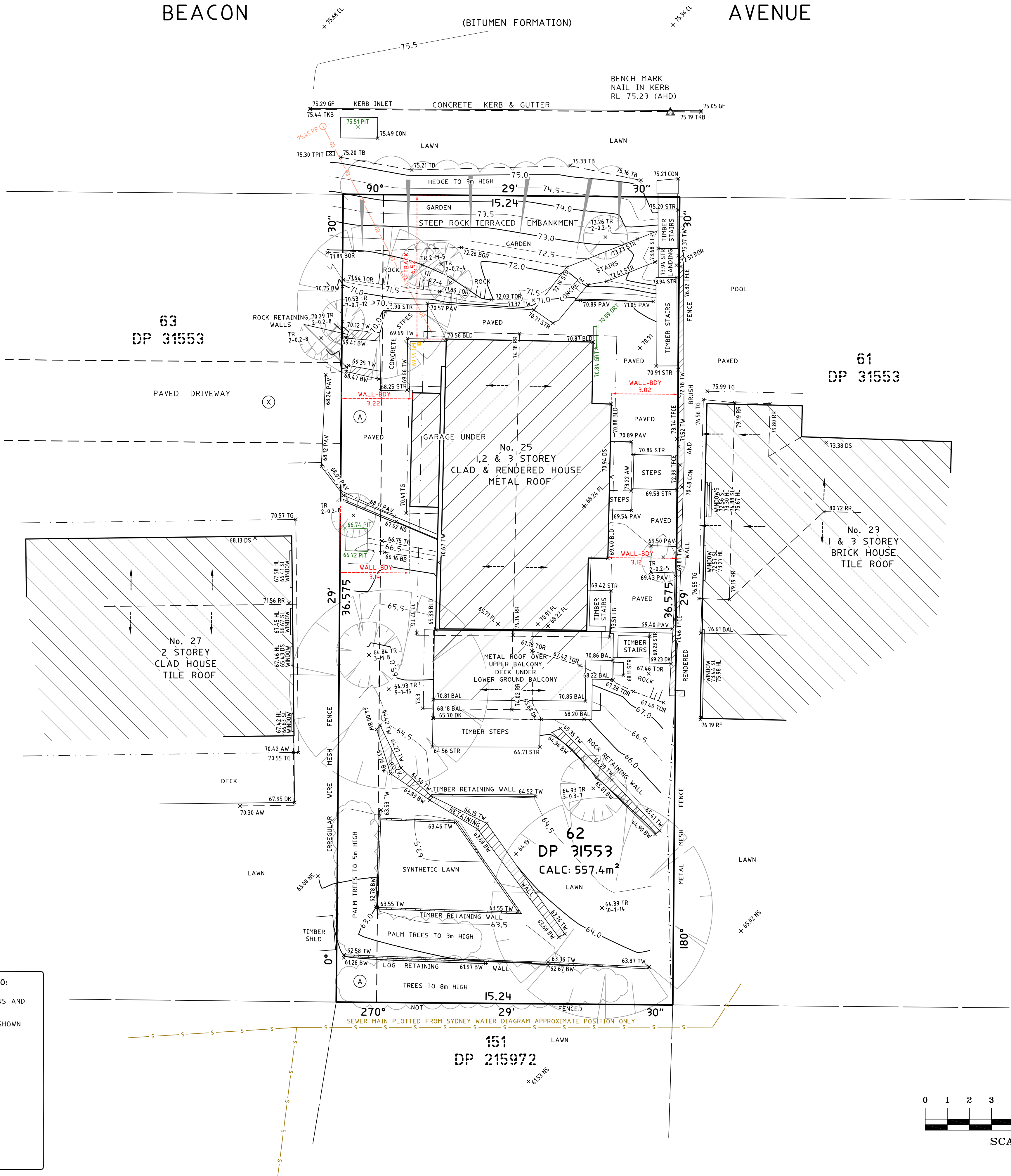


BEACON

AVENUE



LEGEND:

- AWN = AWNING
- BAL = BALCONY
- BBK = BOTTOM OF BANK
- BLD = EXTERNAL BUILDING
- BRK = BOTTOM OF ROCK
- BW = BOTTOM OF WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DRN = DRAIN
- DSL = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GAR = GARAGE
- GAS = GAS METER
- GDN = GARDEN
- GFL = GARAGE FLOOR LEVEL
- GRT = GRATE
- GUT = GUTTER
- HL = WINDOW HEAD LEVEL
- LP = LIGHT POLE
- NS = NATURAL SURFACE
- PAV = PAVING
- PP = POWER POLE
- PTH = PATH
- RK = ROCK
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SHD = SHED
- SL = WINDOW SILL LEVEL
- STR = STEPS
- TBK = TOP OF BANK
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TR = TREE
- TRK = TOP OF ROCK
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- WM = WATER METER
- E— = ELECTRICITY OVERHEAD
- S— = SEWER UNDERGROUND



NOTES

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- 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.
- 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 ROSIE FOLCARELLI.
- 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 (0-1000) 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 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 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.
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- THIS NOTICE MUST NOT BE ERASED.

Karl Robertson
REGISTERED SURVEYOR BOSSI NUMBER 7835...

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 8451
R.L. 73.170 (CLASS LB)
SOURCE: S.C.I.M.S. (04/06/2021)

2	No.23 HOUSE DESCRIPTION AMENDED	13/07/2021
1	FIRST ISSUE	24/06/2021

CLIENT:
ROSIE FOLCARELLI
No.25 BEACON AVENUE
BEACON HILL, NSW, 2100

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 62 IN DP31553
No.25 BEACON AVENUE
BEACON HILL, NSW, 2100

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED BG	DRAWN MC	CHECKED BG	APPROVED DR
SURVEY INSTRUCTION 8364A	SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 11/06/2021	
DRAWING NAME 8364Adetail			ISSUE 2
CAD FILE 8364Adetail 2.dwg			

- TITLE INDICATES THAT LOT 62 IN D.P.31553 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 - DP31553 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - J155298 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 12 FEET WIDE IN LOT 65 IN DP31553
 - H861097 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 12 FEET WIDE IN LOT 64 IN DP31553
 - H838787 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 12 FEET WIDE IN LOT 63 IN DP31553
 - H871671 COVENANT (NOT INVESTIGATED)

