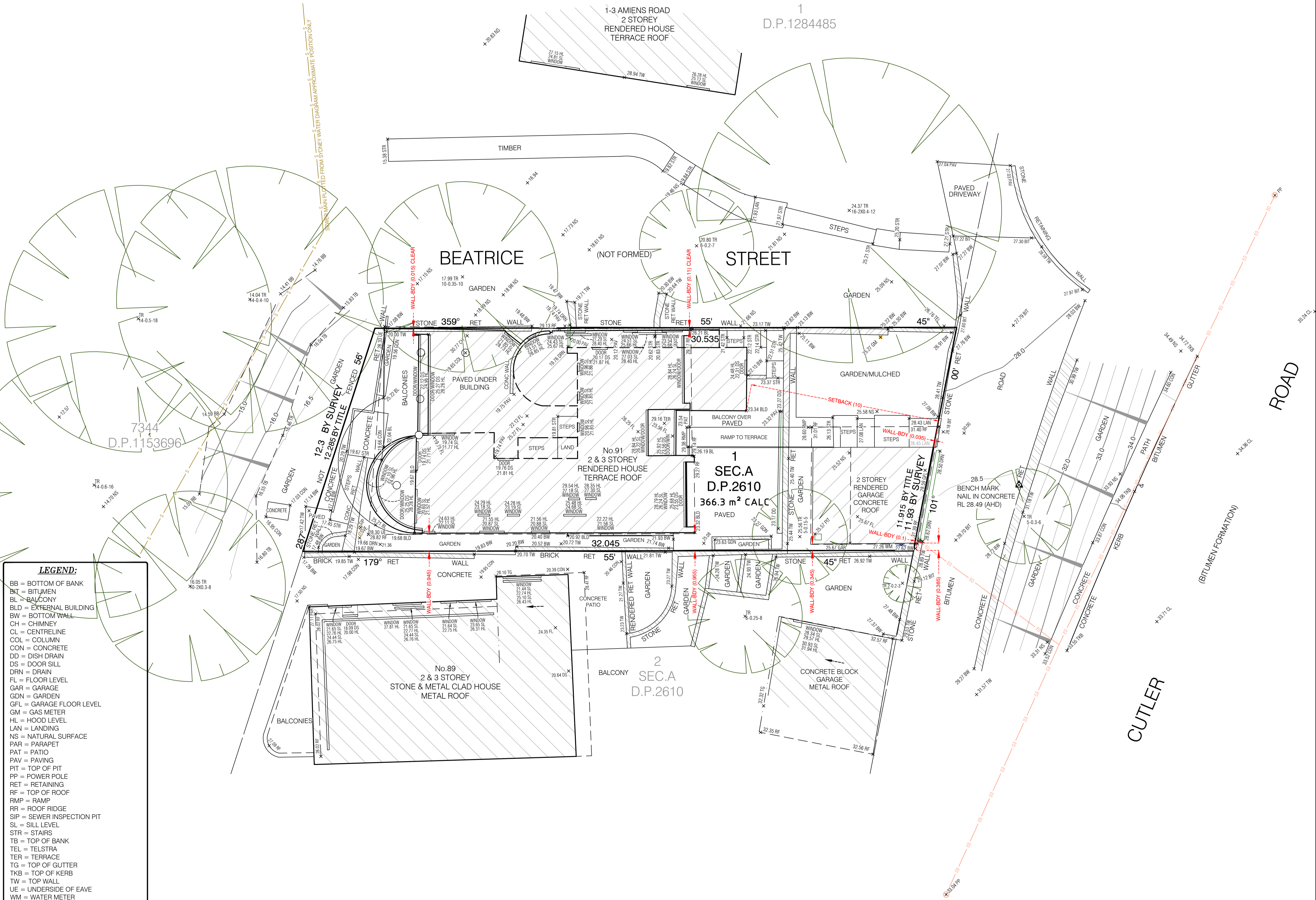


Approx. True North
Magnetic North (PLAN)



LEGEND:

BB = BOTTOM OF BANK
BT = BITUMEN
BL = BALCONY
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CH = CHIMNEY
CL = CENTRELINE
COL = COLUMN
CON = CONCRETE
DD = DISH DRAIN
DS = DOOR SILL
DRN = DRAIN
FL = FLOOR LEVEL
GAR = GARAGE
GDN = GARDEN
GFL = GARAGE FLOOR LEVEL
GM = GAS METER
HL = HOOD LEVEL
LAN = LANDING
NS = NATURAL SURFACE
PAR = PARAPET
PAT = PATIO
PAV = PAVING
PIT = TOP OF PIT
PP = POWER POLE
RET = RETAINING
RF = TOP OF ROOF
RMP = RAMP
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TB = TOP OF BANK
TEL = TELSTRA
TER = TERRACE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TW = TOP WALL
UE = UNDERSIDE OF EAVE
WM = WATER METER

— 60 — = ELECTRICITY OVERHEAD
— S — = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

- 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 ROBERT CARSON.
 - 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.
 - 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 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 1988.
 - 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.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

2	DETAIL & BOUNDARY UPDATED	19/08/2024
1	FIRST ISSUE	14/07/2017

BEFORE YOU DIG
www.byou.com.au
Zero Damage - Zero Harm

0 1 2 3 4 5
SCALE 1:100

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 38370
R.L. 39.748 (ORDER L5)
SOURCE: S.C.I.M.S. (29/06/17)

CLIENT:
ROBERT CARSON

LGA: NORTHERN BEACHES

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 SEC.A IN D.P.2610
91 CUTLER ROAD,
CLONTARF NSW 2093

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) 9871 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED BS/TH	DRAWN ABS	CHECKED BS/TH	APPROVED BS
SURVEY INSTRUCTION 17071A	SCALE 1:100@A1	DATE OF SURVEY 13/08/2024	
DRAWING NAME 17071Adetail		SHEET 1 OF 1	ISSUE 2
CAD FILE 17071Adetail 2.dwg			

TITLE INDICATES THAT LOT 1 SEC.A IN D.P.2610 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).