



Notes:

- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- ALL TO BOUNDARY DIMENSIONS SHOWN HEREIN 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 AMANDA AND JOHN FULLER.
- 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 (db y100) 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 ADOPED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC (ONLY INOT 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 © C.M.S. SURVEYORS 2021.
- 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.

LEGEND:

BAL = BALCONY
BBK = BOTTOM OF BANK
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BRK = BOTTOM OF ROCK
BW = BOTTOM OF WALL
CEIL = CEILING LEVEL
CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
DK = DECK
FLR = FLOOR LEVEL
GDN = GARDEN EDGE
GRV = GRAVEL
GUT = GUTTER
NS = NATURAL SURFACE
PAV = PAVING
PER = PERGOLA
PL = POOL
PP = POWER POLE
REND = RENDERED
RET = RETAINING
RF = TOP OF ROOF
RR = ROOF RIDGE
NS = NATURAL SURFACE
SMH = SEWER MANHOLE
STR = STEPS
TBK = TOP OF BANK
TCOL = TOP OF COLUMN
TG = TOP OF GUTTER
TKB = TOP OF KERB
TL = TILE
TR = TREE
TRK = TOP OF ROCK
TW = TOP OF ELECTRICITY

LEGEND:

TREE
= TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER

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TITLE INDICATES THAT LOT 148 IN D.P.225585 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)
- H295002 EASEMENT FOR RIGHT OF WAY AFFECTING THE PART OF THE LAND WITHIN DESCRIBED SHOWN AS RIGHT OF WAY 15FT WIDE IN PLAN WITH H295002
- H295003 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS EASEMENT FOR SUPPORT VAR WIDTH IN PLAN WITH H295002
- H295003 EASEMENT FOR RIGHT OF WAY APPURTENANT TO THE LAND WITHIN DESCRIBED AFFECTING THE LAND SHOWN AS RIGHT OF WAY VAR WIDTH IN PLAN WITH H295002
- H798396 COVENANT (NOT INVESTIGATED)
- JN29699 COVENANT (NOT INVESTIGATED)
- JN29680 JN29681 RIGHTS OF CARRIAGEWAY & EASEMENTS FOR SERVICES AFFECTING THE RIGHT OF WAY 30FT & 36FT WIDE & VAR WIDTH WITHIN LOTS 50,51 IN DP22967 APPURTENANT TO THE LAND ABOVE DESCRIBED
- JN29682 JN29683 RIGHTS OF CARRIAGEWAY & EASEMENTS FOR SERVICES AFFECTING THE RIGHT OF WAY 30FT & 36FT WIDE & VAR WIDTH WITHIN LOTS 52 & 53 IN DP22967 APPURTENANT TO THE LAND ABOVE DESCRIBED
- JN29684 JN29685 JN29686 RIGHTS OF CARRIAGEWAY & EASEMENTS FOR SERVICES AFFECTING RIGHT OF WAY 30FT & 36FT WIDE & VAR WIDTH IN LOTS 54,55,56 IN DP22967 APPURTENANT TO THE LAND ABOVE DESCRIBED

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| 5 | DETAIL UPDATED | 30/06/2021 | HORIZONTAL DATUM: | VERTICAL DATUM: | CLIENT: | SURVEY PLAN | C.M.S. Surveyors Pty Limited | SURVEYED | DRAWN | CHECKED | APPROVED |
| 4 | CLIENT DETAILS AMENDED | 14/05/2021 | CO-ORDINATE SYSTEM: ASSUMED | DATUM: AUSTRALIAN HEIGHT DATUM (AHD) | AMANDA AND JOHN FULLER | SHOWING DETAIL & LEVELS AND REAR BOUNDARY MARKING | ACN: 096 240 201 | L/J/HH | L/J/HH | L/J/HH | AF/MDL |
| 3 | DETAIL UPDATED AND REAR BOUNDARY MARKED | 11/03/2021 | MARKS ADOPTED: | B.M. ADOPTED: CUT IN KERB | 72 HERBERT AVENUE | OVER LOT 148 IN D.P.225585 | PO Box 463 Dee Why NSW 2099 | SURVEY INSTRUCTION | SCALE | DATE OF SURVEY | |
| 2 | FIRST ISSUE | 7/03/2012 | L.G.A. NORTHERN BEACHES | R.L. 68.68 | NEWPORT NSW 2106 | 72 HERBERT AVENUE | 2/99A South Creek Road, Dee Why NSW 2099 | 69258 | 1:100 @ AD | 22/06/2021 | |
| 1 | PRELIMINARY ISSUE | 2/03/2012 | | SOURCE: FROM MBS GREEN & ASSOC'S. PTY. LTD | | NEWPORT NSW 2106 | Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 | DRAWING NAME | | SHEET | ISSUE |
| | | | | | | | E-mail: info@cmssurveyors.com.au | 69258detail | | 1 of 1 | 5 |