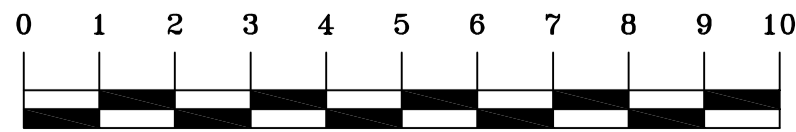
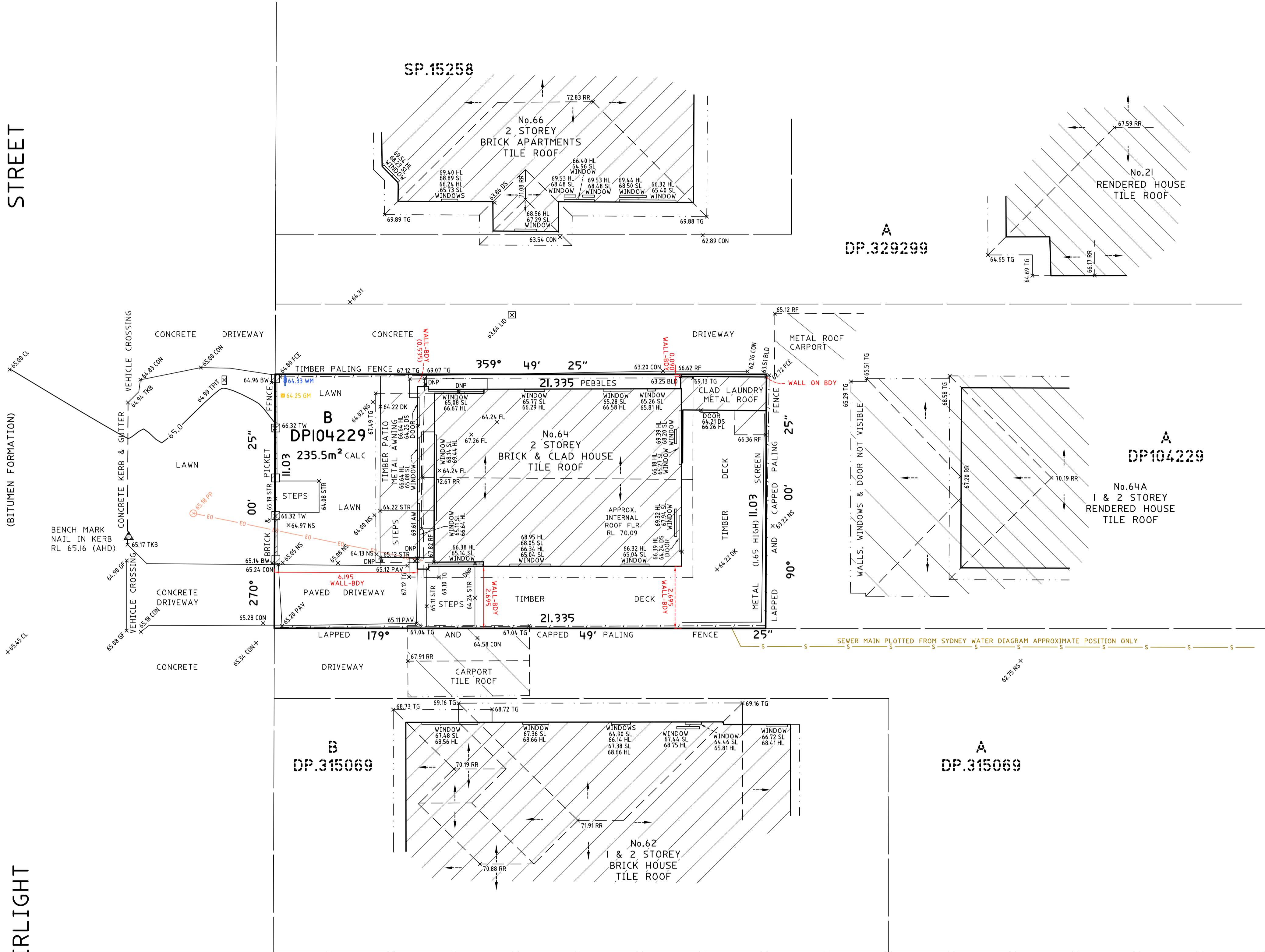


STREET

(BITUMEN FORMATION)

FAIRLIGHT



SCALE 1:100

TITLE INDICATES THAT LOT B IN D.P.104229 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

LEGEND:

AW = AWNING  
BLD = EXTERNAL BUILDING  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DNP = DOWN PIPE  
DS = DOOR SILL LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GF = GUTTER LEVEL  
GM = GAS METER  
HL = HOOD LEVEL  
LID = MISCELLANEOUS PIT LID  
NS = NATURAL SURFACE  
PAV = PAVING  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SL = SILL LEVEL  
STR = STAIRS  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TPIT = TELSTRA PIT  
TW = TOP OF WALL  
WM = WATER METER  
EO = ELECTRICITY OVERHEAD  
S = SEWER UNDERGROUND

NOTES

- A BOUNDARY SURVEY 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.
- PARTY WALLS HAVE BEEN PLOTTED TO TITLE DIAGRAM DIMENSIONS. PARTY WALL THICKNESS CAN BE CONFIRMED BY INTERNAL SURVEY.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF IAN DONALDSON & LUCY SHEPHERD.
- 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 (pb 1100) 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.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- 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.
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- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: ASSUMED  
MARKS ADOPTED: N/A  
VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM.922  
R.L. 67.230 (ORDER L2)  
SOURCE: S.C.I.M.S. (27/06/19)

2	BOUNDARY IDENTIFICATION	28/02/22
1	FIRST ISSUE	11/07/19

CLIENT:  
IAN DONALDSON & LUCY SHEPHERD  
c/o MM+J ARCHITECTS  
1/36-42 SYDNEY ROAD  
MANLY NSW 2095

SURVEY PLAN  
SHOWING DETAIL & LEVELS  
OVER LOT B IN D.P.104229  
No.64 FAIRLIGHT STREET  
FAIRLIGHT NSW 2094

C.M.S. Surveyors  
Pty Limited

ACN: 096 240 201

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Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED ME	DRAWN CJR	CHECKED HH	APPROVED DR
SURVEY INSTRUCTION 18657	SCALE 1:200 A3	DATE OF SURVEY 03/07/19	ISSUE 2
DRAWING NAME 18657detail			
CAD FILE 18657detail 2.dwg			