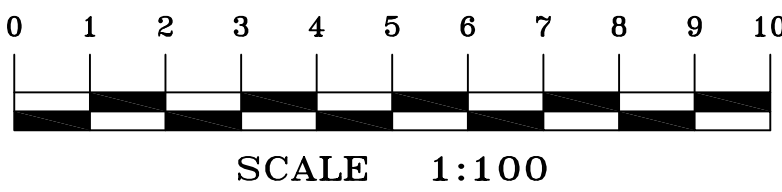
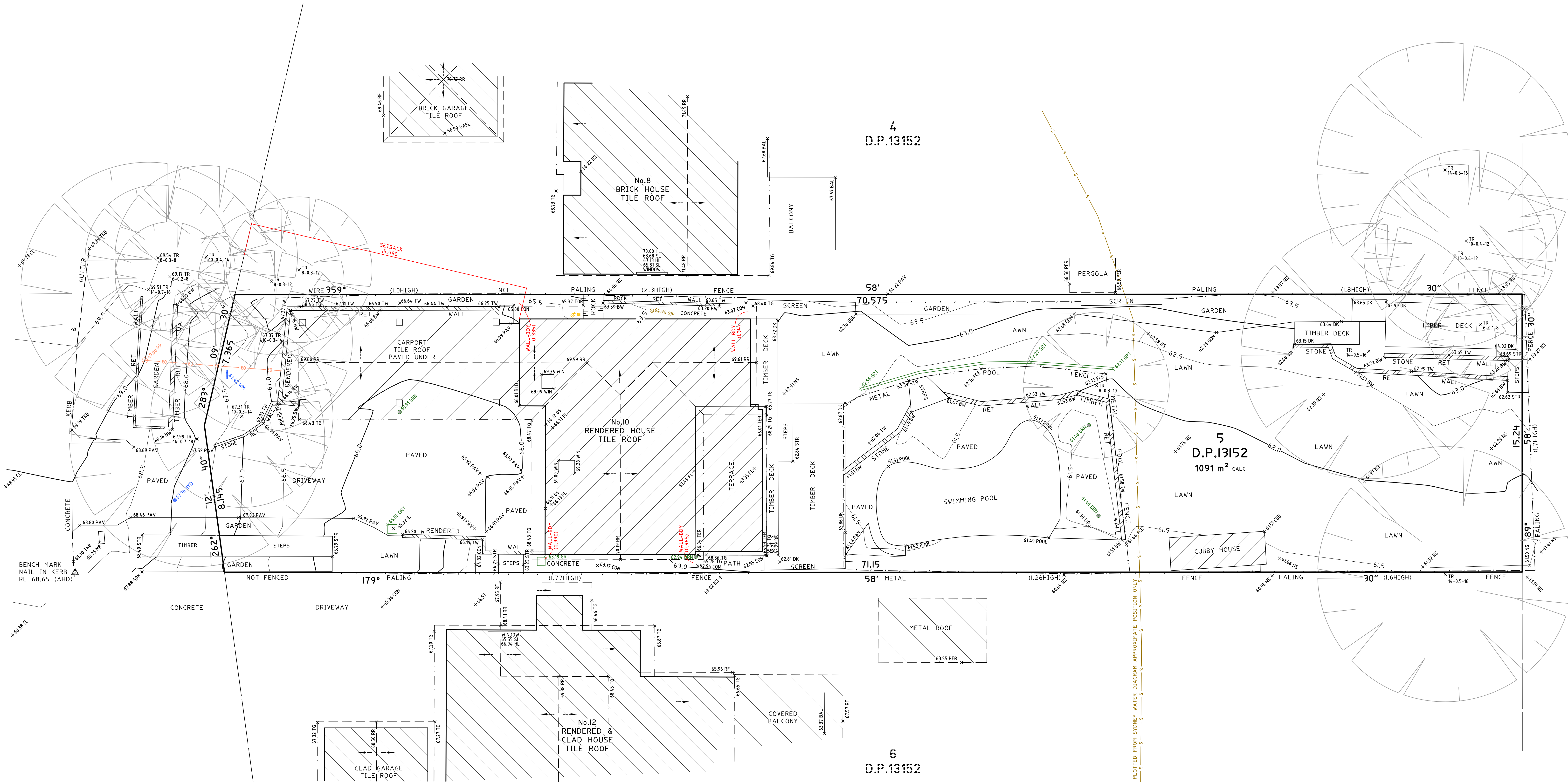


APPROX TRUE NORTH
MGA NORTH

AVENUE

WEEROONA

(BITUMEN FORMATION)



TITLE INDICATES THAT LOT 5 IN D.P.13152 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- J55(19) COVENANT (NOT INVESTIGATED)

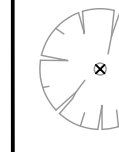
NOTES

- 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 SET OUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SET OUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GARY PARKER.
- 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 (DN 7000) 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 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 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 1969.
- 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.

MURRAY LEADMON
REGISTERED SURVEYOR - BUSS NUMBER 1462

LEGEND:

- BLD = EXTERNAL BUILDING
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- CUB = CUBBY HOUSE
- DK = DECK
- DRN = DRAIN
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GAFL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- HYD = HYDRANT
- IL = INVERT LEVEL
- LID = MISCELLANEOUS PIT LID
- MB = MAILBOX SPOT
- NS = NATURAL SURFACE
- PAY = PAVING
- PER = PERGOLA
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- TER = TERRACE
- TG = TOP OF GUTTER
- TWB = TOP OF KERB
- TOR = TOP OF ROCK
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER
- EL = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 1924
R.L. 79.577 (CLASS LB)
SOURCE: S.C.I.M.S. (2/06/2021)

I FIRST ISSUE 23/06/2021

CLIENT:
GARY PARKER
No.10 WEEROONA AVENUE
ELANORA HEIGHTS, NSW, 2101

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 5 IN DP13152
No.10 WEEROONA AVENUE
ELANORA HEIGHTS, NSW, 2101

C.M.S. Surveyors
Pty Limited
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PO Box 463 Dee Why
NSW 2099
2/89A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9071 4802
Facsimile: (02) 9071 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED	DRAWN	CHECKED	APPROVED
KK	GP	KK	DR
SURVEY INSTRUCTION 20408	SCALE 1:100 @ AD	DATE OF SURVEY 5/06/2021	ISSUE 1
DRAWING NAME 20408detail	CAD FILE 20408detail.dwg		