



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 SYMONE RIDDLE.
- 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 WORK 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 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.

Karl Robertson
 KARL ROBERTSON
 REGISTERED SURVEYOR BOSSI NUMBER 7835

LEGEND:

- BAL = BALCONY
- BIT = BITUMEN
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- FL = FLOOR LEVEL
- GF = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GRT = GRATE
- HL = HOOD LEVEL
- IL = INVERT LEVEL
- NS = NATURAL SURFACE
- PAT = PATIO
- PAV = PAVING
- POOL = POOL
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- STR = STAIRS
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- EO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND
- TREE: SPREAD-DIAMETER-HEIGHT
- M = MULTIPLE TRUNKS

TITLE INDICATES THAT LOT 4 IN D.P.12031 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

1	FIRST ISSUE	6/05/2024	HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED MARKS ADOPTED: N/A VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: SSM 24856 R.L. 16.689 (CLASS LC) SOURCE: S.C.I.M.S. (23/04/2024)		SCALE 1:100	CLIENT: SYMONE RIDDLE LGA: NORTHERN BEACHES	BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 4 IN DP12031 No.76 QUEENS PARADE EAST NEWPORT, NSW, 2106	CMS SURVEYORS PTY LTD ACN 096 240 201 PO Box 463 Dee Why, NSW, 2099 2/99A South Creek Road, Dee Why, NSW, 2099 (02) 9971 4802 info@cmsurveyors.com.au www.cmsurveyors.com.au	SURVEYED JM DRAWN MC CHECKED JM APPROVED RM	SURVEY INSTRUMENT 23383 SCALE 1:100@A1 DATE OF SURVEY 24/04/2024	DRAWING NAME 23383detail SHEET 1 OF 1 CAD FILE 23383detail 1.dwg	ISSUE 1
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