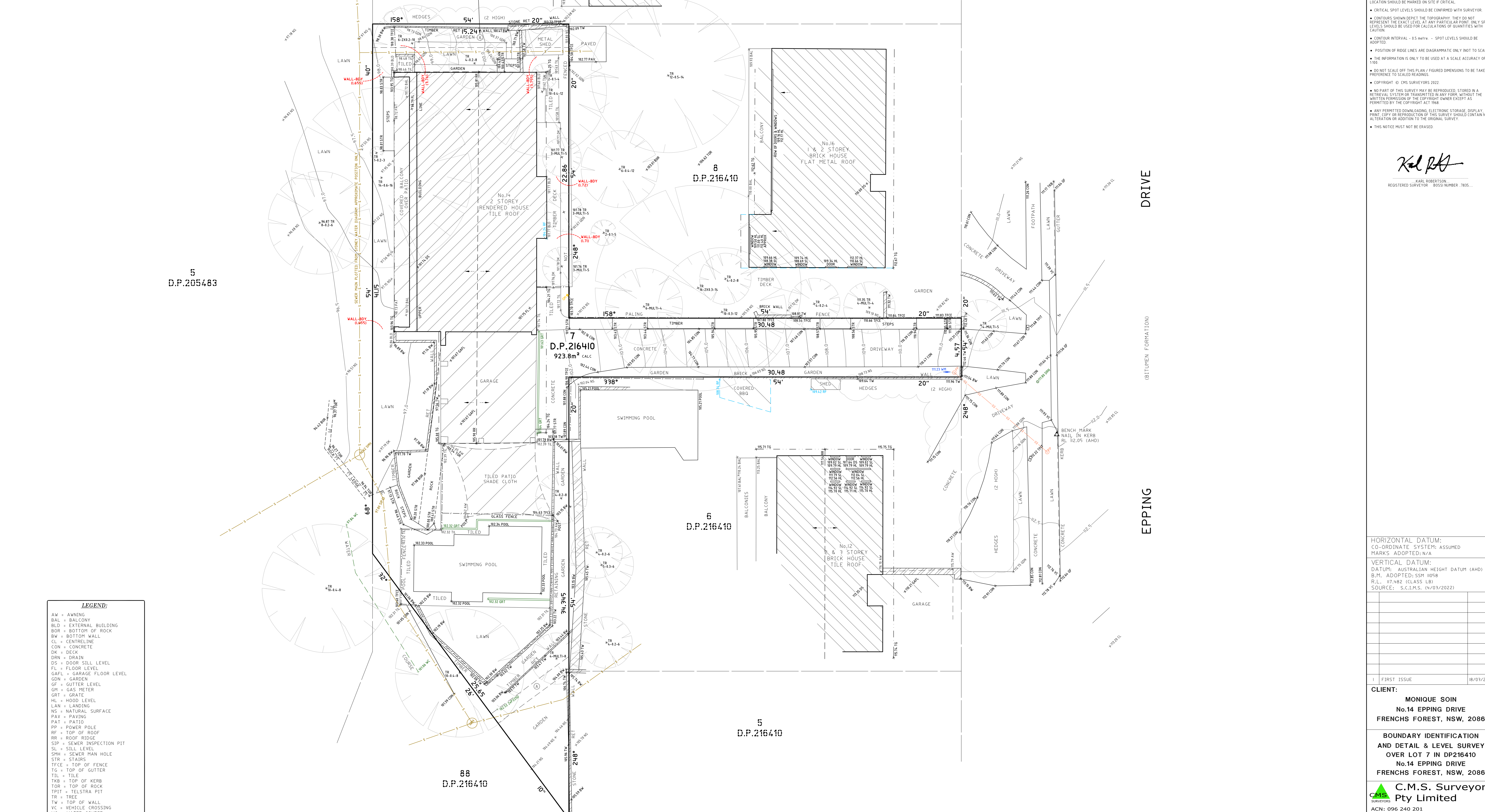
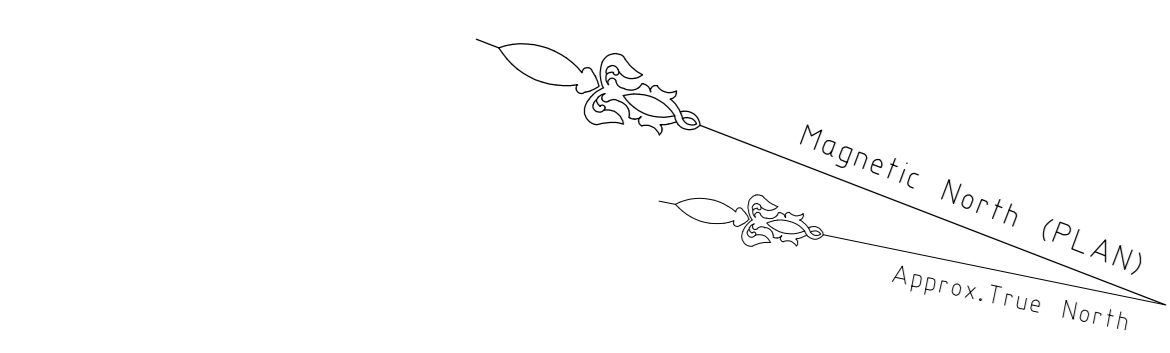


- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN 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 MONIQUE SOIN.
- 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 SURVEYS HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES OR TIES 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.
- CONTOUR 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 © C.M.S. SURVEYORS 2022.
- 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 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.

Karl Roberts
KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835...



5
D.P.205483

9
D.P.216410

8
D.P.216410

7
D.P.216410
923.8m² CALC

6
D.P.216410

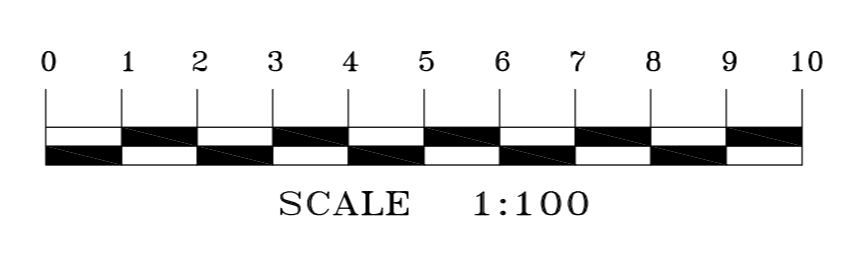
5
D.P.216410

88
D.P.216410

DRIVE

EPHING

- LEGEND:**
- AW = AWNING
 - BAL = BALCONY
 - BLD = EXTERNAL BUILDING
 - BOR = BOTTOM OF ROCK
 - BW = BOTTOM WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - DRN = DRAIN
 - DS = DOOR SILL LEVEL
 - FL = FLOOR LEVEL
 - GAFL = GARAGE FLOOR LEVEL
 - GN = GAS METER
 - GF = GUTTER LEVEL
 - GR = GRATE
 - HL = HOOD LEVEL
 - LAN = LANDING
 - NS = NATURAL SURFACE
 - PAY = PAVING
 - PAT = PATIO
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SIP = SEWER INSPECTION PIT
 - SL = SILL LEVEL
 - SMH = SEWER MAN HOLE
 - STR = STAIRS
 - TFCF = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TIL = TILE
 - TWB = TOP OF KERB
 - TOR = TOP OF ROCK
 - TRPT = TELSTRA PIT
 - TR = TREE
 - TW = TOP OF WALL
 - VC = VEHICLE CROSSING
 - WC = WATER COURSE
 - WM = WATER METER
 - = ELECTRICITY OVERHEAD
 - - - = SEWER UNDERGROUND
- TREE
SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 7 IN D.P.216410 IS SUBJECT TO:
 (c) RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
 (d) PRIOR EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS DRAINAGE EASEMENT 3 FT WIDE IN DP216410
 (e) JP22748 COVENANT (NOT INVESTIGATED)

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

VERTICAL DATUM:
DAТУM: AUSTRALIAN HEIGHT DATUM (AHD)
D.M. ADOPTEd: 55M 105.8
R.L. 107.482 (CLASS LB)
SOURCE: S.C.I.M.S. (14/03/2022)

CLIENT:
MONIQUE SOIN
No.14 EPPING DRIVE
FRENCHS FOREST, NSW, 2086

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 7 IN DP216410
No.14 EPPING DRIVE
FRENCHS FOREST, NSW, 2086

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
2/29A South Creek Road, 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	DRAWN	CHECKED	APPROVED
TH	GP	TH	LJ
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
2186	1:100	8/03/2022	
DRAWING NAME	ISSUE		
2186detail	1		
CAD FILE			
2186detail_1.dwg			