



- NOTES**
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
 - 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 MARK EGGERS.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE EFFECTS 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. DAL BEFORE YOU DO SERVICES (BY TPO) 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 ADAPTED.
 - 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 2021.
 - 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.

Kal RA
JAN ROBERTSON
REGISTERED SURVEYOR - BOSS NUMBER 7895..

- LEGEND:**
- BAL = BALCONY
 - BB = BOTTOM OF BANK
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BOR = BOTTOM OF ROCK
 - BW = BOTTOM WALL
 - CHE = CHIMNEY
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - DS = DOOR SILL LEVEL
 - FL = FLOOR LEVEL
 - GRT = GRATE
 - HL = HOOD LEVEL
 - IL = INVERT LEVEL
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PER = PERGOLA
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - STR = STAIRS
 - TG = TOP OF GUTTER
 - TKB = TOP OF KERB
 - TLE = TREE LINE
 - TOR = TOP OF ROCK
 - TPIT = TELSTRA PIT
 - TR = TREE
 - TW = TOP OF WALL
 - WM = WATER METER
- = ELECTRICITY OVERHEAD
— = 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: PM 52400
R.L. 117.995 (CLASS 1C)
SOURCE: S.C.I.M.S. 108/09/2021

I FIRST ISSUE 29/09/2021

CLIENT:
MARK EGGERS
103 BYNYA ROAD
PALM BEACH 2108

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 8 IN D.P.14630
103 BYNYA ROAD
PALM BEACH 2108

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
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Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

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|--------------------|------------|----------------|----------|
| SURVEYED | DRAWN | CHECKED | APPROVED |
| HH | BS | HH | BG |
| SURVEY INSTRUCTION | SCALE | DATE OF SURVEY | |
| 20673 | 1:100 @ A3 | 22/09/2021 | |
| DRAWING NAME | | ISSUE | |
| 20673detail | | 1 | |
| CAD FILE | | | |
| 20673detail.dwg | | | |

TITLE INDICATES THAT LOT 8 IN D.P.14630 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- CN7089 COVENANT (NOT INVESTIGATED)