



NOTES

- BOUNDARIES HAVE BEEN DEFINED
- 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.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JO-ANNE BENNETT.
- 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 (ph 1900) 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.
- 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.
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- 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 11456  
R.L. 2.118 (ORDER L3)  
SOURCE: S.C.I.M.S. (11/07/19)

1 FIRST ISSUE 23/07/19

CLIENT:  
**JO-ANNE BENNETT**  
**27 GRENFELL AVENUE**  
**NORTH NARRABEEN NSW 2101**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS**  
**OVER LOT 82 IN D.P.23429**  
**27 GRENFELL AVENUE**  
**NORTH NARRABEEN NSW 2101**

**C.M.S. Surveyors**  
**Pty Limited**

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LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED N.S.	DRAWN R.N.	CHECKED N.S.	APPROVED A.F.
SURVEY INSTRUCTION 18692		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 12/07/19
DRAWING NAME <b>18692detail</b> CAD FILE 18692detail 1.dwg			ISSUE 1

**LEGEND:**

BAL = BALCONY  
BLD = EXTERNAL BUILDING  
CL = CENTRELINE  
CON = CONCRETE  
DS = DOOR SILL LEVEL  
ELO = ELECTRICITY LINE OVERHEAD  
FCE = FENCE  
FL = FLOOR LEVEL  
GRT = GRATE  
GTE = GATE  
HL = HEAD LEVEL  
NS = NATURAL SURFACE  
PAV = PAVING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SL = SILL LEVEL  
STR = STAIRS  
TABL = TABLE  
TER = TERRACE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TPIT = TELSTRA PIT  
TR = TREE  
TW = TOP OF WALL  
VC = VEHICLE CROSSING

EO = ELECTRICITY OVERHEAD  
S = SEWER UNDERGROUND

TREE  
SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 82 IN D.P.23429 IS SUBJECT TO:  
• RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
• F529474 COVENANT (NOT INVESTIGATED)