

- 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.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DEBORAH MILLENER
- 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.
- COPYRIGHT © CMS SURVEYORS 2018.
- 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.
- THIS PLAN HAS BEEN PREPARED UNDER THE SUPERVISION OF REGISTERED SURVEYOR S B McEVROY BOSS ID 265.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 802
R.L. 26.757 (L2)
SOURCE: S.C.I.M.S. (09/10/18)

3	NOTES AMENDED	23/09/19
2	TREES REMOVED	30/07/19
1	FIRST ISSUE	25/10/18

CLIENT:

DEBORAH MILLENER
105 WYADRA AVENUE
FRESHWATER NSW 2096

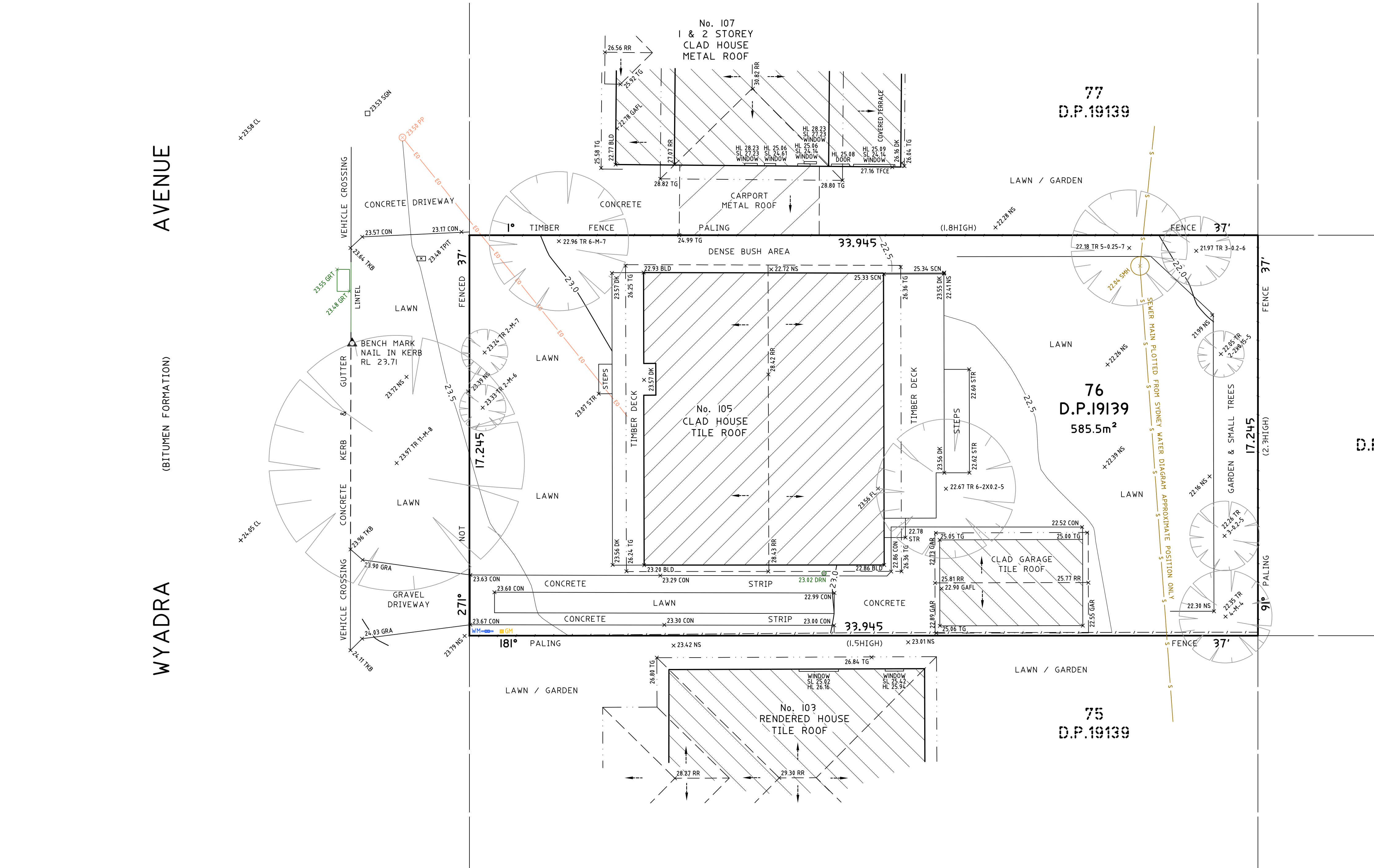
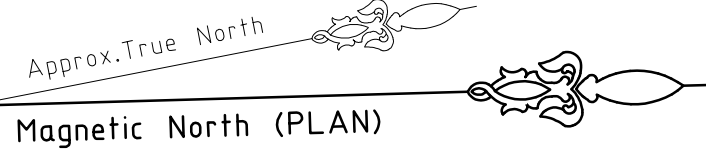
SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 76 IN D.P.19139
105 WYADRA AVENUE
FRESHWATER NSW 2096

C.M.S. Surveyors
Pty Limited

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LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED HH	DRAWN HH	CHECKED HH	APPROVED MB
SURVEY INSTRUCTION 18116	SCALE 1:100	DATE OF SURVEY 16/10/18	
DRAWING NAME 18116detail			ISSUE 3
CAD FILE 18116detail 3.dwg			



TITLE INDICATES THAT LOT 76 IN D.P.19139 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

LEGEND:

BLD = EXTERNAL BUILDING
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DRN = DRAIN
FL = FLOOR LEVEL
GAR = GARAGE
GFL = GARAGE FLOOR LEVEL
GM = GAS METER
GRA = GRAVEL
GRT = GRATE
HL = WINDOW HOOD LEVEL
NS = NATURAL SURFACE
PP = POWER POLE
RR = ROOF RIDGE
SGN = SIGN
SL = WINDOW SILL LEVEL
SMH = SEWER MANHOLE
STR = STEPS
TBK = TOP OF BANK
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
VC = VEHICLE CROSSING
WM = WATER METER

EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT