

TITLE INDICATES THAT LOT 490 IN D.P.16902 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)
- C454319 COVENANT (NOT INVESTIGATED)
- C838356 VARIATION OF COVENANT (NOT INVESTIGATED)
- W724972 VARIATION OF COVENANT (NOT INVESTIGATED)
- DP639570 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN DP639570

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 DONNA & RICHARD EDDIE.
- 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.

Notes:

- 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.
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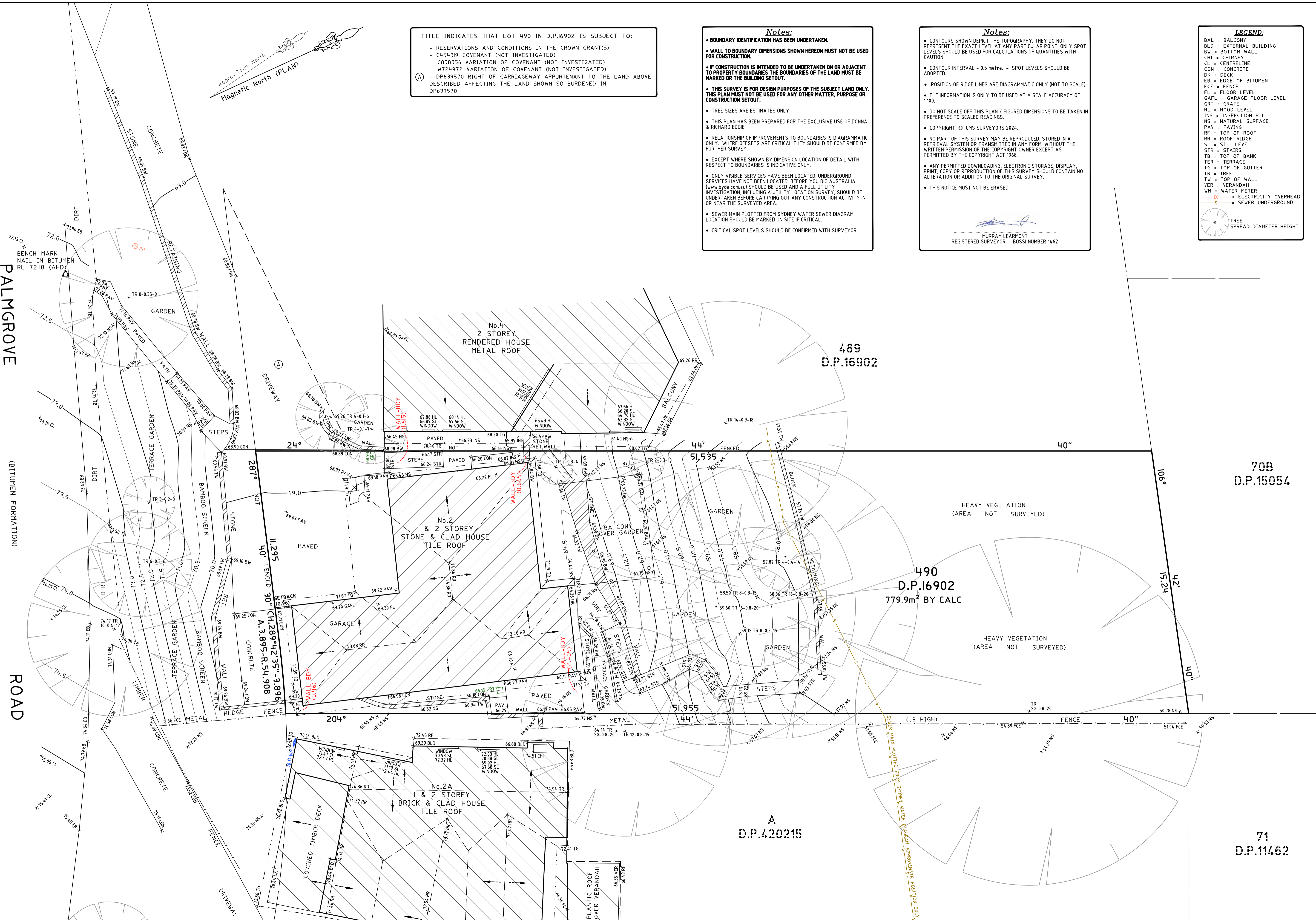
MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

LEGEND:

- BAL = BALCONY
- BLD = EXTERNAL BUILDING
- BW = BOTTOM WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- EB = EDGE OF BITUMEN
- FCE = FENCE
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GRT = GRATE
- HL = HOOD LEVEL
- INS = INSPECTION PIT
- NS = NATURAL SURFACE
- PAV = PAVING
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SL = SILL LEVEL
- STR = STAIRS
- TB = TOP OF BANK
- TER = TERRACE
- TG = TOP OF GUTTER
- TR = TREE
- TW = TOP OF WALL
- VER = VERANDAH
- WM = WATER METER
- = ELECTRICITY OVERHEAD
- S— = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

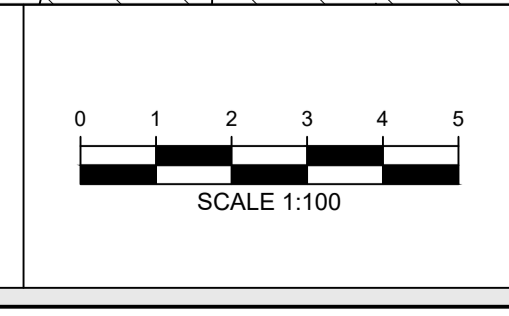
PALMGROVE ROAD (BITUMEN FORMATION)



1	FIRST ISSUE	13/02/2024
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HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: FM 59496
R.L. 78.501 (CLASS LC)
SOURCE: S.C.I.M.S. (31/01/2024)



CLIENT:
DONNA & RICHARD EDDIE

LGA: NORTHERN BEACHES

SURVEY PLAN SHOWING DETAIL & LEVELS
OVER LOT 490 IN DP16902
No.2 PALMGROVE ROAD
AVALON BEACH, NSW, 2107

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SURVEYED BW	DRAWN ABS	CHECKED BW	APPROVED BS
SURVEY INSTRUCTION 23165	SCALE 1:100@A1	DATE OF SURVEY 05/02/2024	
DRAWING NAME 23165detail	CAD FILE 23165detail.1.dwg	SHEET 1 OF 1	ISSUE 1