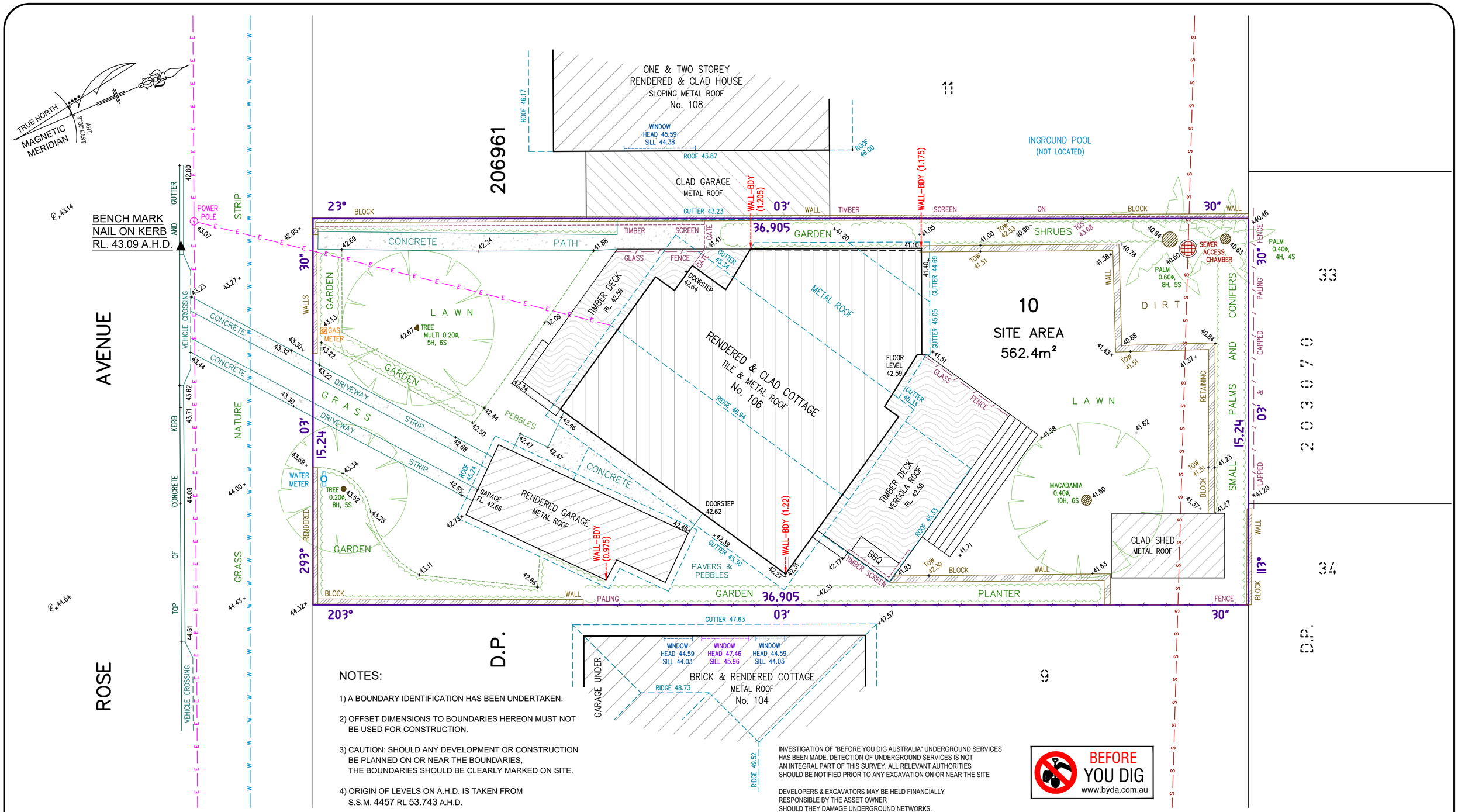

NOTES:

1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.

2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.

3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.

4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 4457 RL 53.743 A.H.D.

5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.

6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "BEFORE YOU DIG AUSTRALIA" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.

7) BEARINGS SHOWN ARE ON MAGNETIC MERIDIAN.

INVESTIGATION OF "BEFORE YOU DIG AUSTRALIA" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND CHECK BEFORE YOU DIG AUSTRALIA.
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BEFORE YOU DIG
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0 1 2 3 4 5 METRES
SCALE 1:100

WARREN L. BEE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU000448

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ABN: 13 003 194 447
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LEGEND

TREE 0.10ø, 5H, 4S	DENOTES APPROX 0.10m DIAMETER of TREE DENOTES APPROX. 5m HEIGHT of TREE DENOTES APPROX. 4m SPREAD of TREE
℄	DENOTES CENTRE LINE OF ROAD
TOW	DENOTES TOP OF WALL
TOS	DENOTES TOP OF SCREEN

OVERHEAD ELECTRIC LINES — E — E — E — E —
BOARDS SEWER — S — S — S — S —
WATER LINES — W — W — W — W —

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 10 IN D.P. 206961 KNOWN AS No. 106 ROSE AVENUE, WHEELER HEIGHTS.

L.G.A.: NORTHERN BEACHES

CLIENT	Mrs P. BUCHANAN				REF No. 16854
PROPERTY	No. 106 ROSE AVENUE, WHEELER HEIGHTS				
DATUM	A.H.D.	SCALE	1:100 @ A2	DATE 20/11/2023	SHEET No. 1 of 1
SURVEYED	W.B./J.H./O.G.	DRAWN	R.M./L.B.	DWG No. 16854A	REV No. 00