

TITLE INDICATES THAT LOT 29 IN D.P.25654 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- (A) - GU2059 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS DRAIN EASEMENT 1.83m WIDE IN THE TITLE DIAGRAM

- BOUNDARY IDENTIFICATION SURVEY HAS BEEN UNDERTAKEN
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND 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.

- THREE STAGES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF A LAND PROPERTY GROUP P11 TO 10.
- THIS PLAN IS NOT TO BE USED FOR BOUNDARIES OR DEMONSTRATION PURPOSES, WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- CRITICAL SPOTS ARE SHOWN IN RED ON THE SURVEY. INDICATIVE ONLY TO REFERENCE TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DATE BEFORE YOU DO SERVICES IF YOU HAVE ANY SERVICES YOU WANT TO INVESTIGATION, INCLUDING UNDERGROUND SERVICES, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT THE SURVEY. THERE MAY BE OTHER SERVICES ABOVE OR BELOW THE SURVEY AREA.
- SEWER MAIN PLOTTED FROM STONEY WATER SEWER DIAGRAM LOCATION. CRITICAL SPOT MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING A CONTOUR SURVEY.
- 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 USED
- POSITION OF RIVER LINE ARE DIAGRAMMATIC ONLY NOT TO SCALE
- THE INFORMATION IS NOT TO BE USED AT A SCALE ACCURACY OF 1:100
- DO NOT SCALE THE SITE PLAN / FIGURED DEMONSTRATION TO BE TAKEN INTO CONSIDERATION TO SCALE REGARDING
- COPYRIGHT © CHS SURVEYS 2023/25
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF CHS SURVEY OWNER EXCEPT AS PERMITTED BY THIS COPYRIGHT NOTICE.
- ANY PERMITTED COPYING, REPRODUCTION, STORAGE, DISPLAY, TRANSMISSION OR COMMUNICATION OF THIS SURVEY MUST NOT CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI No.1605

AB = AWNING
 BAL = BALCONY
 BE = EXTERNAL BUILDING
 BOL = BOLLARD
 BOR = BOTTOM OF ROCK
 BOT = BOTTOM
 CHI = CHIMNEY
 CEN = CENTRUM
 CON = CONCRETE
 CRI = CRAIN
 DS = DOOR SILL LEVEL
 FCE = FENCE
 FL = FLOOR LEVEL
 GARFL = GARAGE FLOOR LEVEL
 GAR = GARDEN
 GDR = GARDEN
 GTE = GATE
 HL = HOOD LEVEL
 HYD = HYDRANT
 LID = MISCELLANEOUS PIT LID
 NS = NATURAL SURFACE
 P = PAVING
 PIT = TOP OF PIT
 POW = POWER
 RET = RETRO TARGETS
 RF = TOP OF ROOF
 RR = ROAD RAILROAD
 SLL = SILL LEVEL
 SHM = SEWER MAN HOLE
 STB = STAIRS
 TAP = TAP
 TB = TOP OF BANK
 TER = TERRACE
 TFCE = TOP OF FENCE
 TG = TOP OF GUTTER
 TOL = TOP OF LEVEL
 TLE = TREE LINE
 TOP = TOP OF ROOF
 TPIT = TELSTRA PIT
 TR = TRAVE
 TW = TOP OF WALL
 VC = VEHICLE CROSSING
 VOLT = ELECTRICITY OVERHEAD
 WGR = WOODEN UNDERGROUND
 SW = STORMWATER LINE



TREE
SPREAD-DIAMETER-HEIGHT


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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 38257
R.L. 43.674 (ORDER L2)
SOURCE: S.C.I.M.S. (14/06/19)

2	LOCATION OF SW ADDED & BOUNDARY OFFSETS ADDED	13/03/2
1	FIRST ISSUE	21/06/1

CLIENT:
ALPA PROPERTY GROUP PTY LTD
59 CUTLER ROAD,
CLONTARF NSW 2093

**BOUNDARY IDENTIFICATION
SHOWING DETAIL & LEVELS
OVER LOT 29 IN D.P.25654
59 CUTLER ROAD,
CLONTARF NSW 2093**

 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@cmssurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED NS	DRAWN GP	CHECKED NS	APPROVED AF
SURVEY INSTRUCTION 18624	SCALE 1:100 @ A0	DATE OF SURVEY 7/06/19 & 06/03/25	
DRAWING NAME 18624detail			ISSUE 2
CAD FILE 18624detail 1.dwg			