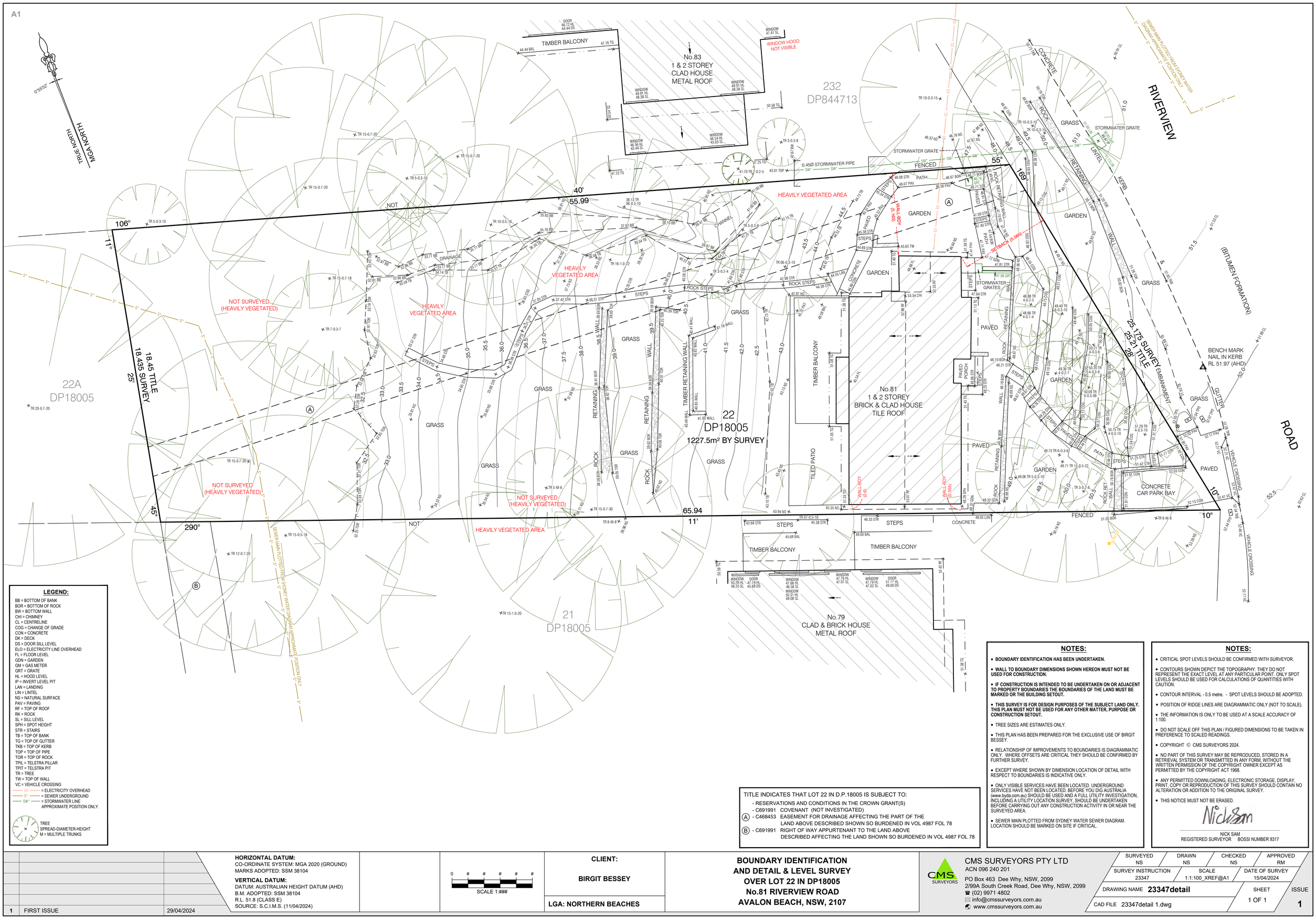
A1



LEGEND:

BB = BOTTOM OF BANK
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CHI = CHIMNEY
CL = CENTRELINE
COG = CHANGE OF GRADE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
FL = FLOOR LEVEL
GDN = GARDEN
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
IP = INVERT LEVEL PIT
LAN = LANDING
LIN = LINTEL
NS = NATURAL SURFACE
PAV = PAVING
RF = TOP OF ROOF
RK = ROCK
SL = SILL LEVEL
SPH = SPOT HEIGHT
STR = STAIRS
TB = TOP OF BANK
TG = TOP OF GUTTER
TKB = TOP OF KERB
TOP = TOP OF PIPE
TOR = TOP OF ROCK
TPIL = TELSTRA PILLAR
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
ED = ELECTRICITY OVERHEAD
S* = SEWER UNDERGROUND
SW* = STORMWATER LINE
APPROXIMATE POSITION ONLY.

TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

TITLE INDICATES THAT LOT 22 IN D.P.18005 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- C691991 COVENANT (NOT INVESTIGATED)
(A) - C468453 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 4987 FOL 78
(B) - C691991 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 4987 FOL 78

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 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 BIRGIT BESSEY.
- 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.byda.com.au) 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.

NOTES:

- 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 2024.
- 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.

NICK SAM
REGISTERED SURVEYOR BOSSI NUMBER 9317

1	FIRST ISSUE	29/04/2024

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 2020 (GROUND)
MARKS ADOPTED: SSM 38104

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 38104
R.L. 51.8 (CLASS E)
SOURCE: S.C.I.M.S. (11/04/2024)

0 # # # # #
SCALE 1:###

CLIENT:
BIRGIT BESSEY

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 22 IN DP18005 No.81 RIVERVIEW ROAD AVALON BEACH, NSW, 2107

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☎ (02) 9971 4802
✉ info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
NS	NS	NS	RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
23347	1:1:100_XREF@A1	15/04/2024

DRAWING NAME **23347detail** SHEET 1 OF 1 ISSUE **1**

CAD FILE 23347detail 1.dwg