

• 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.

• 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 EDMUND NOCKOLDS.

• 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 (p 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING 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 © CMS 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

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: SSM 9154
 R.L. 171.059 (ORDER L3)
 SOURCE: S.C.I.M.S. (26/02/19)

I	FIRST ISSUE	18/03/19

CLIENT:

EDMUND NOCKOLDS
5 FOREST GLEN CRESCENT,
BELROSE NSW 2085

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 20 IN D.P.219001
5 FOREST GLEN CRESCENT,
BELROSE NSW 2085**

 C.M.S. Surveyors
Pty Limited

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LGA: NORTHERN BEACHES | SHEET | OF

SURVEYED HH	DRAWN GP	CHECKED HH	APPROVED PB/MDL
SURVEY INSTRUCTION 18405		SCALE 1:100 AI 1:200 A3	DATE OF SURVEY 27/02/19
DRAWING NAME 18405detail			ISSUE 1
CAD FILE 18405detail 1.dwg			

LEGEND:

BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GAFI = GARAGE FLOOR LEVEL
GAR = GARAGE
GDN = GARDEN
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
NS = NATURAL SURFACE
PAT = PATIO
PAY = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TG = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TW = TOP OF WALL
WM = WATER METER
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND



Diagram illustrating the relationship between Tree Spread, Diameter, and Height. The diagram shows a circular tree cross-section with a central point labeled 'x'. The text 'TREE SPREAD-DIAMETER-HEIGHT' is written next to it.

CRESCENT

GLEN

FOREST

(BITUMEN FORMATION)

TITLE INDICATES THAT LOT 20 IN D.P.219001 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- J553528 COVENANT (NOT INVESTIGATED)