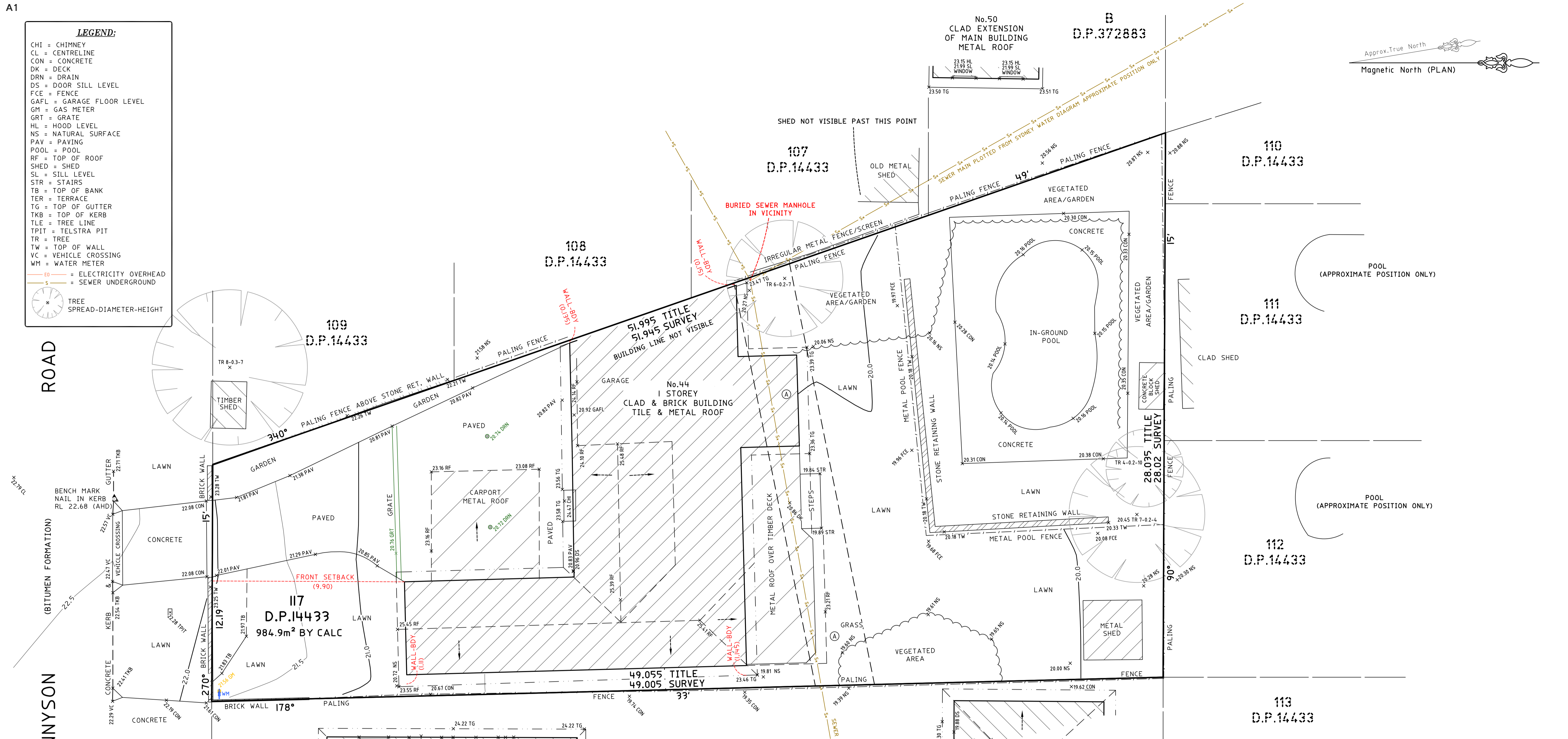
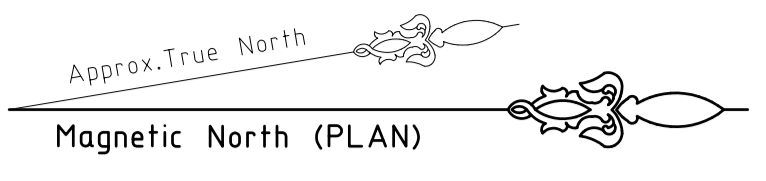


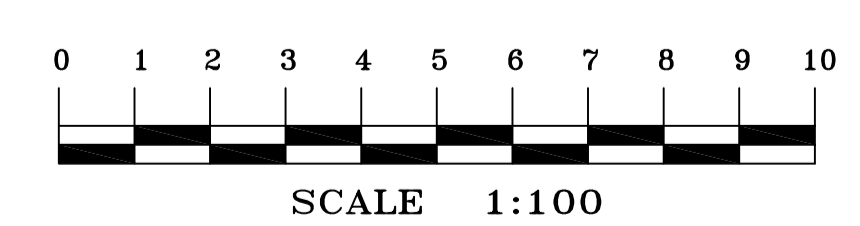
LEGEND:

- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DRN = DRAIN
- DS = DOOR SILL LEVEL
- FCE = FENCE
- GAFL = GARAGE FLOOR LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAV = PAVING
- POOL = POOL
- RF = TOP OF ROOF
- SHED = SHED
- SL = SILL LEVEL
- STR = STAIRS
- TB = TOP OF BANK
- TER = TERRACE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TLE = TREE LINE
- TPIIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- WM = WATER METER
- EO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND
- TREE SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 117 IN D.P.14433 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS
- 0767582 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN VOL 5692 FOL 118



Notes:

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- 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 SHELLY DU FLOU.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGMATIC 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 (b1100) 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 ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGMATIC 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 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 PERMITTED BY THE COPYRIGHT ACT 1968.
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- THIS NOTICE MUST NOT BE ERASD.

Karl Robertson
 KARL ROBERTSON
 REGISTERED SURVEYOR BOSSI NUMBER 7835....

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED		VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 2802 R.L. 22.515 (CLASS LC) SOURCE: S.C.I.M.S. (05/10/2021)		CLIENT: SHELLEY DU FLOU No.44 TENNYSON ROAD CROMER, NSW, 2099		BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 117 IN DP14433 No.44 TENNYSON ROAD CROMER, NSW, 2099		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		SURVEYED NS DRAWN ABS CHECKED NS APPROVED BG	SURVEY INSTRUCTION 20745 SCALE 1:100 DATE OF SURVEY 12/10/2021	DRAWING NAME 20745detail CAD FILE 20745detail.dwg SHEET 1 OF 1	ISSUE 1
FIRST ISSUE		22/10/2021		LGA: NORTHERN BEACHES									