

57
D.P.28663

55
D.P.28663
695.5 m² CALC

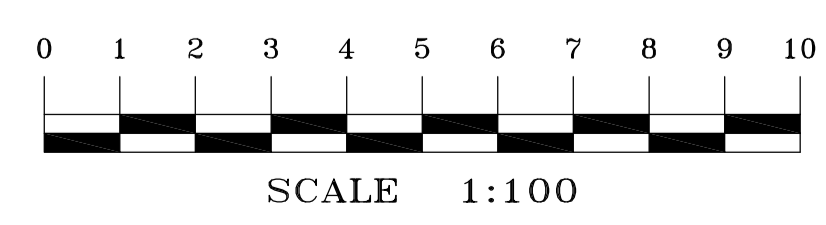
56
D.P.28663

54
D.P.28663

- LEGEND:**
- BW = BOTTOM WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - CUB = CUBBY HOUSE
 - DK = DECK
 - DS = DOOR SILL LEVEL
 - ELO = ELECTRICITY LINE OVERHEAD
 - GAFL = GARAGE FLOOR LEVEL
 - GDN = GARDEN
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRT = GRATE
 - HL = HOOD LEVEL
 - LAN = LANDING
 - LIN = LINTEL
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - STR = STAIRS
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TKB = TOP OF KERB
 - TPIT = TELSTRA PIT
 - TR = TREE
 - TW = TOP OF WALL
 - VER = VERANDAH
 - EO = ELECTRICITY OVERHEAD
 - S = SEWER UNDERGROUND
 - TREE SPREAD-DIAMETER-HEIGHT

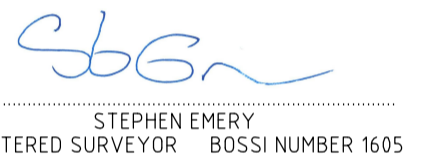
TITLE INDICATES THAT LOT 55 IN D.P.28663 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- G92982 COVENANT (NOT INVESTIGATED)



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 JESSICA ZUKOWSKI.
- 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 (D.B.Y.D.) 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.
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- THIS NOTICE MUST NOT BE ERASED.



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: BOLT OUTSIDE No.36
R.L. 12.301
SOURCE: WATERBOARD PLANS

FIRST ISSUE 16/03/2022

CLIENT:
JESSICA ZUKOWSKI
No.64 DOLPHIN CRESCENT
AVALON, NSW, 2107

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 55 IN DP28663
No.64 DOLPHIN CRESCENT
AVALON, NSW, 2107

C.M.S. Surveyors Pty Limited
SURVEYORS

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LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED MB	DRAWN GP	CHECKED MB	APPROVED BS
SURVEY INSTRUCTION 2187	SCALE 1:100	DATE OF SURVEY 9/03/2022	ISSUE 1
DRAWING NAME 2187detail			ISSUE
CAD FILE 2187detail.dwg			1