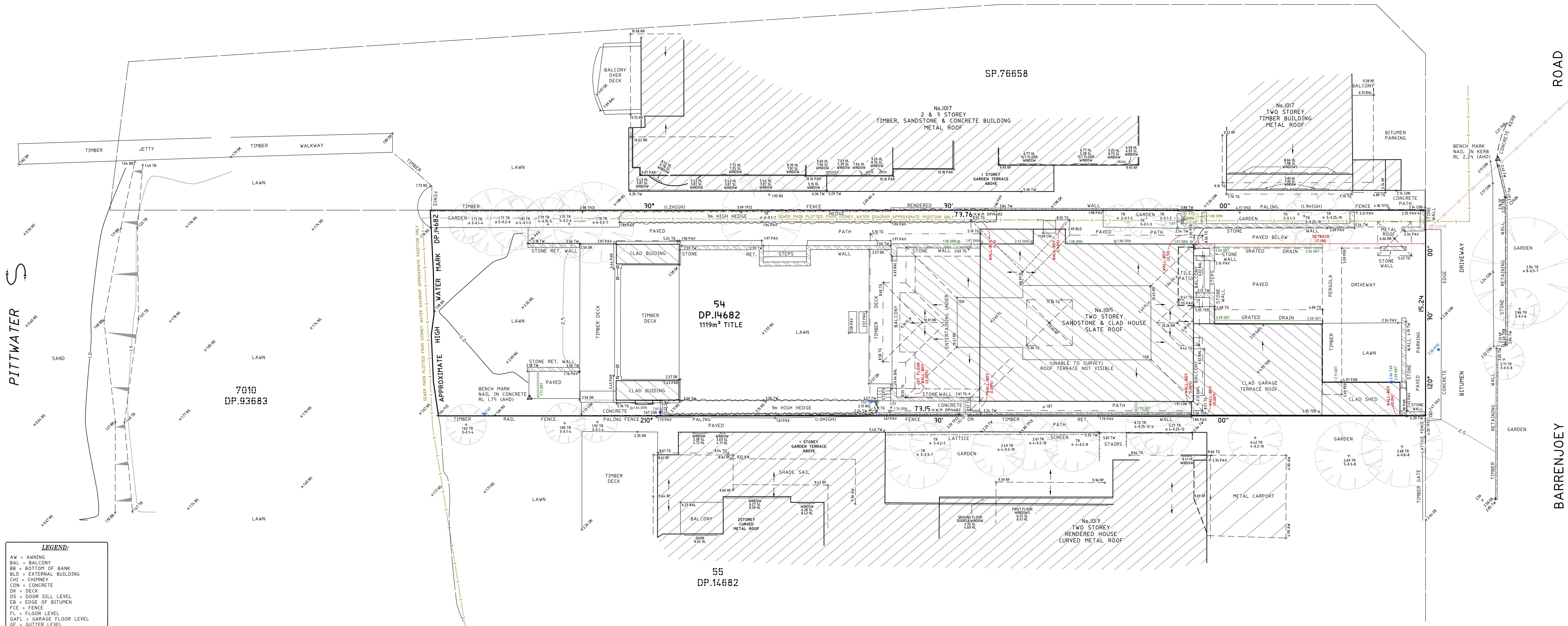


SNAPPERMAN LANE

ROAD

BARRENJOEY



LEGEND:

- AW = AWNING
- BAL = BALCONY
- BB = BOTTOM OF BANK
- BLD = EXTERNAL BUILDING
- CHI = CHIMNEY
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- EB = EDGE OF BITUMEN
- ECE = FENCE
- FL = FLOOR LEVEL
- GAPL = GARAGE FLOOR LEVEL
- GF = GUTTER LEVEL
- GRT = GRATE
- HL = HOOD LEVEL
- HYD = HYDRANT
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAV = PAVING
- PER = PERGOLA
- REND = RENDERED
- RET = RETAINING
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- SVE = SEWER VENT
- TAP = TAP
- TR = TOP OF BANK
- TER = TERRACE
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TIL = TILE
- TIB = TOP OF KERB
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- EW = ELECTRICITY OVERHEAD
- SW = SEWER UNDERGROUND

TREE
 SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 54 IN D.P.14682 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS.



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 ON 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 JOHN BOYD.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (DBYD) 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 ADDED.
- POSITION OF RIDGE LINES ARE DIAGNOSTIC 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 2022.
- 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.

STEPHEN EMERY
 REGISTERED SURVEYOR - BOSS NUMBER 965

HORIZONTAL DATUM:		VERTICAL DATUM:	
CO-ORDINATE SYSTEM: ASSUMED		DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	
		B.M. ADOPTED: PM 16498	
		R.L. 2.002 (CLASS L.C)	
		SOURCE: S.C.I.M.S. (01/05/2021)	
1	FIRST ISSUE	07/04/2022	L.G.A. NORTHERN BEACHES

CLIENT:
JOHN BOYD
C/- WALTER BARDA DESIGN
PO BOX 398
DARLINGHURST, NSW, 1300

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY
OVER LOT 54 IN DP14682
No.1015 BARRENJOEY ROAD
PALM BEACH, NSW, 2108

C.M.S. Surveyors Pty Limited
 ACN: 096 240 201
 PO Box 463 Dee Why NSW 2099
 2/250A South Creek Road, Dee Why NSW 2099
 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822
 E-mail: info@cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
JL	CJR	JL	LJ
SURVEY INSTRUCTION 21251	SCALE 1:100 @ AD	DATE OF SURVEY 29/03/2022	
DRAWING NAME 21251detail		SHEET 1 OF 1	ISSUE
CAD FILE 21251detail 1.dwg			