

KARA
CRESCENT

No.5

SEE SHEET 2

SEE SHEET 3

3
D.P.1194872
4011 m² CALC
No.6

SEE SHEET 4

SEE SHEET 5

4
D.P.1194872
4583 m² CALC
No.7

SEE SHEET 6

TITLE INDICATES THAT LOT 4 IN D.P.1194872 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- J927218 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE STRIP OF LAND SHOWN AS EASEMENT FOR WATER SUPPLY 6' WIDE IN DP237045 (REMOTE FROM SITE)
- W842506 EASEMENT FOR SUPPORT VARIABLE WIDTH APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM

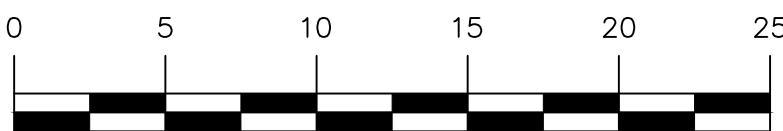
©

TITLE INDICATES THAT LOT 3 IN D.P.1194872 IS SUBJECT TO:

- (A) - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- K2698 COVENANT AFFECTING PART(S) SHOWN SO BURDENED IN
THE TITLE DIAGRAM (NOT INVESTIGATED)
- (B) - G88213 COVENANT AFFECTING THE PART(S) SHOWN SO BURDENED
IN THE TITLE DIAGRAM (NOT INVESTIGATED)
- J927218 EASEMENT FOR WATER SUPPLY APPURTENANT TO THE LAND
ABOVE DESCRIBED AFFECTING THE STRIP OF LAND SHOWN AS
EASEMENT FOR WATER SUPPLY 6' WIDE IN DP237045 (REMOTE TO SITE)
- W842506 EASEMENT FOR SUPPORT VARIABLE WIDTH APPURTENANT TO
THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM (REMOTE TO SITE)

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SCALE 1:250@A1
SCALE 1:500@A3

NOTES

- **BOUNDARY IDENTIFICATION 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 OR 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 MATTHEW BAXTER**
- **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 GET AUSTRALIA (www.bvda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE CONSIDERED 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 ADJUSTED.**
- **POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)**
- **THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:250 & 1:100 AS NOTED.**
- **DO NOT LOOSE THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.**
- **COPYRIGHT © CMS SURVEYORS 2023.**
- **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.**
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Kel RA

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA GDA2020 GROUND
MARKS ADOPTED: PM55234 & DPLI94872

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 4879I
 R.L. 125.49I (CLASS LB)
 SOURCE: S.C.I.M.S. (7/01/2021)

2	SECOND ISSUE	11/04/2023
1	FIRST ISSUE	9/03/2023

CLIENT:

MATTHEW BAXTER
No.7 KARA CRESCENT
BAYVIEW, NSW, 2104

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOTS 3 & 4 IN DP1194872
No.6 & 7 KARA CRESCENT
BAYVIEW, NSW, 2104**

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

GA: NORTHERN BEACHES | SHEET 1 OF 1

SURVEYED TC/HH	DRAWN GP/CJR	CHECKED TC/HH	APPROVED PB/RM/KR
SURVEY INSTRUCTION 20359D		SCALE 1:250 <input checked="" type="checkbox"/> A1 1:500 <input checked="" type="checkbox"/> A3	DATE OF SURVEY 5-7/07/2021 & 15-16/03/2022
DRAWING NAME 20359Ddetail			ISSUE 2
CAD FILE 20359Ddetail 2.dwg			



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Karl Robertson
KARL ROBERTSON
REGISTERED SURVEYOR BOSS NUMBER 7835

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA GDA2020 GROUND
MARKS ADOPTED: PM55234 & DPI194872

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 48791
R.L. 125.491 (CLASS LB)
SOURCE: S.C.I.M.S. (7/01/2021)

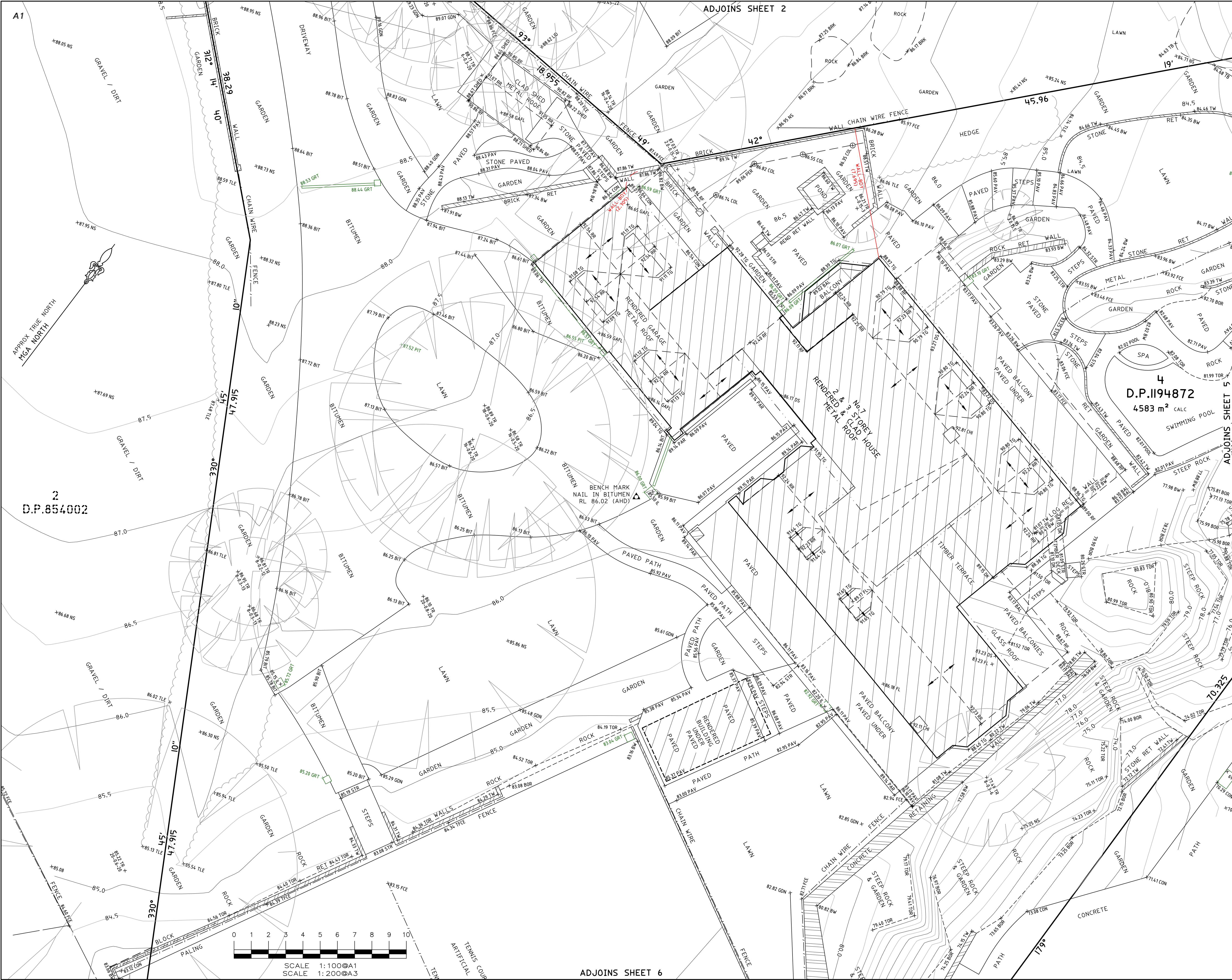
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AND DETAIL & LEVEL SURVEY
OVER LOTS 3 & 4 IN DP1194872
No.6 & 7 KARA CRESCENT
BAYVIEW, NSW, 2104

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
47/406 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 3 OF 6	
SURVEYED TC/HH	DRAWN GP/CJR	CHECKED TC/HH	APPROVED PB/RM/KR
SURVEY INSTRUCTION 20359D	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 5-7/07/2021 & 15-16/03/2022	
DRAWING NAME 20359Ddetail			ISSUE 2
CAD FILE 20359Ddetail 2.dwg			



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KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

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MARKS ADOPTED: PM55234 & DPI194872
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 48791
R.L. 125.491 (CLASS LB)
SOURCE: S.C.I.M.S. (7/01/2021)

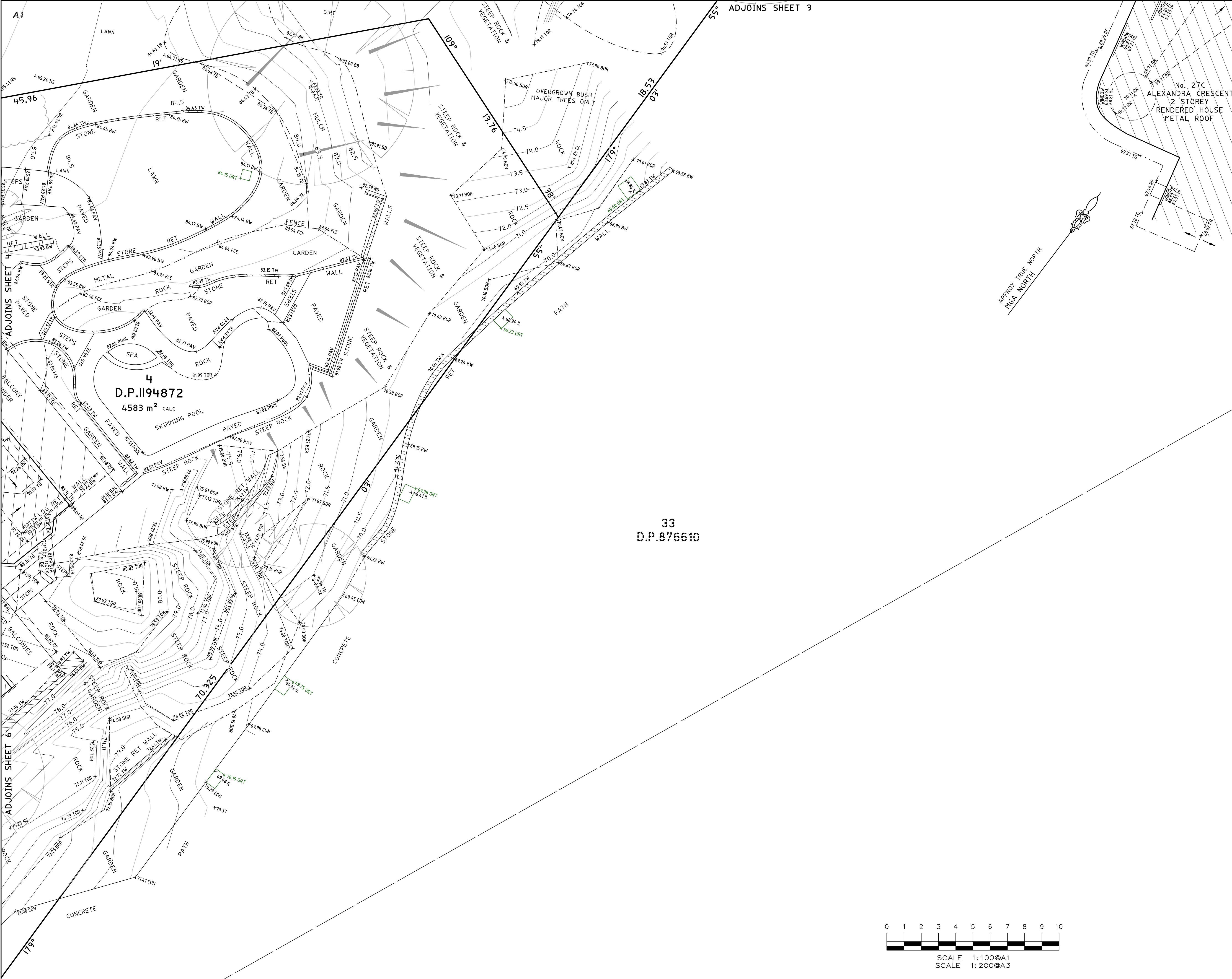
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NSW 2099
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LGA: NORTHERN BEACHES		SHEET 4 OF 6	
SURVEYED TC/HH	DRAWN GP/CJR	CHECKED TC/HH	APPROVED PB/RM/KR
SURVEY INSTRUCTION 20359D	SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 5-7/07/2021 & 15-16/03/2022	
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Karl Robertson
KARL ROBERTSON
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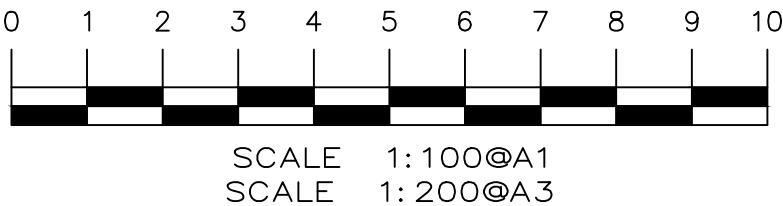
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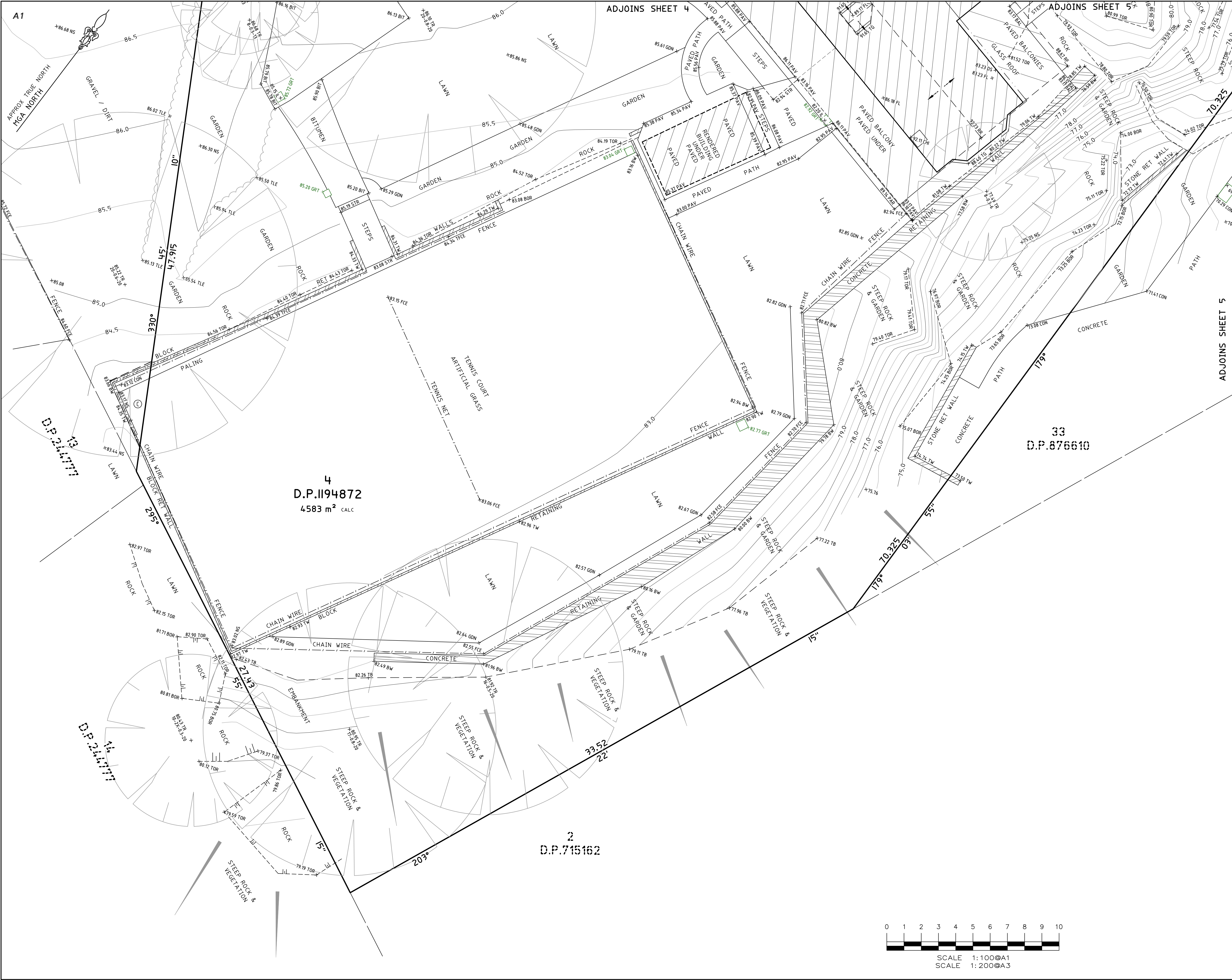
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LGA: NORTHERN BEACHES		SHEET 5 OF 6	
SURVEYED TC/HH	DRAWN GP/CJR	CHECKED TC/HH	APPROVED PB/RM/KR
SURVEY INSTRUCTION 20359D	SCALE 1:100 @ A1 1:200 @ A3	DATE OF SURVEY 5-7/07/2021 & 15-16/03/2022	
DRAWING NAME 20359Ddetail			ISSUE 2
CAD FILE 20359Ddetail 2.dwg			





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