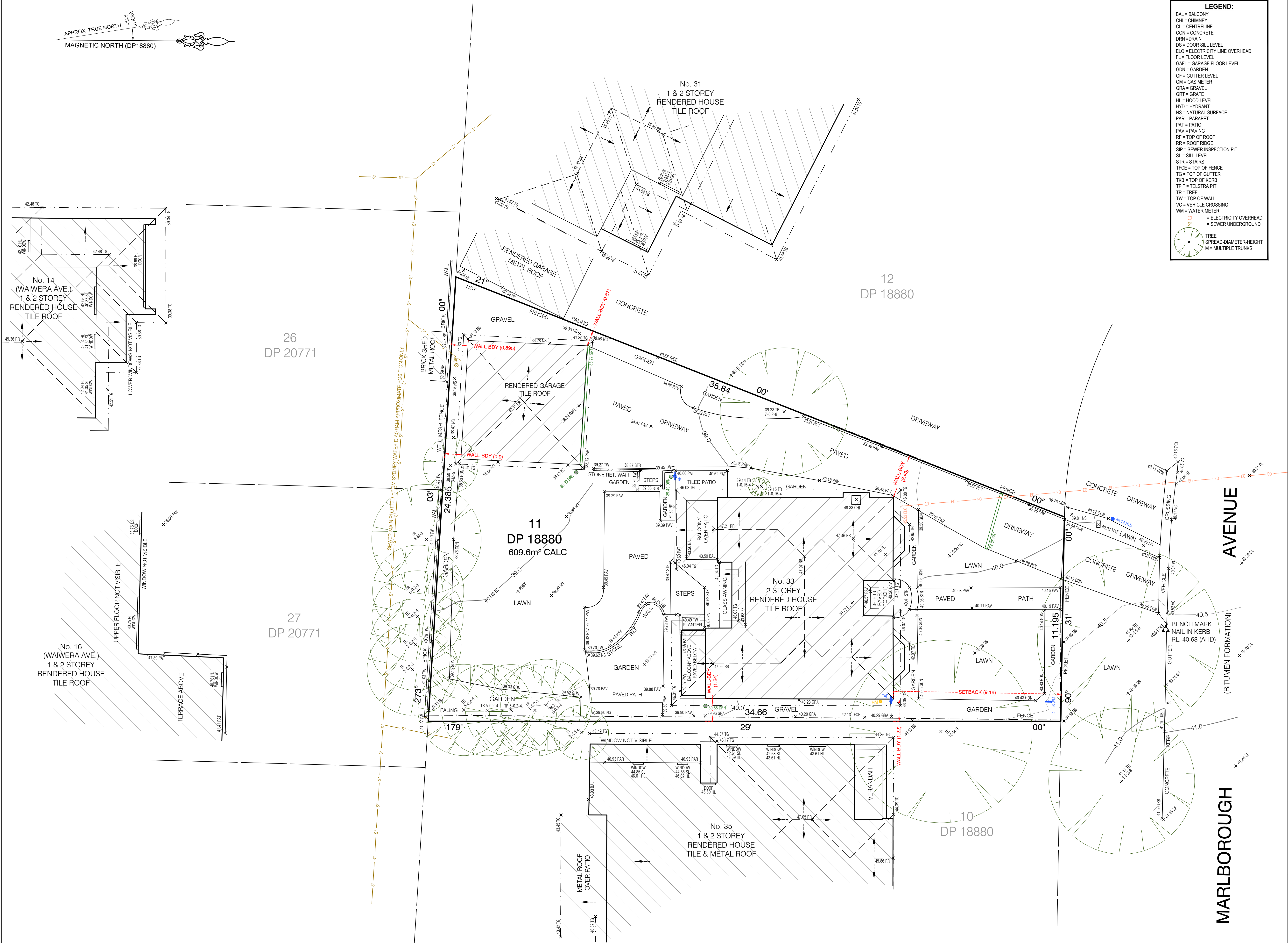




TITLE INDICATES THAT LOT 11 IN D.P. 18880 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

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 BEACHES GROUP PTY LTD.
- 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.byou.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.
- 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.
- 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
CHI = CHIMNEY
CL = CENTRELINE
CON = CONCRETE
DRN = DRAIN
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GRA = GRAVEL
GRT = GRATE
HL = HOOD LEVEL
HYD = HYDRANT
NS = NATURAL SURFACE
PAR = PARAPET
PAT = PATIO
PAV = PAVING
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
WM = WATER METER

EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

CLIENT:

BEACHES GROUP PTY LTD

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 11 IN DP18880 No.33 MARLBOROUGH AVENUE FRESHWATER, NSW, 2096

CMS SURVEYORS

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
JM/JT	MC/JT	JM/JT	RM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
23728	1:100@A1	22/08/24 & 8/11/24	
DRAWING NAME	23728detail	SHEET	ISSUE
CAD FILE	23728Adetail 3.dwg	1 OF 1	3