

LEGEND:

- AW = AWNING
- BAL = BALCONY
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DS = DOOR SILL LEVEL
- EPL = ELECTRICITY PILLAR
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRA = GRAVEL
- GRT = GRATE
- HYD = HYDRANT
- IL = INVERT LEVEL
- LN = LINTEL
- LP = LIGHT POLE
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAT = PATIO
- PAV = PAVING
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TL = TILE
- TKB = TOP OF KERB
- TRPT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- WM = WATER METER

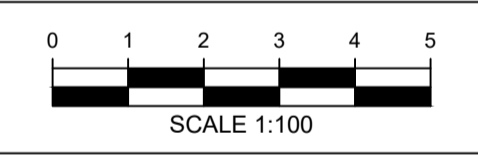
— S — = SEWER UNDERGROUND

TREE
 X = SPREAD DIAMETER-HEIGHT
 M = MULTIPLE TRUNKS

- 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 TIM WESTGARTH & KAREN TURNBULL.
 - 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 PICTOR 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.
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 - THIS NOTICE MUST NOT BE ERASED.

Karl Robertson
 KARL ROBERTSON
 REGISTERED SURVEYOR - BOSS NUMBER 7835

1	FIRST ISSUE	29/5/2024
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HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: ASSUMED
 MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: SSM 136910
 R.L. 10.588 (CLASS LC)
 SOURCE: S.C.I.M.S. (17/05/2024)

CLIENT:
TIM WESTGARTH & KAREN TURNBULL

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 2106 IN DP1077873 No.11 BLUE WREN WAY WARRIEWOOD, NSW, 2102

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- TITLE INDICATES THAT LOT 2106 IN D.P.1077873 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - DP1080419 RESTRICTION(S) ON THE USE OF LAND (NOT INVESTIGATED)
 - DP1080419 POSITIVE COVENANT (NOT INVESTIGATED)
 - (A) - DP1077873 EASEMENT FOR SUPPORT 0.3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - (B) - DP1077873 EASEMENT FOR SUPPORT 0.3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 - (C) - DP1077873 EASEMENT FOR MAINTENANCE ACCESS AND OVERHANG 0.8 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - (D) - DP1077873 EASEMENT FOR TELEVISION SIGNAL RECEPTION SERVICES OVER EXISTING LINE OF CABLES APPURTENANT TO THE LAND ABOVE DESCRIBED
 - (E) - DP1077873 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 - DP1077873 RESTRICTION(S) ON THE USE OF LAND (NOT INVESTIGATED)

SURVEYED WP	DRAWN MC	CHECKED WP	APPROVED BS
SURVEY INSTRUCTION 23467	SCALE 1:100@A1	DATE OF SURVEY 20/05/2024	
DRAWING NAME 23467detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 23467detail 1.dwg			