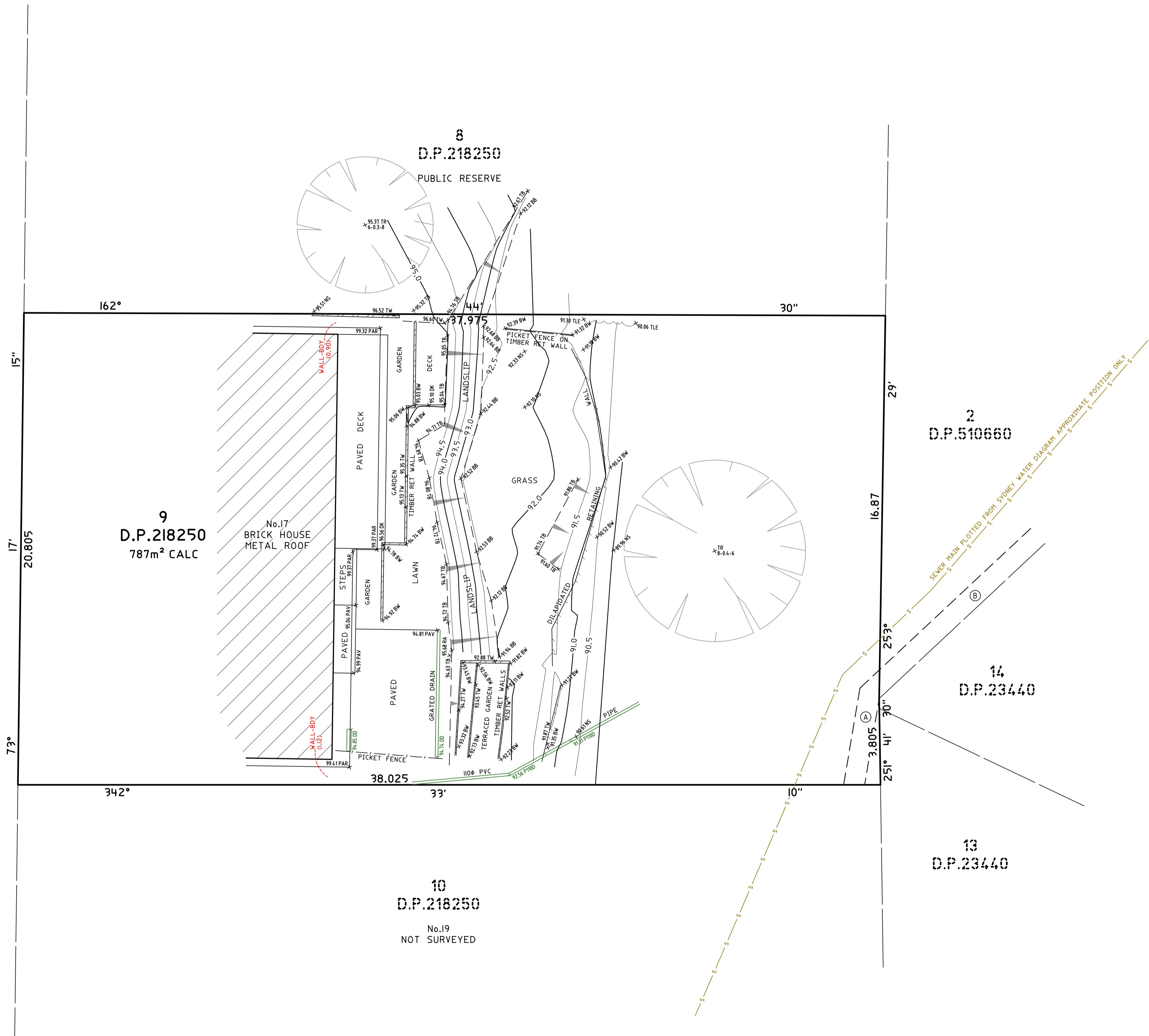


CHERYL (BITUMEN FORMATION) CRESCENT

BENCH MARK NAIL IN KERB RL 100.77 (AHD)

**LEGEND:**

BB	=	BOTTOM OF BANK
BW	=	BOTTOM WALL
DD	=	DISH DRAIN
DK	=	DECK
NS	=	NATURAL SURFACE
PAR	=	PARAPET
PAV	=	PAVING
RA	=	RAILING
TB	=	TOP OF BANK
TLE	=	TREE LINE
TR	=	TREE
TW	=	TOP OF WALL
-S-	=	SEWER UNDERGROUND
(x)	=	TREE SPREAD-DIAMETER-HEIGHT



- 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 ALAN MCGILVRAY.
  - 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.youdig.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.
  - 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.

STEPHEN EMERY REGISTERED SURVEYOR BOSSI NUMBER 1605

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

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 46842  
R.L. 102.576 (CLASS LC)  
SOURCE: S.C.I.M.S. (12/02/2024)

CLIENT: ALAN MCGILVRAY

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER PART OF LOT 9 IN DP218250 No.17 CHERYL CRESCENT NEWPORT, NSW, 2106**

**CMS SURVEYORS**  
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✉ info@cmssurveyors.com.au  
www.cmssurveyors.com.au

TITLE INDICATES THAT LOT 9 IN D.P.218250 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- (A) - J50740 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- (A) - J601923 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- J700534 COVENANT (NOT INVESTIGATED)
- (B) - J700534 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED DRAINAGE EASEMENT 3 FEET WIDE SHOWN WITHIN LOT 7 IN DP218250

SURVEYED SCM	DRAWN GP	CHECKED SCM	APPROVED RM
SURVEY INSTRUCTION 6769C	SCALE 1:100@A1	DATE OF SURVEY 13/02/2024	
DRAWING NAME 6769Cdetail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 6769Cdetail 1.dwg			