



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 REBECCA & ZLATKO JOVANOV.
- 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.byda.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.
- 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.

Karl Robertson
 KARL ROBERTSON
 REGISTERED SURVEYOR BOSSI NUMBER 7835

1 FIRST ISSUE 1/05/2024

0 1 2 3 4 5
 SCALE 1:100

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

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 57095 (BY GNSS)
 R.L. 22.712 (CLASS LC)
 SOURCE: S.C.I.M.S. (26/04/2021)

CLIENT:
 REBECCA & ZLATKO JOVANOV

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP810465 No.22 HILLCREST AVENUE MONA VALE, NSW, 2103

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|--------------------|-------------------|----------------|----------|
| SURVEYED | DRAWN | CHECKED | APPROVED |
| KK | GP | KK | RM |
| SURVEY INSTRUCTION | SCALE | DATE OF SURVEY | |
| 23364 | 1:100@A1 | 22/04/2024 | |
| DRAWING NAME | SHEET | | ISSUE |
| 23364detail | 1 OF 1 | | 1 |
| CAD FILE | 23364detail 1.dwg | | |

LEGEND:

- BAL = BALCONY
- BW = BOTTOM WALL
- CH = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GARFL = GARAGE FLOOR LEVEL
- GDW = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- IL = INVERT LEVEL
- NS = NATURAL SURFACE
- PAT = PATIO
- PAV = PAVING
- PIPE = PIPE OVER/VERT
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- TER = TERRACE
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKD = TOP OF KERB
- TPT = TELSTRA FIT
- TW = TOP OF WALL
- WM = WATER METER
- EL = ELECTRICITY OVERHEAD
- SEW = SEWER UNDERGROUND

TREE
 SPREAD-DIAMETER-HEIGHT
 M = MULTIPLE TRUNKS

TITLE INDICATES THAT LOT 1 IN D.P.810465 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

1
 D.P.810465
 1577m² BY TITLE

STEEP DROP - INACCESSIBLE
 NOT SURVEYED

C
 D.P.101890

1
 D.P.1031105