

KENNETH ROAD

BM, NAIL IN TOP OF KERB RL 58.93 (AHD)

LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BB	BOTTOM OF BANK
BM	BENCH MARK
BOW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
EXR	EXPOSED ROCK
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW



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DETAIL & BOUNDARY IDENTIFICATION SURVEY OF
LOT 2 IN DP 870859, LOCATED AT
No. 138, KENNETH ROAD, MANLY VALE.

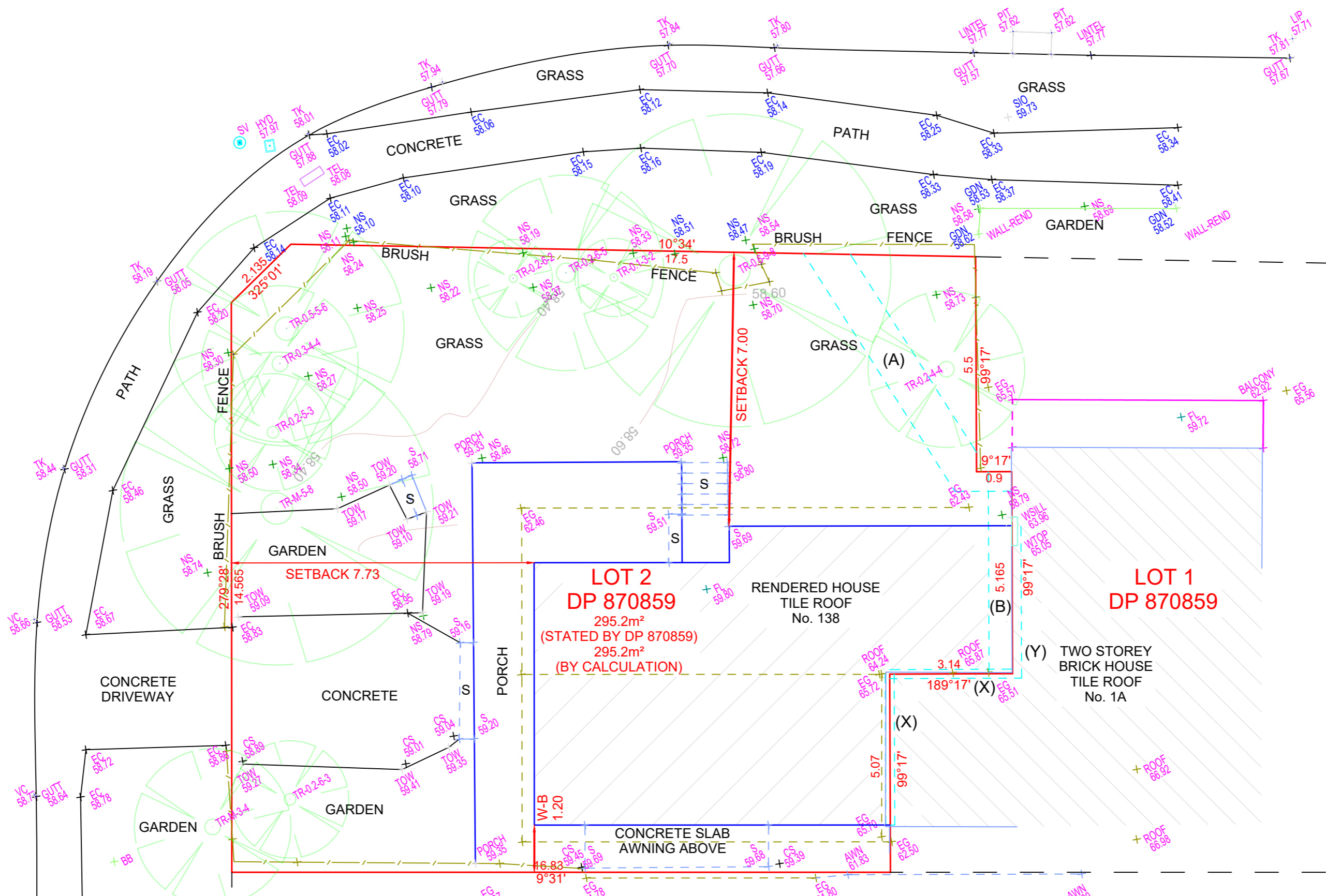
— S — S — APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
 — W — W — APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
 — E — E — ELECTRIC LINE

TELSTRA PIT STOP VALVE POWER POLE
 WATER METER HYDRANT

TREE

 D/H/S DIAMETER/HEIGHT/SPREAD

INSTRUCTING PARTY:	MATTHEW WATERS	SURVEYED BY AA/TS	DATUM:	AHD			
LGA:	NORTHERN BEACHES	AREA BDY DP:	295.2 m ²	DRAWN BY:	SE/DR	CHECKED BY:	KO
SURVEY DATE:	14/10/2021 14/05/2024	AREA BY CALC:	295.2 m ²	SCALE:	1:100@A2	REF.NO:	19297-21 DET ID
DATE DRAWN:	15/10/2021 15/05/2024	CONTOUR INTERVAL:	0.2 m	REV No:	V2	SHEET:	1 OF 1



- (A) - EASEMENT TO DRAIN WATER 1 WIDE & VARIABLE (VIDE DP 870859).
- (B) - EASEMENT FOR OVERHANG 0.6 WIDE (VIDE DP 870859).
- (X) - CROSS EASEMENT CENTRE "HEBEL" BLOCK & TIMBER PARTY WALL (0.23W) (VIDE DP 870859).
- (Y) - CROSS EASEMENT SOUTH FACE BRICK & TIMBER PARTY WALL (0.23W) (VIDE DP 870859).

- THE SUBJECT TITLE NOTES : AS AT 13/5/2024
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 D848392 COVENANT
 - 3 DP870859 CROSS EASEMENTS FOR PARTY WALLS (S.88BB CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN IN THE TITLE DIAGRAM
 - 4 DP870859 EASEMENT TO DRAIN WATER 1 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 5 DP870859 EASEMENT FOR OVERHANG 0.6 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 6 AR512669 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

- NOTES:
- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
 - B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
 - C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
 - D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS - PM 499, RL 59.016(AHD), CLASS LB.
 - E) USE STATED DIMENSIONS. DO NOT SCALE.
 - F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
 - G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

TRENT JAMES VELLA
 (REGISTERED SURVEYOR)
 SURVEYOR ID No. 8959

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