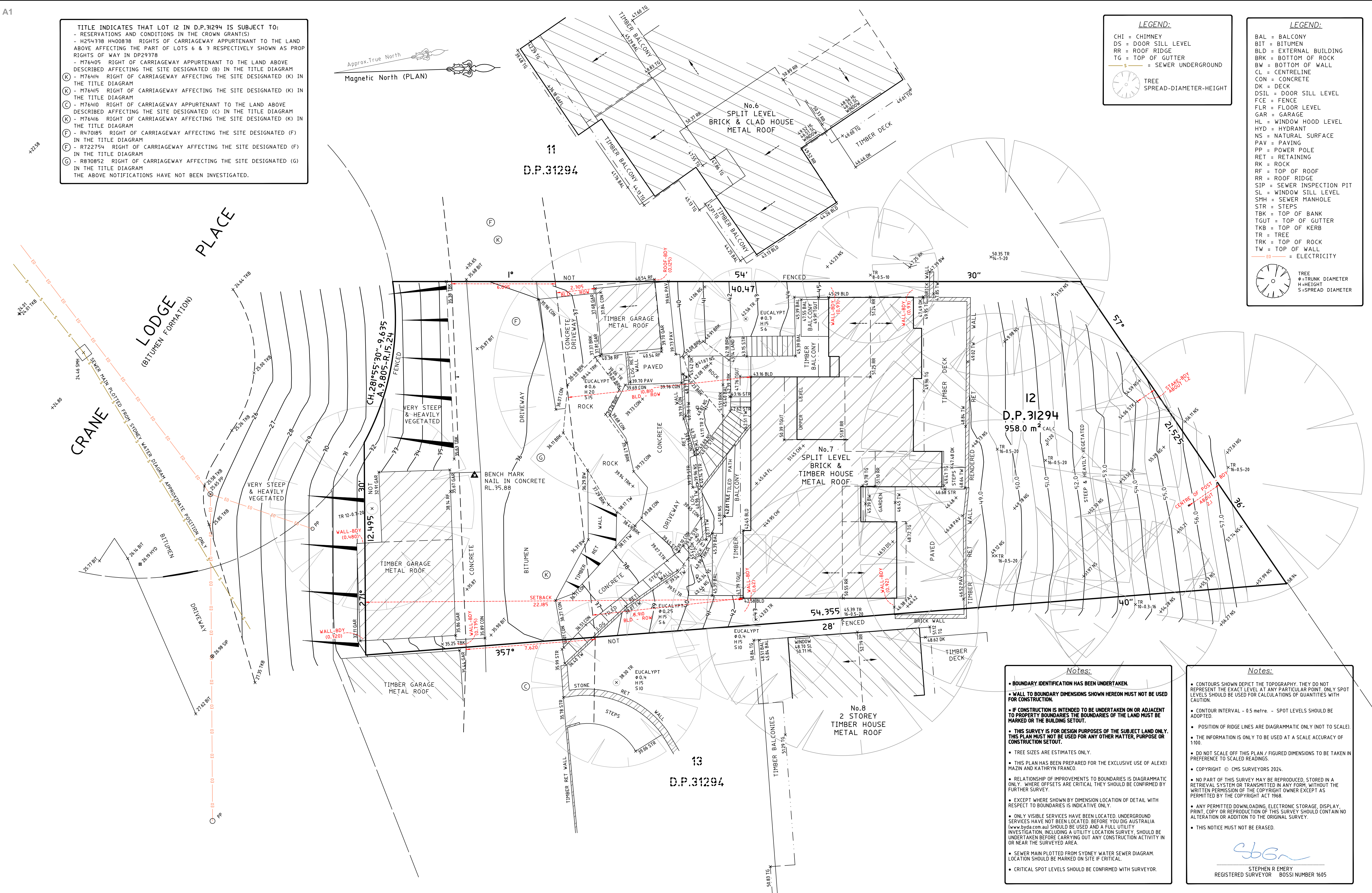
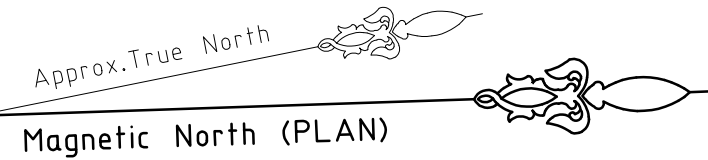


TITLE INDICATES THAT LOT 12 IN D.P.31294 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - H254338 H400838 RIGHTS OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE AFFECTING THE PART OF LOTS 6 & 3 RESPECTIVELY SHOWN AS PROP RIGHTS OF WAY IN DP29378
 - M76405 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (B) IN THE TITLE DIAGRAM
 (K) - M76414 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (K) IN THE TITLE DIAGRAM
 (K) - M76415 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (K) IN THE TITLE DIAGRAM
 (C) - M76410 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (C) IN THE TITLE DIAGRAM
 (K) - M76416 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (K) IN THE TITLE DIAGRAM
 (F) - R470185 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (F) IN THE TITLE DIAGRAM
 (F) - R722754 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (F) IN THE TITLE DIAGRAM
 (G) - R830852 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (G) IN THE TITLE DIAGRAM
 THE ABOVE NOTIFICATIONS HAVE NOT BEEN INVESTIGATED.



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 ALEXEI MAZIN AND KATHRYN FRANCO.
- 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.bvdr.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.

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 1:100.
- 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 R Emery
 REGISTERED SURVEYOR BOSSI NUMBER 1605

5	TREE ADDED	4/06/2024
4	DETAIL UPDATED	21/02/2024
3	OFFSETS TO RIGHT OF WAY	24/06/2021
2	EXTRA LEVEL	11/06/2021
1	FIRST ISSUE	7/02/2011



CLIENT:
 ALEXEI MAZIN AND KATHRYN FRANCO
 LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION
 AND DETAIL & LEVEL SURVEY
 OVER LOT 12 IN DP31294
 No.7 CRANE LODGE PLACE
 PALM BEACH, NSW, 2108



CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
 2/99A South Creek Road, Dee Why, NSW, 2099
 (02) 9971 4802
 info@cmsurveyors.com.au
 www.cmsurveyors.com.au

SURVEYED LJK/KHH	DRAWN GP/KHH	CHECKED GP/KHH	APPROVED MG/DR/IR
SURVEY INSTRUCTION 7695C	SCALE 1:100@A1	DATE OF SURVEY 27/01/11, 31/05/21, 20/02/24 & 03/06/24	
DRAWING NAME 7695Cdetail		SHEET 1 OF 1	ISSUE 5
CAD FILE 7695Cdetail 5.dwg			