SHOULD BE ADVISED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CONSTRUCTION OF ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED BY SURVEYOR.
 - CONTAINER LINES SHOWN ON THE PHOTOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATION OF QUANTITIES WITHIN.
 - CONTAINER INTERVAL - 65 mpa. SPOT LEVELS SHOULD BE ADJUSTED.
 - POSITION OF ROAD LINES ARE DIAGNOSTIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO CALLED DIMENSIONS.
 - COPYRIGHT © C.M.S. SURVEYORS 2020.
 - 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 1969.
 - ANY FORWARDED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHALL CONTAIN AN ALTERATION OF ADDITION TO THE ORIGINAL SURVEY.
 - THE NOTICE MUST NOT BE DELETED.

STEPHEN DUBOY
REGISTERED SURVEYOR - 2020 NUMBER 1962

LEGEND:

- BAL - BALCONY
- BB - BOTTOM OF BANK
- BET - BETWEEN
- BLD - EXTERNAL BUILDING
- BM - BOTTOM MALL
- CL - CENTRELINE
- CON - CONCRETE
- DK - DECK
- DS - DOOR SILL LEVEL
- FCE - FENCE
- FL - FLOOR LEVEL
- HL - HEAD LEVEL
- JET - JETTY
- LAN - LANDING
- NS - NATURAL SURFACE
- PAT - PAVING
- RF - TOP OF ROOF
- RR - ROOF RIDGE
- SCN - SCREEN
- SL - SILL LEVEL
- STM - STAIRS
- TB - TOP OF BANK
- TG - TOP OF GUTTER
- TLE - TREE LINE
- TWK - TANK
- TV - TOP OF WALL
- WT - WATER TANK
- WV - WATER VALVE
- WH - WATER METER
- EL - ELECTRICITY OVERHEAD
- SE - SEWER UNDERGROUND



TITLE INDICATES THAT LOT 47 IN DP12749 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- DEVIANT COVENANT (NOT INVESTIGATED)

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
L.G.A. NORTHERN BEACHES

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT
B.M. ADOPTED: SSM H437
R.L. 1.30M (CLASS)
SOURCE: S.C.I.R.S.

CLIENT:
CHRISTIAN RITCHER
16 WANDEEN ROAD
CLAREVILLE, NSW, 2107

SURVEY PLAN
SHOWING DETAIL, LEVELS & BOUNDARY MARKING
OVER LOT 47 IN DP12749
7 RICHARD ROAD
SCOTLAND ISLAND, NSW, 2105

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 483 Dee Why NSW 2099
2/29A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
DATE	DATE	DATE	DATE
19/12/2020	19/12/2020	19/12/2020	19/12/2020
19/12/2020	19/12/2020	19/12/2020	19/12/2020

DATE OF SURVEY: 26/12/2020
SHEET: 1 OF 1
ISSUE: 1