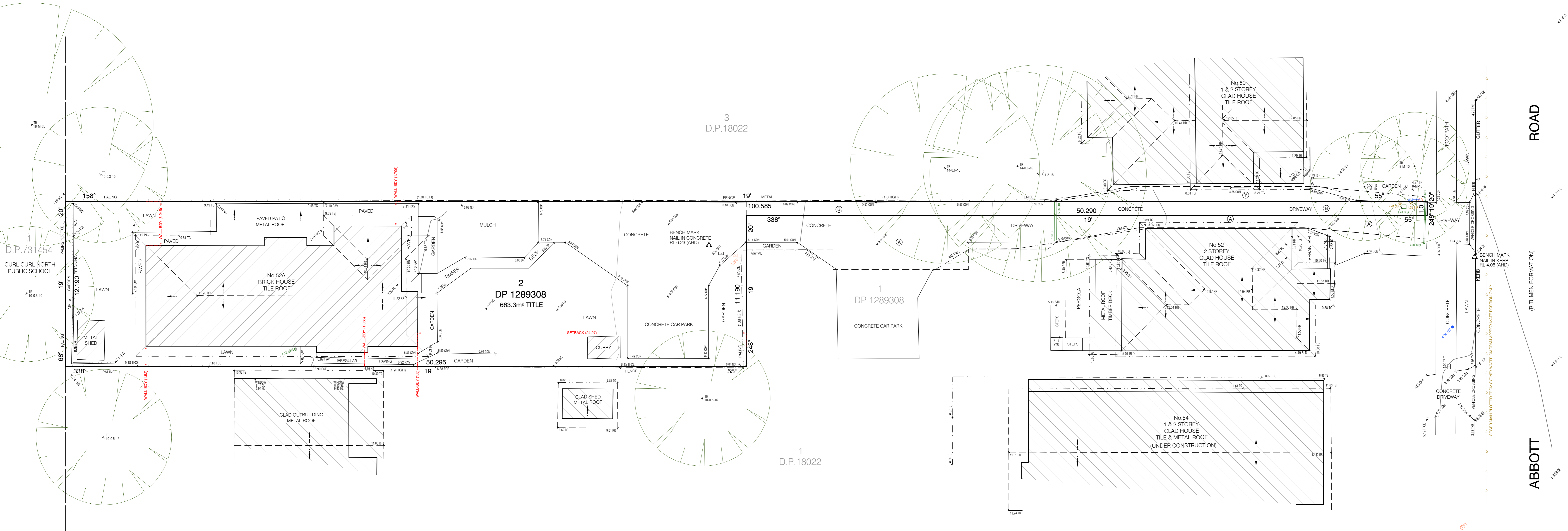


LEGEND:	
BBO = BARRETT	
BLD = EXTERNAL BUILDING	
BM = BOTTOM WALL	
CL = CENTRELINE	
CON = CONCRETE	
CPT = COMMUNICATIONS PIT	
DS = DOOR SILL LEVEL	
EPL = ELECTRICITY PILLAR	
FCE = FENCE	
FL = FLOOR LEVEL	
GDN = GARDEN	
GF = GUTTER LEVEL	
GRN = GRAVEL	
GRT = GRATE	
HVS = HYDRANT	
NS = NATURAL SURFACE	
PAV = PAVING	
PER = PERGOLA	
RF = TOP OF ROOF	
RR = ROOF RIDGE	
SCN = SCREEN	
SP = SEWER INSPECTION PIT	
STR = STAIRS	
TCE = TOP OF FENCE	
TR = TOP OF GUTTER	
TRT = TELSTRA PIT	
TR = TREE	
TW = TOP OF WALL	
VEN = VERANDAH	
WM = WATER METER	
	ELECTRICITY OVERHEAD
	SEWER UNDERGROUND
	TREE
	SPREAD DIAMETER HEIGHT
	M = MULTIPLE TRANS



TITLE INDICATES THAT LOT 2 IN D.P. 1289308 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- DP1289308 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1289308 RIGHT OF CARRIAGEWAY EASEMENT FOR SERVICES EASEMENT TO DRAIN WATER AND EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1289308 RIGHT OF CARRIAGEWAY EASEMENT FOR SERVICES EASEMENT TO DRAIN WATER AND EASEMENT FOR DRAINAGE OF SEWAGE 1 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

## 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 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 ORCHID RBS 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. BEFORE YOU DIG AUSTRALIA ([www.bda.com.au](http://www.bda.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.

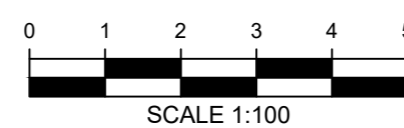
## NOTES:

- 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 metres - 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.

STEPHEN EMERY  
REGISTERED SURVEYOR - 8055 NUMBER 1665

HORIZONTAL DATUM:  
COORDINATE SYSTEM: MGA 2020 (GROUND)  
MARKS ADOPTED: SSM 36912 & PM 1998

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PM 1993  
R.L. 4.717 (CLASS LB)  
SOURCE: S.C.I.M.S. (25/07/2024)



CLIENT:

ORCHID RBS PTY LTD

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY  
OVER LOT 2 IN DP1289308  
No.52A ABBOTT ROAD, NORTH CURL CURL, NSW, 2099



CMS SURVEYORS PTY LTD  
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(02) 9071 4802  
info@cmsurveyors.com.au  
www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
MB/JT	GP/MC	JT	RM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
23655	1:100@A0	11/10/20 & 29/07/24	
DRAWING NAME	DRAWING NUMBER	SHEET	ISSUE
23655detail	1.dwg	1 OF 1	1