

Notes:

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREIN 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 SET OUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SET OUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF SUZANNE GREEN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. THESE 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. SHALL BEFORE YOU DO SERVICES ON 1000 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 1:500.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © C.M.S. SURVEYORS 2021
- 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.

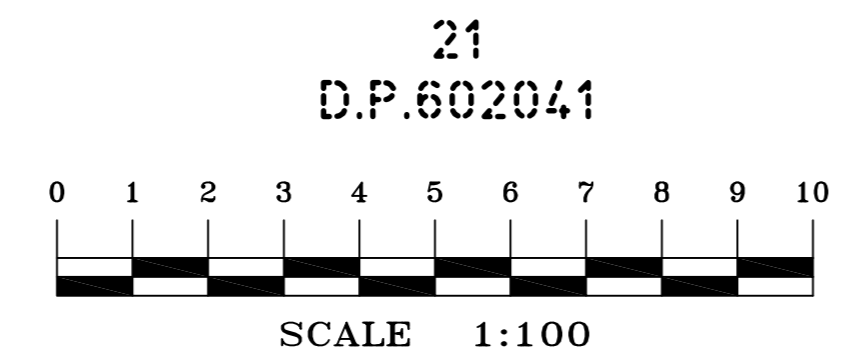
C.M.S. Surveyors Pty Limited
REGISTERED SURVEYOR - BUSINESS NUMBER 1665

LOCATION PLAN
NOT TO SCALE

LEGEND:

BAL	= BALCONY
BB	= BOTTOM OF BANK
BLD	= EXTERNAL BUILDING
BOR	= BOTTOM OF ROCK
BW	= BOTTOM WALL
CHI	= CHIMNEY
CON	= CONCRETE
DK	= DECK
DS	= DOOR SILL LEVEL
GDN	= GARDEN
HL	= HOOD LEVEL
LAN	= LANDING
LID	= MISCELLANEOUS PIT LID
NS	= NATURAL SURFACE
PAR	= PARAPET
PAV	= PAVING
NS	= NATURAL SURFACE
PTH	= PATH
RF	= TOP OF ROOF
RR	= ROOF RIDGE
SHED	= SHED
SL	= SILL LEVEL
STR	= STAIRS
TB	= TOP OF BANK
TG	= TOP OF GUTTER
TOR	= TOP OF ROCKER
TR	= TREE
TW	= TOP OF WALL
WC	= WATER COURSE
EO	= ELECTRICITY OVERHEAD
SG	= SEWER UNDERGROUND
TR	= TREE
SD	= SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 22 IN D.P.602041 IS SUBJECT TO:
RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS:
A - C91942 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP602041
B - DP234570 RIGHT OF CARRIAGEWAY APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED FORMERLY IN LOT 2 IN DP234570 AFFECTING THE PIECE OF LAND WITHIN LOTS 7 AND 8 IN DP196161 SHOWN SO BURDENED IN DP196161
C - DP234570 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
D - OTHER RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICE APPURTENANT TO THE PART SHOWN SO BURDENED IN DP602041 AFFECTING THE LAND SHOWN SO BURDENED IN DP196161
E - OTHER RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
D16257 COVENANT AFFECTING THE SITE DESIGNATED (A) IN THE TITLE DIAGRAM (NOT INVESTIGATED)
E - 0768459 RIGHT OF CARRIAGEWAY APPURTENANT TO THE PARTS SHOWN SO BURDENED IN DP602041 AFFECTING THE PIECE OF LAND SHOWN SO BURDENED IN DP339174



NO.	DESCRIPTION	DATE
1	BOUNDARY REVISION & SETBACKS	12/11/2021
2	ADDITIONAL DETAIL ON EITHER SIDE OF DRIVEWAY AT ENTRY ADDED	23/06/20
3	FIRST ISSUE	30/10/18

HORIZONTAL DATUM:	VERTICAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
	B.M. ADOPTED: 55M 146.74
	R.L. 63.492 (ORDER L2)
	SOURCE: S.C.I.M.S. (28/08/18)

CLIENT:
BOUTIQUE POOL & LANDSCAPES
80A WARATAH STREET
MONA VALE NSW 2103

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 22 IN D.P.602041
90 CABBAGE TREE ROAD,
BAYVIEW NSW 2104

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 465 One Why NSW 2099
2/39A South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
BS/ME/AH	GP/ME	BS/ME/AH	DR/-
SURVEY INSTRUCTION 180229		SCALE 1:100	DATE OF SURVEY 17/08/18 & 18/06/20
DRAWING NAME 18022detail		SHEET 1	ISSUE 3
CAD FILE 18022Detail_3.dwg			