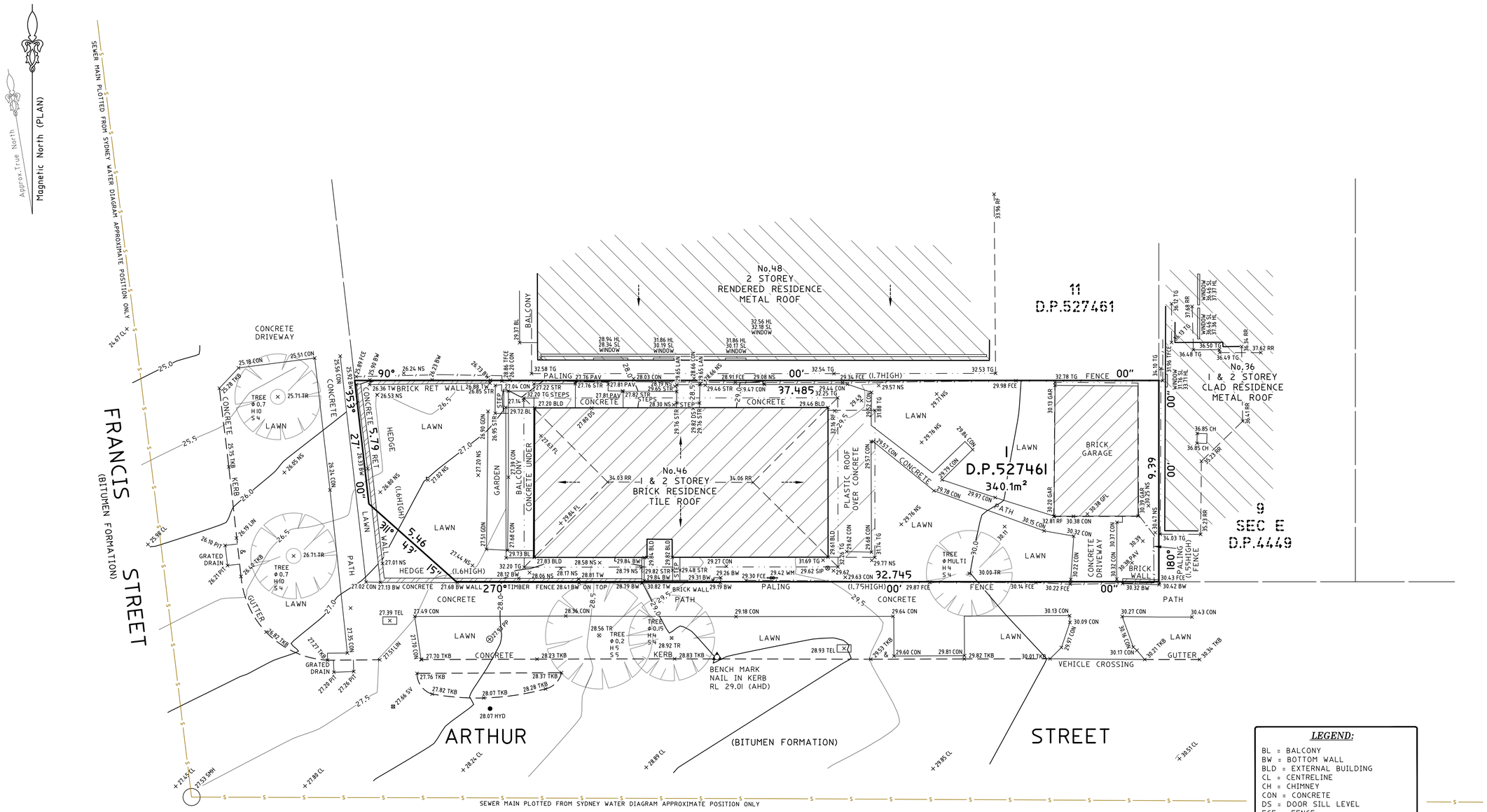
A1



TITLE INDICATES THAT LOT 1 IN D.P.527461 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100

LEGEND:

BL = BALCONY
BW = BOTTOM WALL
BLD = EXTERNAL BUILDING
CL = CENTRELINE
CH = CHIMNEY
CON = CONCRETE
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GAR = GARAGE
GFL = GARAGE FLOOR LEVEL
GDN = GARDEN
HL = HOOD LEVEL
HYD = HYDRANT
LAN = LANDING
LIN = LINTEL
NS = NATURAL SURFACE
PAV = PAVING
PIT = TOP OF PIT
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SMH = SEWER MAN HOLE
SL = SILL LEVEL
STR = STAIRS
SV = STOP VALVE
TEL = TELSTRA
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TW = TOP WALL
TR = TREE
WM = WATER METER
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND
TREE
Φ =TRUNK DIAMETER
H =HEIGHT
S =SPREAD DIAMETER

NOTES

- **BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.**
- **A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.**
- **IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.**
- **THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.**
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF YOUR BEAUTIFUL HOME.
- 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 (PH 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.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 713
R.L. 3.941 (ORDER L2)
SOURCE: S.C.I.M.S. (11/11/16)

1	FIRST ISSUE	2/12/16

CLIENT:

YOUR BEAUTIFUL HOME
SUITE 5, 1-3 MOORE ROAD
FRESHWATER NSW 2096

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 IN D.P.527461
46 FRANCIS STREET
MANLY NSW 2095

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
1/32 Campbell Avenue, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: NORTHERN BEACHES | SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
B.S.	R.N.	B.S.	DR

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
15841	1:100 @ A1	22/11/16

DRAWING NAME: **15841detail**
ISSUE: **1**
CAD FILE: 15841detail 1.dwg