

2
D.P.1163689

3
D.P.30255

2
D.P.30255
917.1m²

1
D.P.30255

TITLE INDICATES THAT LOT 2 IN D.P.30255 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- H397855 COVENANT (NOT INVESTIGATED)
- H931756 COVENANT (NOT INVESTIGATED)

0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100

LEGEND:

AW = AWNING
BRK = BOTTOM OF ROCK
BW = BOTTOM WALL
BLD = EXTERNAL BUILDING
CP = CARPORT
CL = CENTRELINE
CON = CONCRETE
DK = DECK
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FL = FLOOR LEVEL
GM = GAS METER
GR = GRAVEL
HL = HOOD LEVEL
LIN = LINTEL
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PP = POWER POLE
RK = ROCK
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TG = TOP OF GUTTER
TKB = TOP OF KERB
TW = TOP WALL
TR = TREE
WM = WATER METER
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND



TREE
Ø = TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER

NOTES

- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- 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.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JOSH & DEB SHEIN.
- 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 (ph 1100) 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 1:100.
- 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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 3523
R.L. 82.472 (ORDER L3)
SOURCE: S.C.I.M.S. (12/08/16)

1 FIRST ISSUE 24/08/16

CLIENT:
JOSH & DEB SHEIN
35 WESLEY STREET
ELANORA HEIGHTS NSW 2101

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 2 IN D.P.30255
35 WESLEY STREET
ELANORA HEIGHTS NSW 2101

C.M.S. Surveyors
Pty Limited

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@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED J.B. DRAWN R.N. CHECKED J.B. APPROVED DR

SURVEY INSTRUCTION 15518 SCALE 1:100 AI DATE OF SURVEY 08/08/16

DRAWING NAME 15518detail ISSUE 1

CAD FILE 15518detail.l.dwg