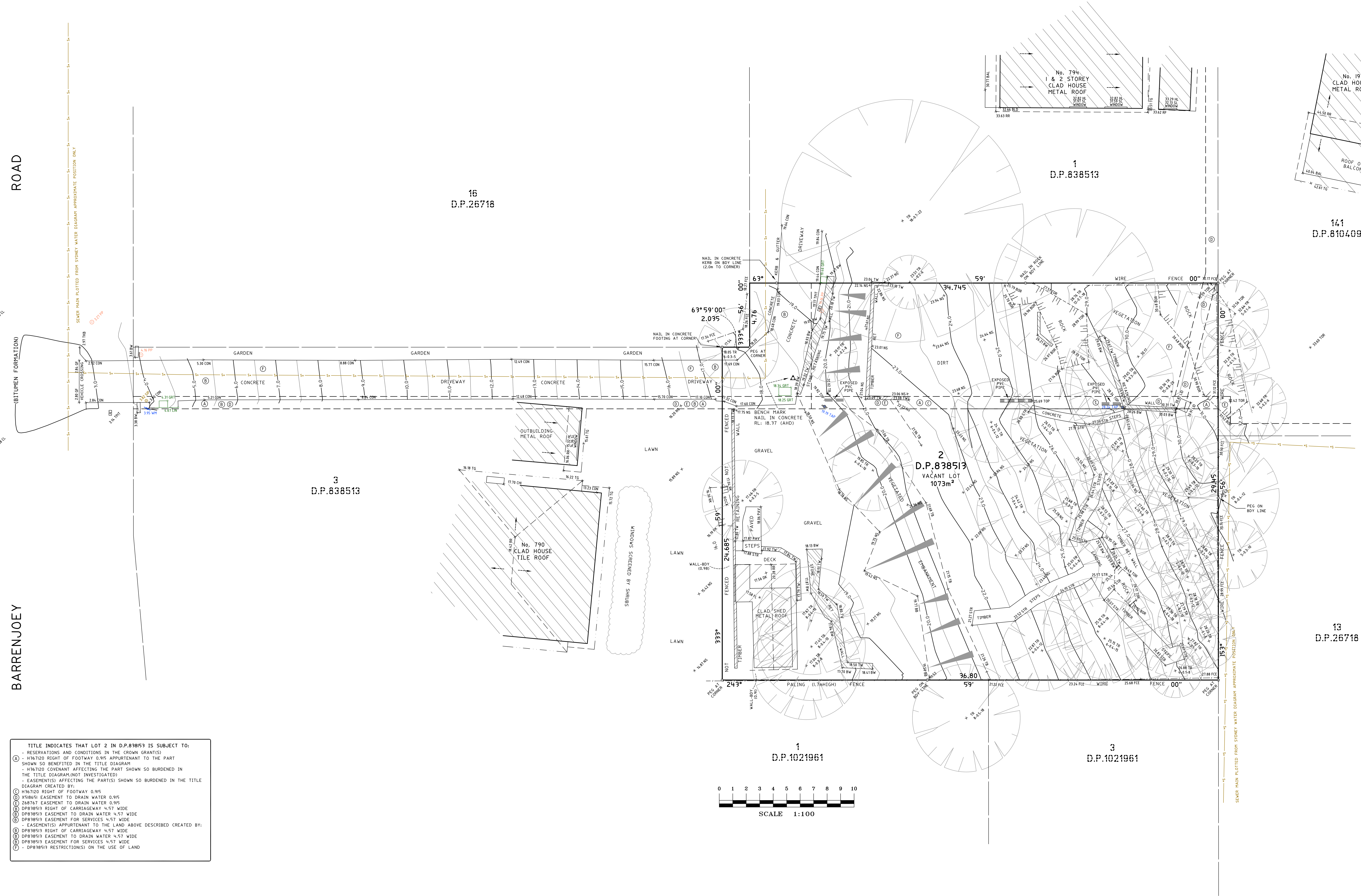
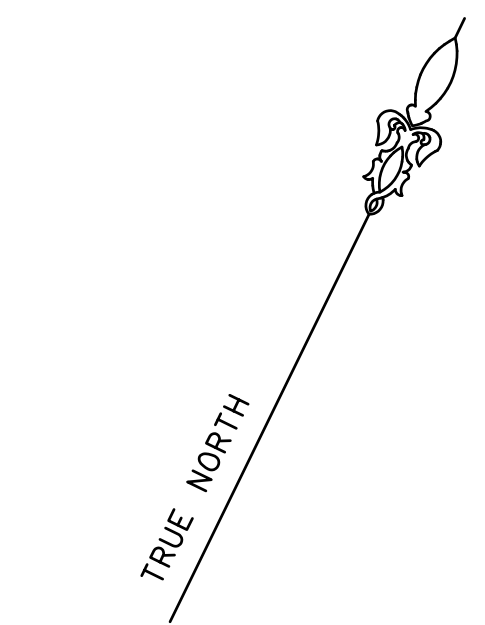


TITLE INDICATES THAT LOT 2 IN D.P.838513 IS SUBJECT TO:
 (A) - RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)
 - H36702 RIGHT OF FOOTWAY 0.915 APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
 - H36702 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM (NOT INVESTIGATED)
 - EASEMENTS AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:
 H36702 RIGHT OF FOOTWAY 0.915
 X598451 EASEMENT TO DRAIN WATER 0.915
 Z68767 EASEMENT TO DRAIN WATER 0.915
 DP838513 RIGHT OF CARRIAGEWAY 4.57 WIDE
 DP838513 EASEMENT TO DRAIN WATER 4.57 WIDE
 DP838513 EASEMENT FOR SERVICES 4.57 WIDE
 - EASEMENTS APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY:
 DP838513 RIGHT OF CARRIAGEWAY 4.57 WIDE
 DP838513 EASEMENT TO DRAIN WATER 4.57 WIDE
 DP838513 EASEMENT FOR SERVICES 4.57 WIDE
 - DP838513 RESTRICTIONS ON THE USE OF LAND



NOTES

- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- 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 JOHN RITCHIE
- 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. DIAL BEFORE YOU DIG SERVICES (UNLESS SHOWN BY DIMENSION) 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 STONEY 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 2020
- 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 IN ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
 REGISTERED SURVEYOR BOSSI NUMBER 1442

LEGEND:

- BAL = BALCONY
- BB = BOTTOM OF BANK
- BLD = EXTERNAL BUILDING
- BOR = BOTTOM OF ROCK
- BW = BOTTOM OF WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- FCE = FENCE
- GF = GUTTER LEVEL
- GRT = GRATE
- HL = HOOD LEVEL
- LID = MISCELLANEOUS PIT LID
- LIN = LINTEL
- NS = NATURAL SURFACE
- PEG FOUND
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- TAB = TAB
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TWB = TOP OF WIRE
- TOP = TOP OF PIPE
- TOR = TOP OF ROCK
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER
- = ELECTRICITY OVERHEAD
- - - = SEWER UNDERGROUND
- TREE SPREAD-DIAMETER-HEIGHT

HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: ASSUMED
 VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 11659
 R.L. 1.441 (ORDER L2)
 SOURCE: S.C.I.M.S. (09/05/18)

3	DETAIL UPDATED	24/02/20
2	EASEMENTS ADDED	23/05/18
1	FIRST ISSUE	16/05/18

CLIENT:
 JOHN RITCHIE
 21 WAKEFIELD STREET
 NORTH MANLY NSW 2100

SURVEY PLAN
 SHOWING DETAIL & LEVELS
 OVER LOT 2 IN D.P.838513
 790A BARRENJOEY ROAD
 PALM BEACH NSW 2108

C.M.S. Surveyors
 Pty Limited
 ACN: 096 240 201
 PO Box 463 Dee 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

A: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED BY PB	DRAWN MC	CHECKED ME	APPROVED MDL
SURVEY INSTRUCTION 17740	SCALE 1:100 @ A0	DATE OF SURVEY 07/05/18 & 24/02/20	
DRAWING NAME 17740detail			ISSUE 3
CAD FILE 17740detail 3.dwg			