



TITLE INDICATES THAT LOT 5 IN D.P.6406 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

• 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
ADRIAN & NICOLE COVICH.

- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC 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 (1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING 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)

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.

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

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 8451
 R.L. 73.170 (ORDER L2)
 SOURCE: SCIMS dated 6/12/18

I	FIRST ISSUE	II/12/1

CLIENT:
ADRIAN & NICOLE COVICH
11 BEACON AVENUE
BEACON HILL NSW 2100

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 5 IN D.P.6406
11 BEACON AVENUE
BEACON HILL NSW 2100**

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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LGA: NORTHERN BEACHES | SHEET 1 OF

SURVEYED H.H.	DRAWN R.N.	CHECKED H.H.	APPROVE MDL
SURVEY INSTRUCTION 152A		SCALE 1"=200' @ A3	DATE OF SURVEY 07/12/18
DRAWING NAME 152Adetail			ISSUE 1
CAD FILE 152Adetail 1.dwg			