



# C&A SURVEYORS

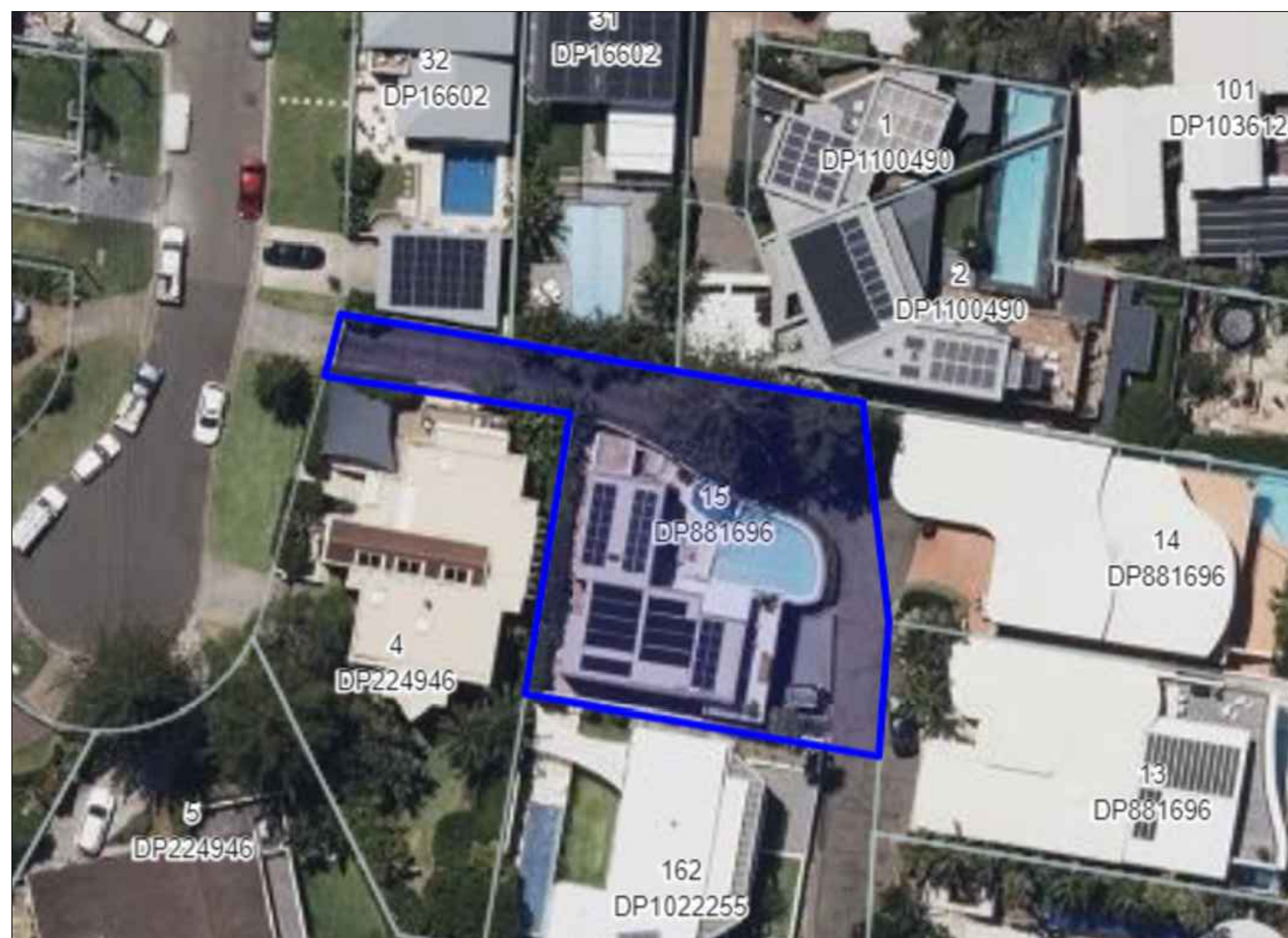
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## PROPERTY ADDRESS :

NO.20, MOLONG STREET, NORTH CURL CURL .



## CONTENTS :

1. DWG FILES
2. PDF FILES
3. TITLE SEARCH (INCLUDED)
4. DEPOSITED PLAN (INCLUDED)
5. SITE PHOTOS



A1

IAN AVENUE

LOT 32  
DP 16602

LOT 31  
DP 16602

LOT 2  
DP 1100490

LOT 14  
DP 881696

LOT 4  
DP 224946

LOT 15  
DP 881696

LOT 13  
DP 881696

LOT 162  
DP 1022255



LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
A-B	AWNING TO BOUNDARY
BB	BOTTOM OF BANK
BL-B	BALCONY TO BOUNDARY
BM	BENCH MARK
BOW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CL	CENTRE LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EB	EDGE OF BITUMEN
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
PR	PLANTER
RL	REDUCED LEVEL
RTK	ROLLING TOP OF KERB
S	STEPS
S-B	SHED TO BOUNDARY
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
UC	UNDER SIDE OF EAVES
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW


- (A) - RIGHT OF CARRIAGEWAY EASEMENT FOR DRAINAGE OF WATER AND EASEMENT FOR SERVICES VARIABLE WIDTH AND 4.57 WIDE ( VIDE DP 881696)  
(A) - EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH AND 4.57 WIDE ( VIDE DP 881696)  
(A) - RIGHT OF ACCESS VARIABLE WIDTH AND 4.57 WIDE ( VIDE DP 881696)  
(C) - EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE AND VARIABLE ( VIDE DP 881696)  
(E) - EASEMENT FOR SECURITY PURPOSES VARIABLE WIDTH ( VIDE DP 881696)

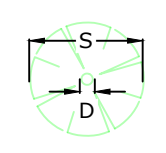


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DETAIL & BOUNDARY IDENTIFICATION  
SURVEY OF

LOT 15 IN DP 881696, LOCATED AT  
NO.20, MOLONG STREET, NORTH CURL CURL.

— 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
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INSTRUCTING PARTY: ALEX BRYDEN		SURVEYED BY: CN		DATUM: AHD	
LGA: NORTHERN BEACHES	AREA BDY DP: 728.9 m²	DRAWN BY: SS		CHECKED BY: KO	
SURVEY DATE: 26/2/2024	AREA BY CALC: 728.8 m²	SCALE: 1:100@A1		REF.NO: 31790-24 DET ID	
DATE DRAWN: 28/2/2024	CONTOUR INTERVAL: -- m	REV No: V1		SHEET: 1 OF 1	

I HEREBY CERTIFY THE BOUNDARIES SHOWN HEREON ARE TRUE AND CORRECT AND ARE SURVEYED BOUNDARIES.  
BRANDAN BOWD  
REGISTERED LAND SURVEYOR  
SURVEYOR ID No. SU009122  
SURVEYING & SPATIAL INFORMATION ACT 2002  
TO BE READ WITH MY REPORT DATED 12/3/2024

THE SUBJECT TITLE NOTES : AS AT 23/2/2024

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP881696 RIGHT OF CARRIAGEWAY,EASEMENT FOR DRAINAGE OF WATER AND EASEMENT FOR SERVICES 4.57 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP881696 RIGHT OF CARRIAGEWAY,EASEMENT FOR DRAINAGE OF WATER AND EASEMENT FOR SERVICES 4.57 WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP881696 EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP881696 EASEMENT FOR ACCESS AND DRAINAGE PURPOSES 4.57 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP881696 POSITIVE COVENANT
- 7 DP881696 RESTRICTION(S) ON THE USE OF LAND
- 8 DP881696 EASEMENT FOR SECURITY PURPOSES VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP881696 EASEMENT FOR SECURITY PURPOSES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP881696 RIGHT OF ACCESS VARIABLE WIDTH AND 4.57 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP881696 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

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.  
E) ORIGIN OF LEVELS : SSM 825, RL 48.693 (AHD), CLASS LB.  
F) USE STATED DIMENSIONS. DO NOT SCALE.  
G) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.  
H) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	28/2/24