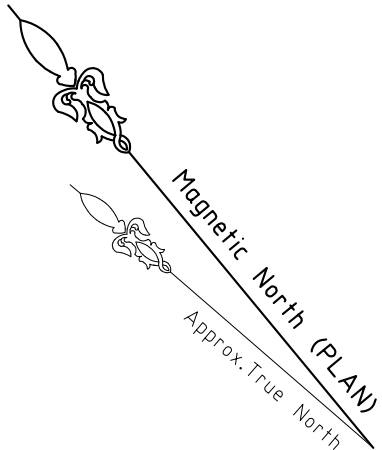




notes

A1



- Notes:**
- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY)
 - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
 - IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ANDREW WALSH
 - 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 (up 1100) 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.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

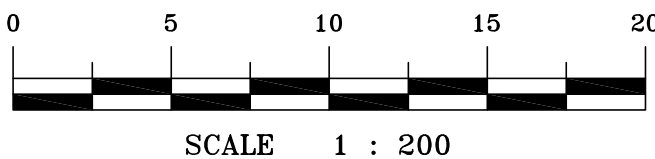
- Notes:**
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
 - COPYRIGHT © CMS SURVEYORS 2011.
 - 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.

ROWE

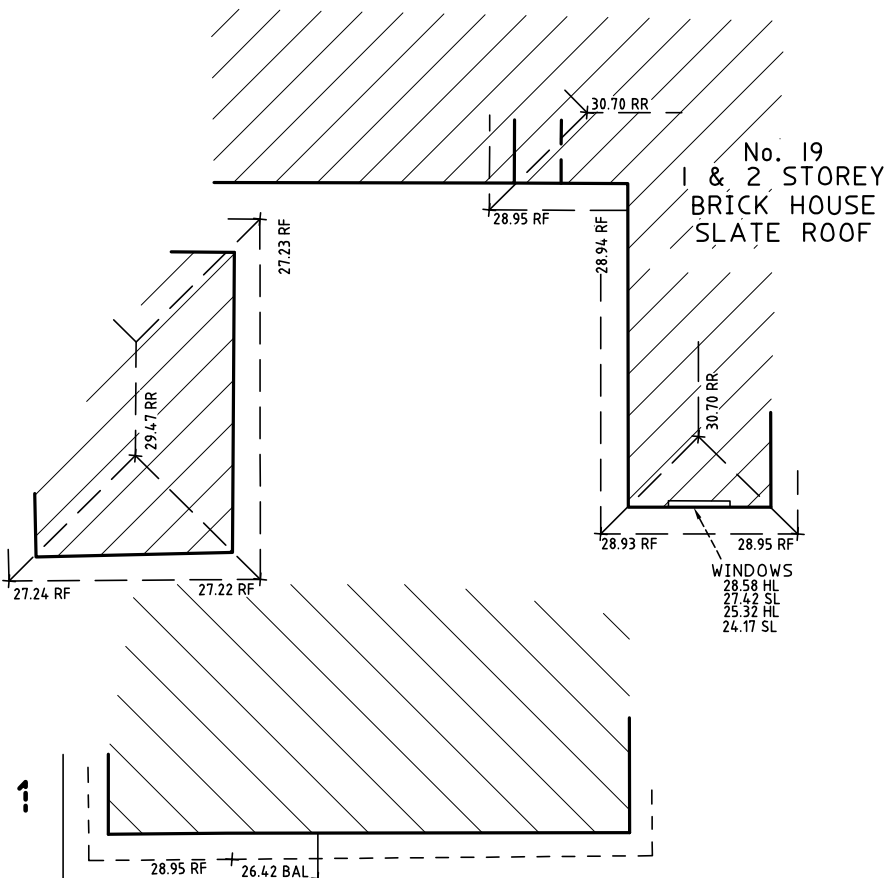
(BITUMEN SURFACE)

RUSKIN

TITLE INDICATES THAT LOT 94 IN D.P.22361 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- F649105 COVENANT (NOT INVESTIGATED)
① - J11950 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN 1.83 WIDE IN VOL 6487 FOL 80



35
D.P. 2 2 3 6 1



SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. APPROXIMATE POSITION ONLY

- LEGEND:**
- BAL = BALCONY
 - BBQ = BARBEQUE
 - BEAM = BEAM
 - BLD = EXTERNAL BUILDING
 - BOK = BACK OF KERB
 - BW = BOTTOM WALL
 - CON = CONCRETE
 - DS = DOOR SILL LEVEL
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GDN = GARDEN
 - GRT = GRATE
 - NS = NATURAL SURFACE
 - PAR = PARAPET
 - PAV = PAVING
 - PL = POOL
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SCN = SCREEN
 - STR = STAIRS
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TKB = TOP OF KERB
 - TR = TREE
 - TW = TOP OF WALL
 - UBM = UNDERSIDE BEAM
 - UEV = UNDERSIDE OF EAVE
- SEWER UNDERGROUND
- TREE
SPREAD-DIAMETER-HEIGHT

drawing

number title scale

landscapes for living

21 Ruskin Rowe, Avalon NSW
Proposed New Carport
+
Glased Landscape Link

		HORIZONTAL DATUM:	VERTICAL DATUM:	CLIENT:	SURVEY PLAN	C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/99A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au
		CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	ANDREW WALSH	SHOWING DETAIL & LEVELS	
		MARKS ADOPTED:	B.M. ADOPTED: BOLT IN KERB R.L. 19.93	21 RUSKIN ROWE	OVER PART LOT 34 IN D.P.22361	
			SOURCE: SYDNEY WATER CORPORATION	AVALON NSW 2107	No. 21 RUSKIN ROWE	
					AVALON NSW 2107	
I	FIRST ISSUE	8/05/19	LGA: NORTHERN BEACHES			SURVEYED ME/MC DRAWN MC CHECKED HH APPROVED DL SURVEY INSTRUCTION 7682 SCALE 1:200 @ A1 DATE OF SURVEY 01/05/19 DRAWING NAME 7682Fdetail CAD FILE 7682Fdetail.dwg SHEET 1 OF 1 ISSUE 1

DA 000 - Site Survey

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