


TITLE INDICATES THAT LOT 18 SEC.D IN D.P.6195 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 634427 COVENANT (NOT INVESTIGATED)

NOTES

- ALL BOUNDARY SURVEY 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 THE PROPERTY, 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.**
- THREE SIZES ARE ESTIMATES ONLY.**
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MERYLL AND SCOTT KERSEWAW.**
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY ANOTHER 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 BEEN LOCATED BY ELECTRICITY AND GAS SERVICES (ph 100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE COMMENCING ANY CONSTRUCTION ACTIVITY IN OR NEAR THE LOCATED 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 ADJUSTED.**
- 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 SURVEYS 2021.**
- 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 AUTHORIZED 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.**


STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

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

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 57095 (BY GNSS OBSERVATION)
 R.L. 22.712 (CLASS LC)
 SOURCE: S.C.I.M.S. (26/04/2021)

I	FIRST ISSUE	29/04/20

CLIENT:
MERYL & SCOTT KERSHAW
No.40 HILLCREST AVENUE
MONA VALE, NSW, 2103

**SURVEY PLAN
SHOWING DETAIL AND LEVEL
OVER LOT 18 IN DP6195
No.40 HILLCREST AVENUE
MONA VALE, NSW, 2103**

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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GA: NORTHERN BEACHES | SHEET 1 OF 1

SURVEYED HC	DRAWN GP	CHECKED HC	APPROVED MB
SURVEY INSTRUCTION 20239		SCALE 1:100 <input type="checkbox"/> A1 1:200 <input type="checkbox"/> A3	DATE OF SURVEY 22/04/2021
DRAWING NAME 20239detail			ISSUE I
CAD FILE 20239detail 1.dwg			