

- THIS PLAN HAS BEEN PREPARED UNDER THE SUPERVISION OF A REGISTERED SURVEYOR.
- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DATA SUBMISSION (TITLE DIMENSIONS ONLY). LARGE DISCREPANCIES EXIST IN THE SUBJECT AND SURROUNDING BOUNDARY DIMENSIONS WHEN COMPARED TO TITLE DIMENSIONS. DUE TO THIS A CONSERVATIVE APPROACH HAS BEEN UNDERTAKEN WITH REGARD TO THE LOCATION OF THE BOUNDARIES SHOWN HEREON TO ENSURE PROPOSED WORKS ARE LOCATED WITHIN THE PROPERTY BOUNDARIES.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- AREA HAS BEEN CALCULATED BY TITLE DIMENSIONS.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MICHAEL QUINN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC. WHERE POSITIONS 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. DIAL BEFORE YOU DIG SERVICES (p1100) 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.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- 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 FIDELITY 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 THE PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2019.
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- THIS NOTICE MUST NOT BE ERASED.

REGISTERED SURVEYOR
BOSSI No.1605


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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 883
R.L. 22.282 (ORDER L2)
SOURCE: S.C.I.M.S. (10/12/19)

I	FIRST ISSUE	19/12/19

CLIENT:
MICHAEL QUIRK
c/- MM&J ARCHITECTS,
1/36-42 SYDNEY ROAD, MANLY 2095

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 IN D.P.77261
45 STUART STREET
MANLY NSW 2095**

 **C.M.S. Surveyors
Pty Limited**

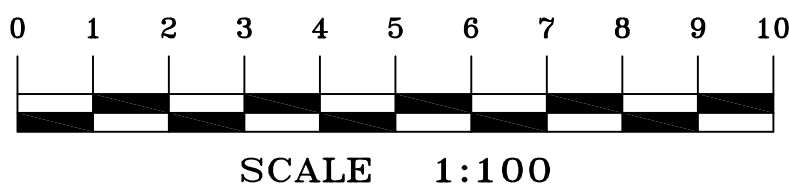
ACN: 096 240 201

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LGA: NORTHERN BEACHES | SHEET 1 OF 1

SURVEYED M.B.	DRAWN R.N.	CHECKED M.B.	APPROVED AF
SURVEY INSTRUCTION 18995		SCALE H:100 A:1 L:200 A:3	DATE OF SURVEY 05/12/19
DRAWING NAME 18995detail			ISSUE 1
CAD FILE 18995detail 1.dwg			

TITLE INDICATES THAT LOT 1 IN D.P.77261 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



SCALE 1:100

FREE

(BITUMEN FORMATION)

STUART

LEGEND:

BAL = BALCONY
 BLD = EXTERNAL BUILDING
 CL = CENTRELINE
 COL = COLUMN
 CON = CONCRETE
 DK = DECK
 DS = DOOR STILL LEVEL
 FL = FLOOR LEVEL
 GAFL = GARAGE FLOOR LEVEL
 GAR = GARAGE
 GM = GAS METER
 GRT = GRATE
 HL = HEAD LEVEL
 LN = LINTEL
 NLS = NATURAL SURFACE
 PAV = PAVING
 PER = PERGOLA
 RF = TOP OF ROOF
 RR = ROOF RIDGE
 SL = SILL LEVEL
 STR = STAIRS
 TER = TERRACE
 TFCE = TOP OF FENCE
 TG = TOP OF GUTTER
 THOB = TOP OF HOB
 TKB = TOP OF KERB
 TPIL = TELESTRA PILLAR
 TR = TREE
 TW = TOP OF WALL
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

