



BAL = BALCONY  
 BW = BOTTOM WALL  
 CL = CENTRELINE  
 CON = CONCRETE  
 FCE = FENCE  
 FL = FLOOR LEVEL  
 GDN = GARDEN  
 GF = GUTTER LEVEL  
 GRT = GRATE  
 HL = HEAD LEVEL  
 IL = INVERT LEVEL  
 NS = NATURAL SURFACE  
 PAV = PAVING  
 RF = TOP OF ROOF  
 RR = ROOF RIDGE  
 SIP = SEWER INSPECTION PIT  
 SL = SILL LEVEL  
 STR = STAIRS  
 SVE = SEWER VENT  
 TFCE = TOP OF FENCE  
 TG = TOP OF GUTTER  
 TKB = TOP OF KERB  
 TR = TREE  
 TW = TOP OF WALL  
 VC = VEHICLE CROSSING  
 WM = WATER METER  
 E = ELECTRICITY OVERHEAD  
 S = SEWER UNDERGROUND

TREE  
 SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 37 IN D.P.226052 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- DP226052 RESTRICTION(S) ON THE USE OF LAND (NOT INVESTIGATED)
- (A) - DP226052 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

- **A BOUNDARY SURVEY 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 SHELDON HATZANTONIS.**
- **RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.**
- **RESPECT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH EXCEPT TO BOUNDARIES IS INDICATIVE ONLY.**
- **ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (pb 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 SERVED 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 SCALE READINGS.**
- **COPYRIGHT © CMS SURVEYORS 2020.**
- **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.**

.....MURRAY LEARMONT.....  
REGISTERED SURVEYOR BOSSI NUMBER 1462.....

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

VERTICAL DATUM:  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: SSM 6970  
 R.L. 66.341 (CLASS LC)  
 SOURCE: S.C.I.M.S. (13/10/2020)

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| I | FIRST ISSUE | 26/10/2020 |

**CLIENT:**  
**SHELDON HATZANTONIS**  
**22 ALKIRA CIRCUIT**  
**NARRAWEENA, NSW, 2099**

**SURVEY PLAN  
SHOWING DETAIL & LEVELS  
OVER LOT 37 IN DP226052  
22 ALKIRA CIRCUIT  
NARRAWEENA, NSW, 2099**

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

ACN: 096 240 201

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LGA: NORTHERN BEACHES SHEET | OF |

|  |             |                                 |                              |
|--|-------------|---------------------------------|------------------------------|
| SURVEYED<br>JN   | DRAWN<br>GP | CHECKED<br>JN                   | APPROVED<br>AF               |
| SURVEY INSTRUCTION<br>19732  |             | SCALE<br>H100 @ A1<br>L200 @ A3 | DATE OF SURVEY<br>15/10/2020 |
| DRAWING NAME<br><b>19732detail</b><br>CAD FILE<br>19732detail.ldwg |             |                                 | ISSUE<br><b>1</b>            |