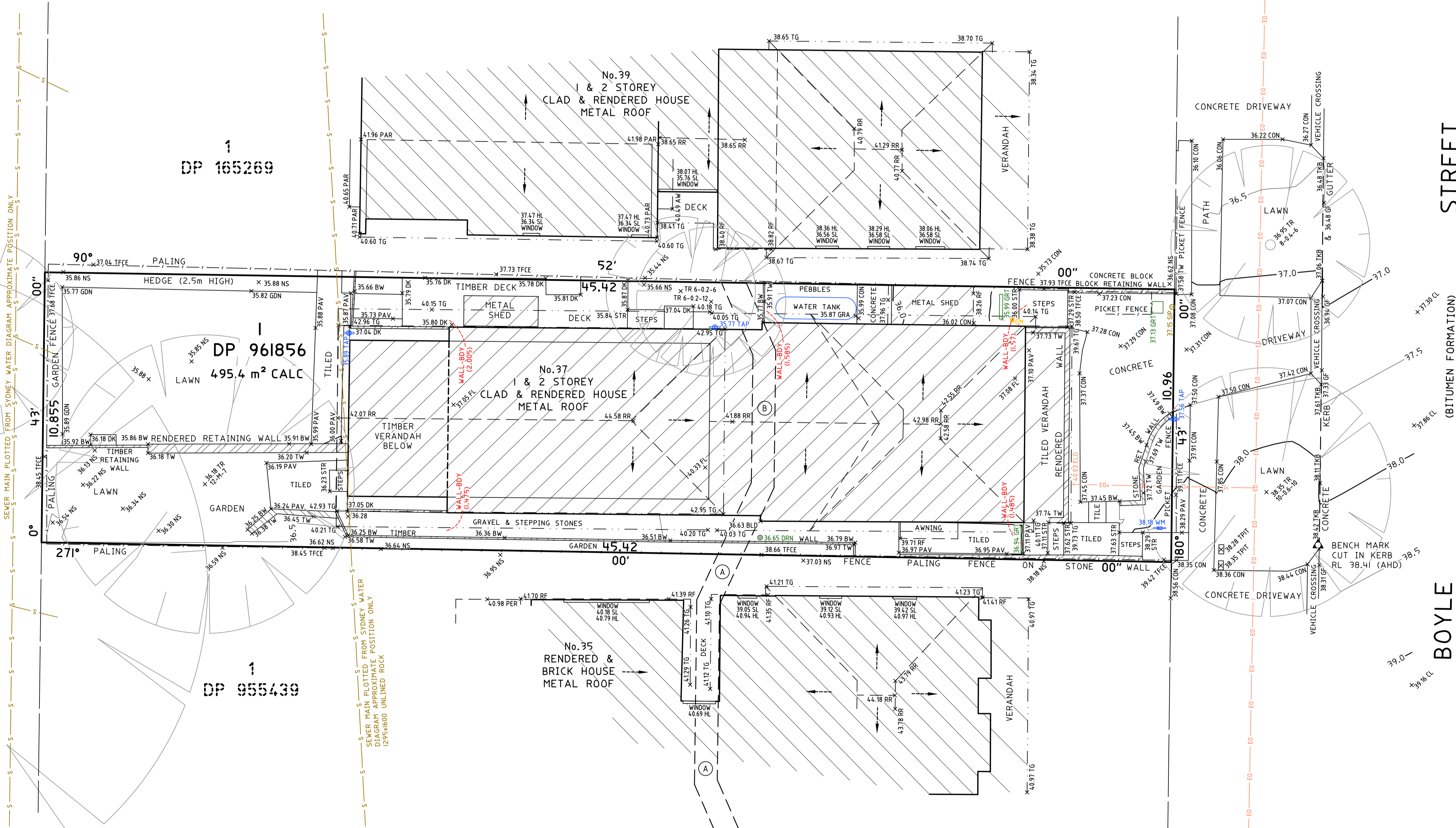
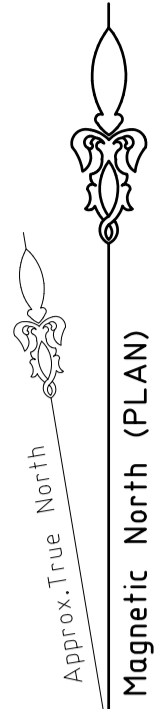


LEGEND:

AV = AWNING
BLD = EXTERNAL BUILDING
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DK = DECK
ELO = ELECTRICITY LINE OVERHEAD
FL = FLOOR LEVEL
GDN = GARDEN
GP = GUTTER LEVEL
GM = GAS METER
GRA = GRAVEL
GRT = GRATE
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
PER = PERGOLA
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
STR = STAIRS
TAP = TAP
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
WM = WATER METER

—E— ELECTRICITY OVERHEAD
—S— SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 1 IN D.P.961856 IS SUBJECT TO:

- 526229 LAND EXCLUDES MINERALS AS TO PART OF THE LAND ABOVE DESCRIBED
- A53721 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE PLAN ON VOL 3024 FOL 167 (REMOTE TO SITE)
- (A) - A293169 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED SHOWN IN THE PLAN ON VOL 3024 FOL 167
- A318111 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED SHOWN IN THE PLAN ON VOL 3024 FOL 167 (REMOTE TO SITE)
- (B) - A439306 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED SHOWN IN THE PLAN ON VOL 3024 FOL 167 (VIDE DP961856).

NOTE: TITLE SHOWS EASEMENT AS APPURTENANT WHILE DEALING A439306 REFERS TO EASEMENT AFFECTING SUBJECT LOT. FURTHER INVESTIGATION REQUIRED TO DETERMINE THE NATURE AND STATUS OF THIS EASEMENT.

- 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 BEN FULLER.
 - 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. BEFORE YOU DIG AUSTRALIA (www.byou.com.au) 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.
 - COPYRIGHT © CMS SURVEYORS 2024.
 - 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 Robertson
KARL ROBERTSON
REGISTERED SURVEYOR - BOSSI NUMBER 7835

1 FIRST ISSUE 25/03/2024

BEFORE YOU DIG
Zero Damage - Zero Harm

0 1 2 3 4 5
SCALE 1:100

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 983
E.L. 46.781 (CLASS LB)
SOURCE: S.C.I.M.S. (15/03/2024)

CLIENT:
BEN FULLER

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP961856
No.37 BOYLE STREET
BALGOWLAH, NSW, 2093**

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(02) 9871 4802
info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED LP	DRAWN LP	CHECKED LP	APPROVED RM
SURVEY INSTRUCTION 23277	SCALE 1:100@A1	DATE OF SURVEY 18/03/2024	
DRAWING NAME 23277detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 23277detail 1.dwg			