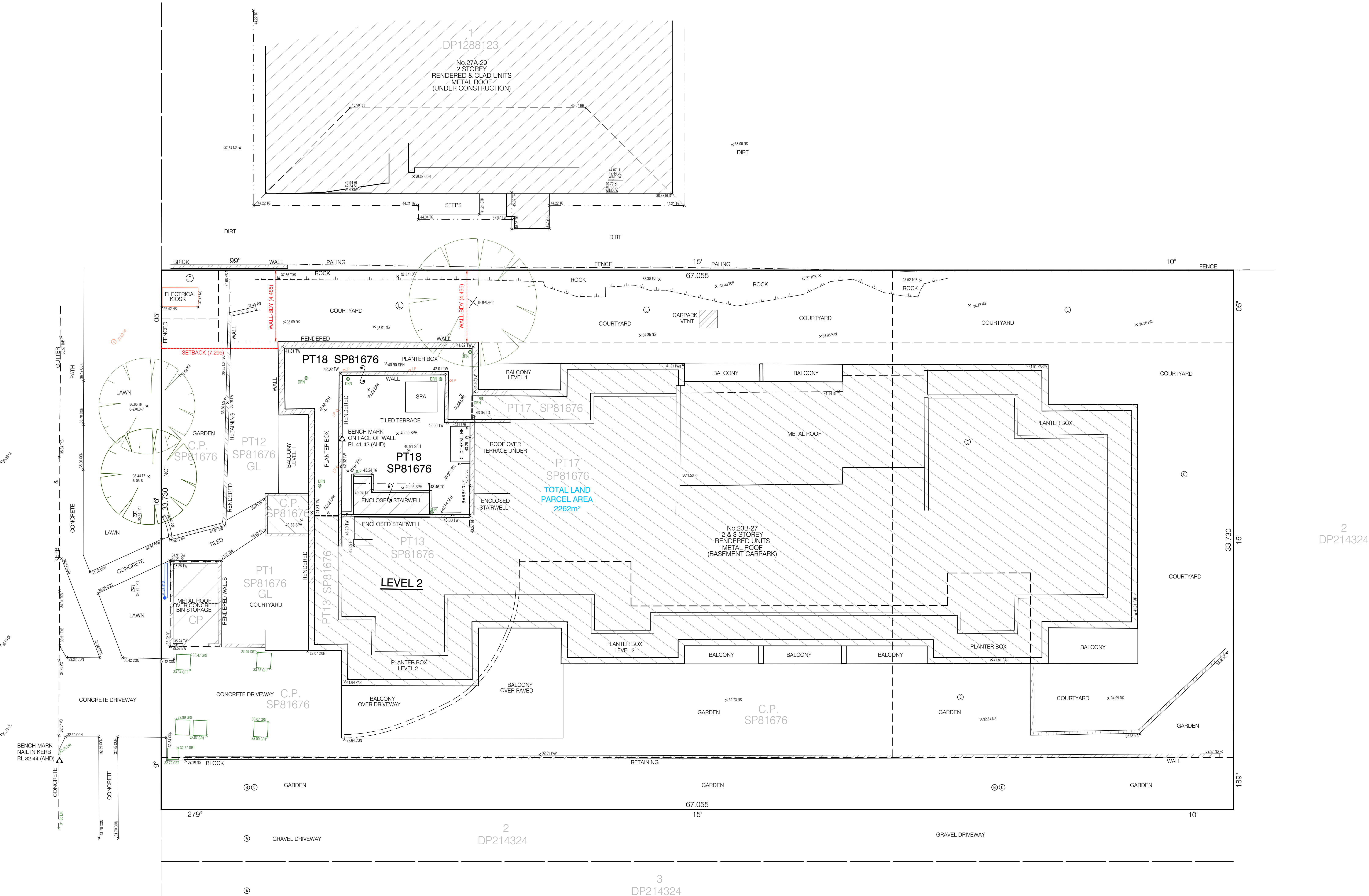


AVENUE
(BITUMEN FORMATION)

PINE



TITLE INDICATES THAT LOT 18 IN S.P.81676 IS SUBJECT TO:
- INTERESTS RECORDED ON REGISTER FOLIO CP/SP81676

TITLE INDICATES THAT COMMON PROPERTY IN S.P.81676 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- J1513371 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- J1513371 RIGHT OF CARRIAGEWAY & EASEMENTS APPURTENANT TO THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- J1513371 RIGHT OF CARRIAGEWAY & EASEMENTS AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP1134197 RESTRICTIONS (ON THE USE OF LAND (NOT INVESTIGATED))
- DP1134197 POSITIVE COVENANT REFERRED TO AND NUMBERED (3) IN THE S.888 INSTRUMENT (NOT INVESTIGATED)
- DP1134197 POSITIVE COVENANT REFERRED TO AND NUMBERED (3) IN THE S.888 INSTRUMENT (NOT INVESTIGATED)
- DP1134197 EASEMENT FOR LANDSCAPING PROTECTION 4.49 & 4.5 WIDE LIMITED IN STRATUM AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP1134197 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- AP42126 INITIAL PERIOD EXPIRED
- AP42126 CONSOLIDATION OF REGISTERED BY LAWS

THE PERGOLAS, SINKS, CUPBOARDS AND WALL TILES WITHIN THE TERRACES OF THE LOTS ARE PART OF THE LOT AND ARE NOT COMMON PROPERTY.

THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.

THE STRATUM OF THE PLANTER BOXES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.

FOR FULL LOCATION OF STRATA LOTS & COMMON PROPERTY REFER TO STRATA PLAN 81676.

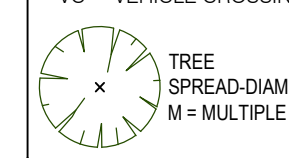
NOTES:

- 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 ON 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 ANTONY GOLD.
- 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.beyondboundaries.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.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- POSITION OF ROSE 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.

KAL
REGISTERED SURVEYOR BOSS NUMBER 7835

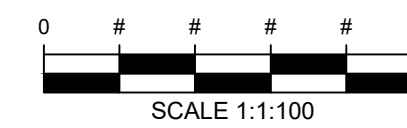
LEGEND:

B.L.D. = EXTERNAL BUILDING
B.W. = BOTTOM WALL
C.L. = CENTRELINE
CON. = CONCRETE
GR. = GRASS
GRT. = GRATE
H.L. = HOOD LEVEL
HYD. = HYDRANT
L.B. = LINTEL
N.S. = NATURAL SURFACE
P.A.T. = PARAPET
P.A.V. = PAVING
P.P. = POWER POLE
R.F. = TOP OF ROOF
R.R. = ROOF RIDGE
S.L. = SILL LEVEL
S.H. = SPOT HEIGHT
S.T.R. = STAIRS
T.L. = TILE
T.G. = TOP OF GUTTER
T.O.B. = TOP OF KERB
T.O.P. = TOP OF POLE
T.R.T. = TELSTRA PIT
T.W. = TOP OF WALL
V.C. = VEHICLE CROSSING



2 SITE DETAIL ADDED 22/04/2024

1 FIRST ISSUE 24/11/2023



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 2020 (GROUND)
MARKS ADOPTED: PM 4600 & SSM 7161
VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
S.M. ADOPTED: PM 4600
R.L. 27.565 (CLASS LB)
SOURCE: S.C.I.M.S. (15/11/2023)

CLIENT:
ANTONY GOLD

LGA: NORTHERN BEACHES
BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 18 & COMMON PROPERTY IN S.P.81676 No.18/23B-27 PINE AVENUE BROOKVALE, NSW, 2100

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/29A South Creek Road, Dee Why, NSW, 2099
☎ (02) 9971 4802
✉ info@cmsurveyors.com.au
🌐 www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
NS/PB	NS/PB	RM/PB	KR/KC
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
22987A	1:100@A0	20/11/23 & 19/04/24	
DRAWING NAME	SHEET	ISSUE	
22987Adetail	1 OF 1	1	
CAD FILE			
22987Adetail 2.dwg			