

- FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED**
- ALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.**
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY LOCATED, THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETBACK.**
- THIS SURVEY IS NOT FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETBACK.**
- TREE SIZES ARE ESTIMATES ONLY.**
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE OWNERS CORPORATION OF SP31425.**
- 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 (ipb 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 SITYE 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 SCALE 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 AUTHORIZED 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.**

SGN

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 894
R.L. 5.965 (ORDER L2)
SOURCE: S.C.I.M.S. (15/02/2007)

[illegible]

2	TITLE NOTES UPDATED	16/09/2021
1	FIRST ISSUE	25/03/2020

CLIENT:
THE OWNERS CORPORATION OF SP31425
9 EUSTACE STREET,
MANLY NSW 2095

**BOUNDARY IDENTIFICATION
& DETAIL & LEVEL SURVEY
OVER S.P.31425
9 EUSTACE STREET,
MANLY NSW 2095**



ACN: 096 240 201

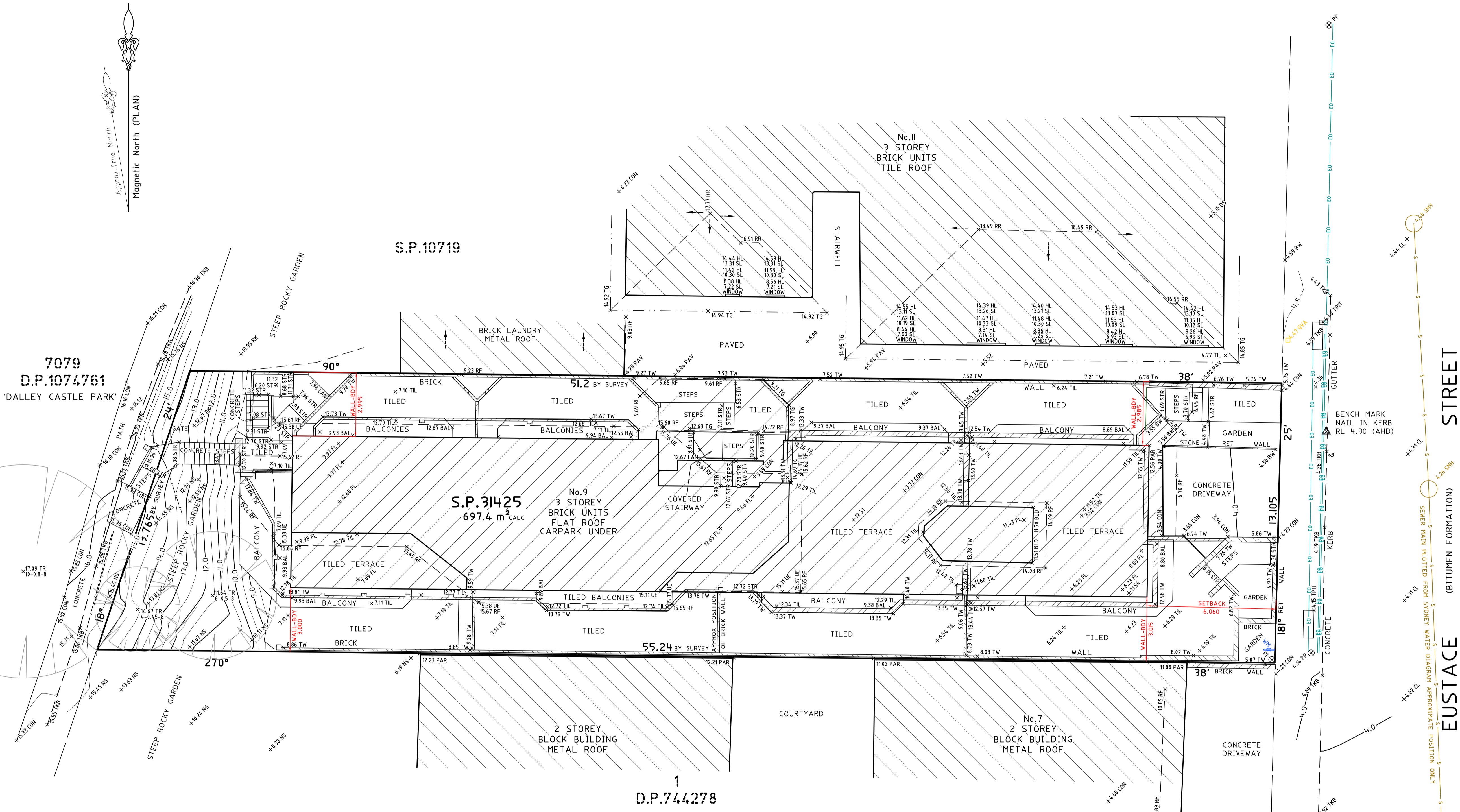
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NSW 2099
1/32 Campbell Avenue,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: NORTHERN BEACHES | SHEET | OF |

SURVEYED PB	DRAWN GP	CHECKED PB	APPROVED MDL/AF
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SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
16697A	1:100 @ A1	17/02/17-12/03/2020

DRAWING NAME 16697Adetail	ISSUE 1
CAD FILE 16697Adetail 1.dwg	




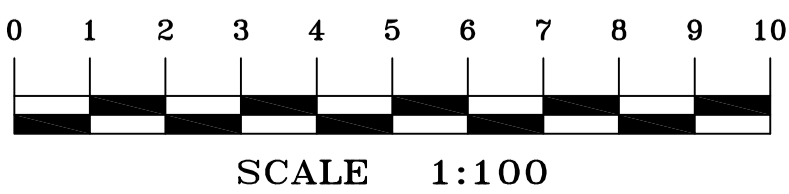
LEGEND:

BAL = BALCONY
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DRN = DRAIN
DS = DOOR SILL LEVEL
FL = FLOOR LEVEL
GVA = GAS VALVE
HL = HOOD LEVEL
LAN = LANDING
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RK = ROCK
SL = SILL LEVEL
SMH = SEWER MAN HOLE

LEGEND:

STR = STAIRS
TER = TERRACE
TG = TOP OF GUTTER
TIL = TILE
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UE = ENDERSIDE OF EAVE
WM = WATER METER
WT = WTAERE TANK

EO = ELECTRICITY OVERHEAD
 S = SEWER UNDERGROUND
 TREE
 SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT S.P.31425 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)