

15G NORTH  
(D.P.844713)

NOTES:

- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREIN 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 CLARE CHERKOFF.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE SPOTS 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 WHERE SPOTS HAVE BEEN LOCATED UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA MUST 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 DEPCT 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.

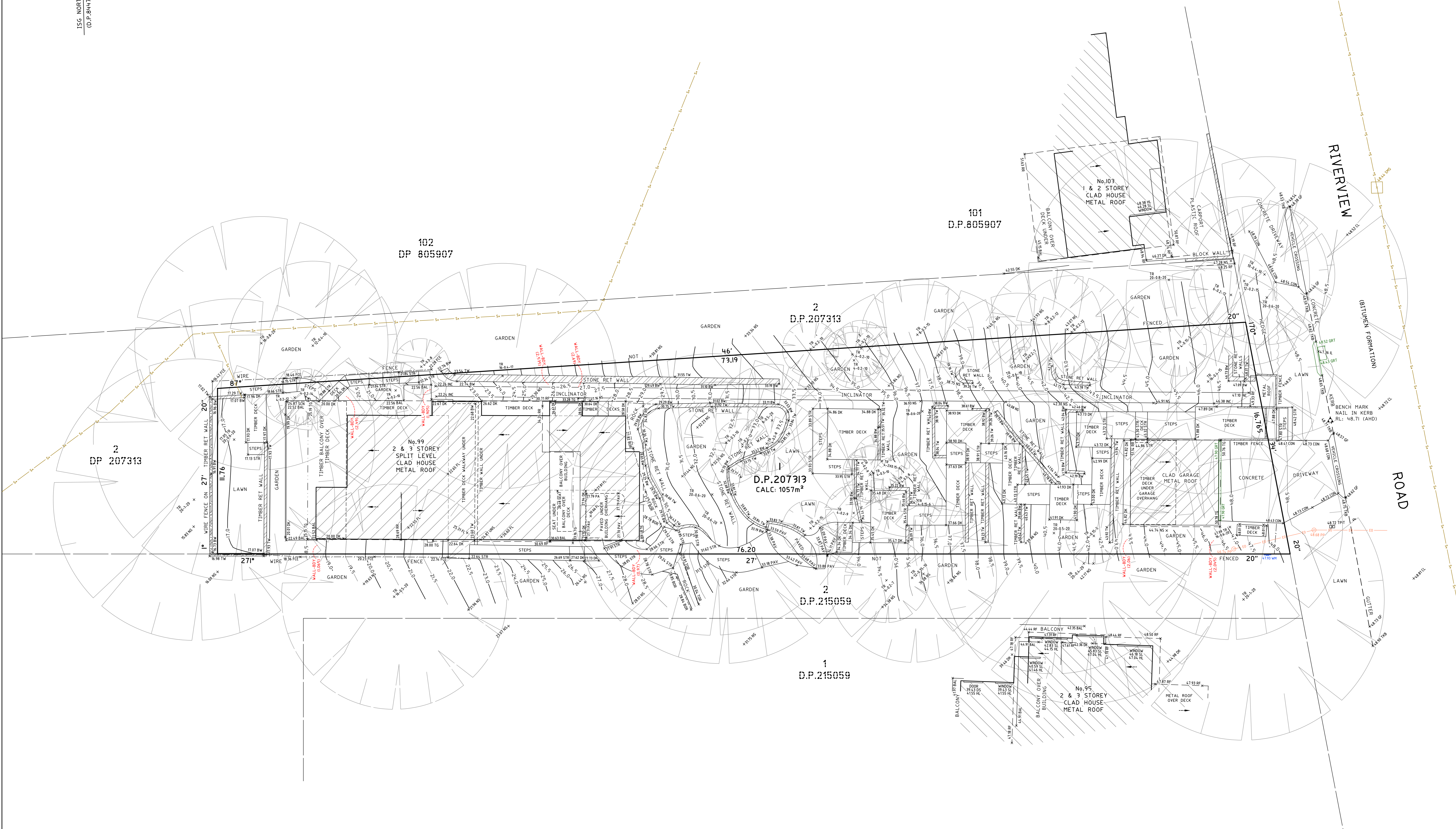
*K.A. ROBERTSON*  
REGISTERED SURVEYOR - BOSSI NUMBER 1935

**LEGEND:**

BAL	= BALCONY
BOR	= BOTTOM OF ROCK
CL	= CENTRELINE
CON	= CONCRETE
DK	= DECK
FCE	= FENCE
FL	= FLOOR LEVEL
GL	= GUTTER LEVEL
GR	= GRATE
H	= HOOD LEVEL
IL	= INVERT LEVEL
INC	= INCLINATOR
NS	= NATURAL SURFACE
PAV	= PAVING
RF	= TOP OF ROOF
RR	= ROOF RISE
SCN	= SCREEN
SL	= SILL LEVEL
SMHS	= SEWER MAN HOLE SQUARE
TG	= TOP OF GUTTER
TR	= TOP OF ROOF
TOR	= TOP OF ROCK
TPIT	= TELSTRA PIT
TR	= TRICE
TW	= TOP OF WALL
UNL	= UNDERGIRD LEVEL
WH	= WATER METER

—○— = ELECTRICITY OVERHEAD  
—○— = SEWER UNDERGROUND

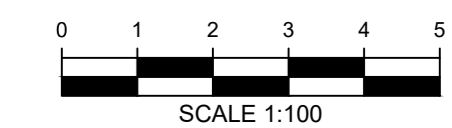
☺ = TREE  
SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 1 IN D.P.207313 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS)
- C521934 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PARTS OF LOTS 28 IN DP17910 (REMOTE TO SITE)
- C522777 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PARTS OF LOTS 23 TO 26 IN DP17910 & LOT 22A IN DP8005 (REMOTE TO SITE)
- C672369 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PARTS OF LOTS 23 TO 26 INCLUSIVE & LOT 28 IN DP17910 & THE PART OF LOT 22A IN DP8005 SHOWN AS PRIVATE R.O.W. 15' WIDE IN PLAN LODGE WITH C672369 (REMOTE TO SITE)
- C522777 COVENANT (NOT INVESTIGATED)

1 FIRST ISSUE 12/03/2024



**HORIZONTAL DATUM:**  
COORDINATE SYSTEM ASSUMED  
MARKS ADOPTED: N/A

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
S.M. ADOPTED: 50M 381G  
R.L. 47.7 (CLASS E)  
SOURCE: S.C.I.M.S. (04/03/2023)

**CLIENT:**  
CLARE CHERKOFF

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP207313 No.99 RIVERVIEW ROAD AVALON BEACH, NSW, 2107**

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SURVEYED	DRAWN	CHECKED	APPROVED
191	MC	191	BS
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
10452A	1:100@A0	05/03/2024	
DRAWING NAME	10452Adetail	SHEET	ISSUE
CAD FILE	10452Adetail 1.dwg	1 OF 1	1