



TITLE INDICATES THAT LOT 29 IN D.P.25654 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DR2595 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS DRAIN EASEMENT 1.8m WIDE IN THE TITLE DIAGRAM

NOTES

- 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.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ALPA PROPERTY GROUP PTY LTD.
- 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 (DN THOU) 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 1:500.
- 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.

LEGEND:

- AW = AWNING
 - BAL = BALCONY
 - BLD = EXTERNAL BUILDING
 - BOL = BOLLARD
 - BOR = BOTTOM OF ROCK
 - BW = BOTTOM WALL
 - CHI = CHIMNEY
 - CL = CENTRELINE
 - COL = COLUMN
 - CON = CONCRETE
 - DRN = DRAIN
 - DS = DOOR SILL LEVEL
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GAFI = GARAGE FLOOR LEVEL
 - GDN = GARDEN
 - GRT = GRATE
 - GTE = GATE
 - HL = HOOD LEVEL
 - HYD = HYDRANT
 - LID = MISCELLANEOUS PIT LID
 - NS = NATURAL SURFACE
 - PAV = PAVING
 - PIT = TOP OF PIT
 - PP = POWER POLE
 - RET = RETRO TARGETS
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - SMH = SEWER MAN HOLE
 - STR = STAIRS
 - TAP = TAP
 - TB = TOP OF BANK
 - TER = TERRACE
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TWB = TOP OF KERB
 - TLE = TREE LINE
 - TOR = TOP OF ROCK
 - TPIT = TELESTRA PIT
 - TR = TREE
 - TW = TOP OF WALL
 - VC = VEHICLE CROSSING
 - EO = ELECTRICITY OVERHEAD
 - SW = SEWER UNDERGROUND
- TREE
SPREAD-DIAMETER-HEIGHT

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: 55M 38257
R.L. 43.674 (ORDER L2)
SOURCE: S.C.I.M.S. (N/06/19)

CLIENT:
ALPA PROPERTY GROUP PTY LTD
59 CUTLER ROAD,
CLONTARF NSW 2093

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 29 IN D.P.25654
59 CUTLER ROAD,
CLONTARF NSW 2093

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/894 South Creek Road, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4802
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1			
SURVEYED NS	DRAWN GP	CHECKED NS	APPROVED AF
SURVEY INSTRUCTION 18624	SCALE 1:100 @ A0	DATE OF SURVEY 17/06/19	DATE OF SURVEY 17/06/19
DRAWING TITLE 18624detail			ISSUE 1
CAD FILE 18624detail 1.dwg			