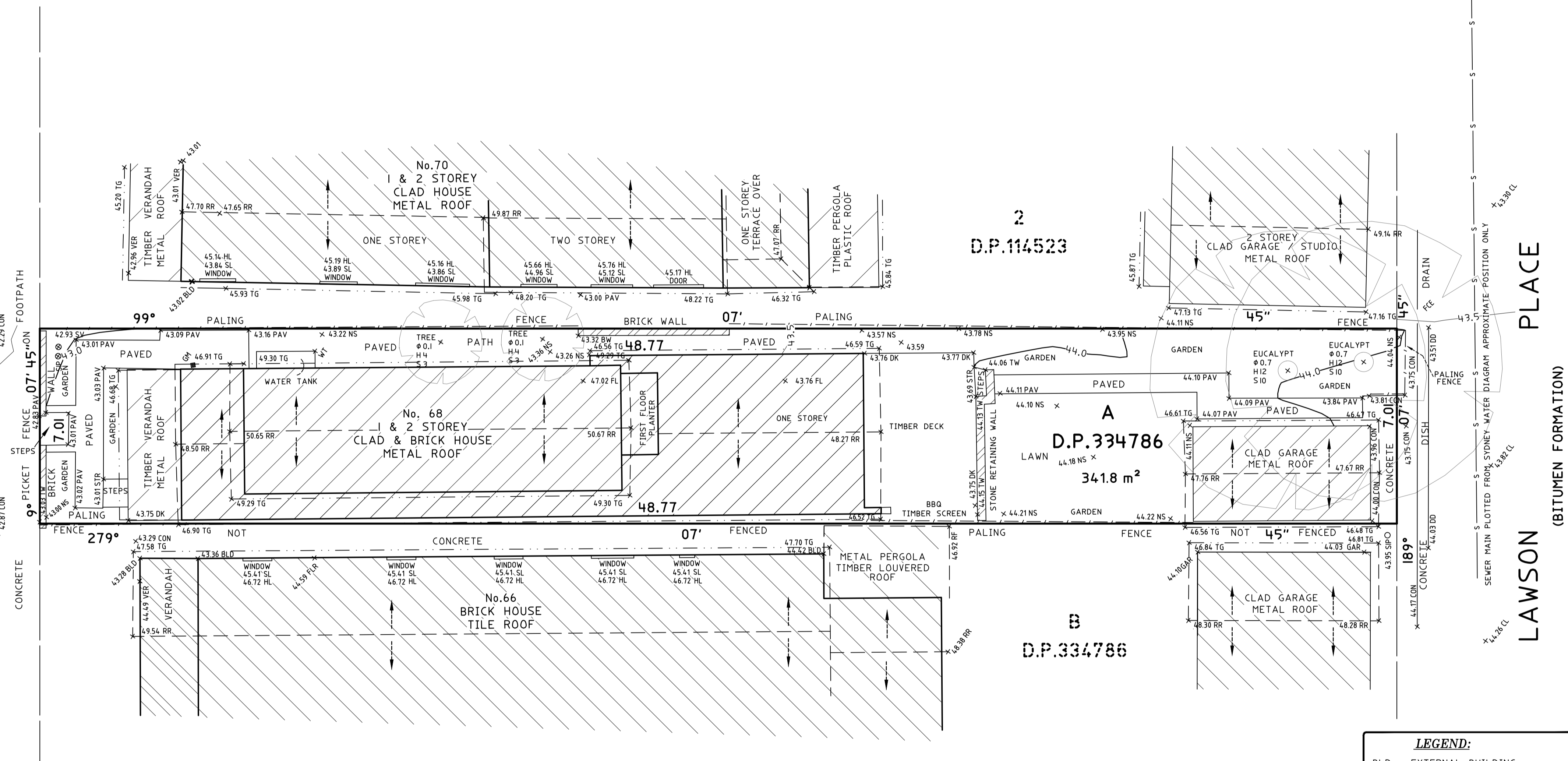
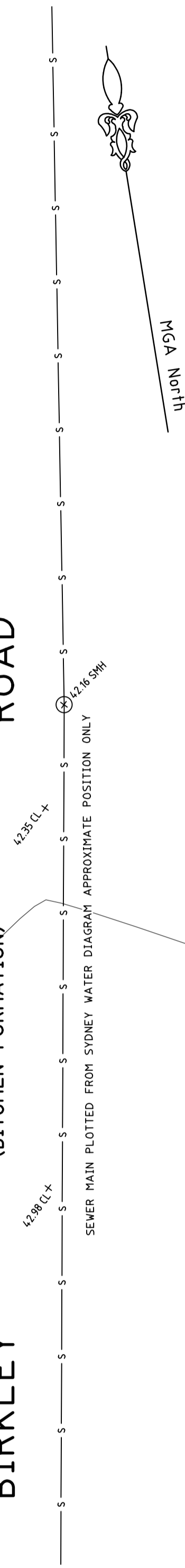


ROAD

(BITUMEN FORMATION)

BIRKLEY



- NOTES**
- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
 - A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
 - IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
 - THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MATTHEW BATES
 - 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 (PH 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.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - 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 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 2016.
 - 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.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 1007
R.L.: 45.93 (ORDER 4)
SOURCE: S.C.I.M.S. (17/10/07)

1	FIRST ISSUE	22/03/16
---	-------------	----------

CLIENT:
MATTHEW BATES
68 BIRKLEY ROAD
MANLY NSW 2095

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT A IN D.P.334786
68 BIRKLEY ROAD
MANLY NSW 2095

C.M.S. Surveyors
Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
1/32 Campbell Avenue, Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

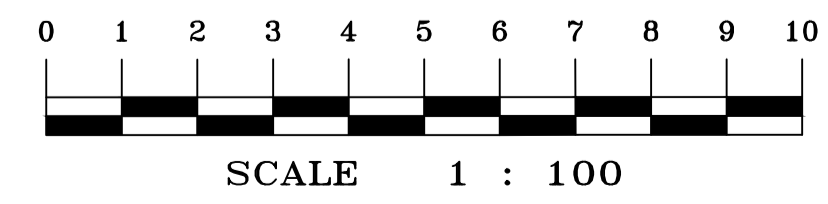
LGA: MANLY		SHEET 1 OF 1	
SURVEYED PB	DRAWN MC	CHECKED PB	APPROVED DR
SURVEY INSTRUCTION 2334		SCALE 1:100 @ A1	DATE OF SURVEY 11/03/16
DRAWING NAME 2334Cdetail			ISSUE 1
CAD FILE 2334Cdetail I.dwg			

LEGEND:

- BLD = EXTERNAL BUILDING
- BW = BOTTOM OF WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DSIL = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GAR = GARAGE
- GM = GAS METER
- HL = WINDOW HOOD LEVEL
- NS = NATURAL SURFACE
- PAV = PAVING
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = WINDOW SILL LEVEL
- SMH = SEWER MANHOLE
- STR = STEPS
- TEL = TELSTRA
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TR = TREE
- TW = TOP OF WALL
- VER = VERANDAH
- WM = WATER METER
- WT = WATER TANK

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

TREE
• = TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER



TITLE INDICATES THAT LOT A IN D.P.334786 IS SUBJECT TO:
-RESERVATIONS AND CONDITIONS CONTAINED IN THE CROWN GRANT(S).