



CRESCENT

(BITUMEN FORMATION)

ARNOTT

ISG NORTH

APPROX. TRUE NORTH



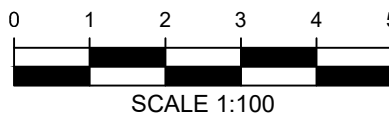
SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

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 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 MONTAUK CONSTRUCTION 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.beyond.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.
- 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 2023.
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- THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

1 FIRST ISSUE 13/9/2023



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 11095
R.L. 17.863 (CLASS LB)
SOURCE: S.C.I.M.S. (4/9/2023)

CLIENT:

MONTAUK CONSTRUCTION PTY LTD

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 43 IN DP30836
No.44 ARNOTT CRESCENT
WARRIEWOOD, NSW, 2102

CMS SURVEYORS PTY LTD
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SURVEYED	DRAWN	CHECKED	APPROVED
LP	BS	LP	RM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
22762	1:100@A1	5/9/2023	
DRAWING NAME	SHEET	ISSUE	
22762detail	1 OF 1	1	
CAD FILE	22762detail.1.dwg		

TITLE INDICATES THAT LOT 43 IN D.P.30836 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- H506119 COVENANT (NOT INVESTIGATED)
- H634752 COVENANT (NOT INVESTIGATED)

LEGEND:

BAL = BALCONY
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DD = DISH DRAIN
ELO = ELECTRICITY LINE OVERHEAD
FL = FLOOR LEVEL
GAF = GARAGE FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GH = GAS METER
GRT = GRATE
IL = INVERT LEVEL
LIN = LINTEL
NS = NATURAL SURFACE
PIPE = PIPE OVER
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SMH = SEWER MAN HOLE
STR = STAIRS
TAP = TAP
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TW = TOP OF WALL
WM = WATER METER

EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT