

Approx. True North
Magnetic North (PLAN)

LEGEND:

BAL = BALCONY
BB = BOTTOM OF BANK
BIT = BITUMEN
BLD = EXTERNAL BUILDING
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DS = DOOR SILL LEVEL
FCE = FENCE
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GDN = GARDEN
HL = HOOD LEVEL
HYD = HYDRANT
LAN = LANDING
NS = NATURAL SURFACE
PAR = PARAPET
PAV = PAVING
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TB = TOP OF BANK
TER = TERRACE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VER = VERANDAH

—E— = ELECTRICITY OVERHEAD
—S— = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

QUIRK

PLACE

BUSHEY

2
D.P.10683

3
D.P.10683
720.2 m² CALC

4
D.P.10683

Notes:

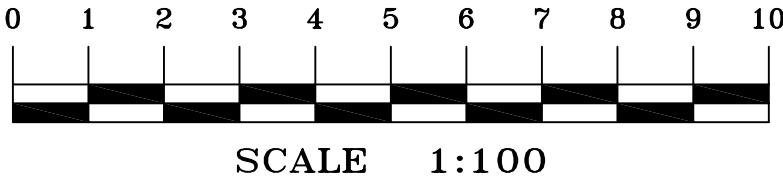
- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES 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 MICHAEL CLUES.
- 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 DIAL BEFORE YOU DIG SERVICES (gh 1100) 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.


Notes:

- 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 ADOPED.
- 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 REFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2020.
- 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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

TITLE INDICATES THAT LOT 3 IN D.P.10683 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S).



			HORIZONTAL DATUM:	VERTICAL DATUM:	CLIENT:	SURVEY PLAN	 C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/99A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au	<table><tr><td>SURVEYED HC</td><td>DRAWN GP</td><td>CHECKED HC</td><td>APPROVED MDL</td></tr><tr><td colspan="2">SURVEY INSTRUCTION 19256</td><td>SCALE 1:100 A1 1:200 A3</td><td>DATE OF SURVEY 31/03/2020</td></tr><tr><td colspan="3">DRAWING NAME 19256detail</td><td>SHEET 1 OF 1</td></tr><tr><td colspan="3">CAD FILE 19256detail 2.dwg</td><td>ISSUE 2</td></tr></table>	SURVEYED HC	DRAWN GP	CHECKED HC	APPROVED MDL	SURVEY INSTRUCTION 19256		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 31/03/2020	DRAWING NAME 19256detail			SHEET 1 OF 1	CAD FILE 19256detail 2.dwg			ISSUE 2
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CAD FILE 19256detail 2.dwg			ISSUE 2																					
			CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	MICHAEL CLUES	SHOWING DETAIL & LEVEL																		
			MARKS ADOPTED: N/A	B.M. ADOPTED: PM 2842	No.31 ROSS STREET	OVER LOT 3 IN DP10683																		
2	TREES UPDATED	27/04/2020		R.L. 60.855 (CLASS LC)	NORTH CURL CURL, NSW, 2099	No.86 QUIRK STREET																		
1	FIRST ISSUE	8/04/2020	LGA: NORTHERN BEACHES	SOURCE: S.C.I.M.S. (30/03/2020)		DEE WHY, NSW, 2099																		