

LEGEND:

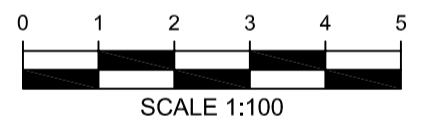
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- FL = FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- IL = INVERT LEVEL
- LN = LINTEL
- NS = NATURAL SURFACE
- PAY = PAVING
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SL = SILL LEVEL
- SMH = SEWER MAN HOLE
- STR = STAIRS
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- VER = VERANDAH
- WM = WATER METER
- EO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND

TREE
 SPREAD-DIAMETER-HEIGHT

- 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 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 MONTAUK CONSTRUCTION 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.youdig.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.
 - 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 2023.
 - 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 ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

Karl Robertson
 KARL ROBERTSON
 REGISTERED SURVEYOR BOSSI NUMBER 7835

1 FIRST ISSUE 16/10/2023



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

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: SSM 3518
 R.L. 90.995 (CLASS LC)
 SOURCE: S.C.I.M.S. (09/10/2023)

CLIENT:
 MONTAUK CONSTRUCTION PTY LTD

LGA: NORTHERN BEACHES

**SURVEY PLAN SHOWING
 DETAIL & LEVELS
 OVER LOT 94 IN DP32253
 No.50 WESLEY STREET
 ELANORA HEIGHTS, NSW, 2101**

CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
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TITLE INDICATES THAT LOT 94 IN D.P.32253 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - JOB098 EASEMENT FOR WATER SUPPLY AFFECTING THE PART(S)
 SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - JS16383 COVENANT (NOT INVESTIGATED)

SURVEYED JT	DRAWN GP	CHECKED JT	APPROVED MB
SURVEY INSTRUCTION 22851	SCALE 1:100@A1	DATE OF SURVEY 11/10/2023	
DRAWING NAME 22851detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 22851detail 1.dwg			