


BAL = BALCONY  
BLD = EXTERNAL BUILDING  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DS = DOOR SILL LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GAPL = GARAGE FLOOR LEVEL  
GDN = GARDEN  
GF = GUTTER LEVEL  
GRF = GRATE  
HL = HEAD LEVEL  
NS = NATURAL SURFACE  
PAT = PATIO  
PAV = PAVING  
POOL = POOL  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SL = SILL LEVEL  
STR = STAIRS  
TFCE = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TPIT = TELSTRA PIT  
TR = TREE  
TW = TOP OF WALL  
VC = VEHICLE CROSSING  
WM = WATER METER  
WU = SEWER UNDERGROUND



TREE  
SPREAD-DIAMETER-HEIGHT


SCALE 1:100

(A) - DP703692 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM

(B) - DP703692 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED

- DP703692 RESTRICTION(S) ON THE USE OF LAND

- **BOUNDARY SURVEY 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 SCOTT & MICHELLE ROBINSON**
- **RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.**
- **EXCEPT WHERE SHOWN BY INDICATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.**
- **ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED, DATE BEFORE YOU DIG SERVICES (HOLD) 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 S'DONEY 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 AT PREFERENCE TO SCALED READINGS.**
- **COPYRIGHT © CMS SURVEYORS 2020.**
- **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 BOSSI NUMBER 1605

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

VERTICAL DATUM:  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: PM 6894  
 R.L. 18.641 (CLASS LA)  
 SOURCE: S.C.I.M.S. (20/05/2020)


2	FRONT BOUNDARY OF NO.3 ADDED	23/07/2021
1	FIRST ISSUE	01/06/2021

**CLIENT:**  
**SCOTT & MICHELLE ROBINSON**  
**2 YARRAN CLOSE**  
**MONA VALE, NSW, 2103**

**SURVEY PLAN  
SHOWING DETAIL & LEVELS  
OVER LOT 7 IN DP703692  
2 YARRAN CLOSE  
MONA VALE, NSW, 2103**

 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 4801  
Facsimile: (02) 9971 4821  
E-mail: info@cmssurveyors.com.au

LGA: NORTHERN BEACHES | SHEET 1 OF 1

SURVEYED BS	DRAWN ABS	CHECKED BS	APPROVED AF
SURVEY INSTRUCTION 19386		SCALE 1:4200 A1 A3	DATE OF SURVEY 21/05/2020
DRAWING NAME <b>19386detail</b>			ISSUE <b>2</b>
CAD FILE 19386detail 2.dwg			