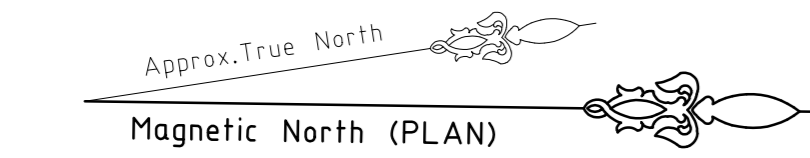


- Notes:**
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
 - THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
 - AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL, WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CRAIG ANDRADE.
 - 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) 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.
 - 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 © C.M.S. SURVEYORS 2018
 - 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.

- LEGEND:**
- BAL = BALCONY
 - BB = BOTTOM OF BANK
 - BLD = EXTERNAL BUILDING
 - BOR = BOTTOM OF ROCK
 - BW = BOTTOM WALL
 - CH = CHIMNEY
 - CON = CONCRETE
 - DK = DECK
 - DS = DOOR SILL LEVEL
 - EK = ELECTRICITY KIOSK
 - ELD = ELECTRICITY LINE OVERHEAD
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GDN = GARDEN
 - GRA = GRAVEL
 - HL = HOOD LEVEL
 - JET = JETTY
 - LAN = LANDING
 - LID = MISCELLANEOUS PIT LID
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PAV = PAVING
 - PER = PERGOLA
 - PIPE = PIPE OVER/VERT
 - POST = POST
 - PP = POWER POLE
 - PTH = PATH
 - RET = RETAINING
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SHED = SHED
 - SL = SILL LEVEL
 - STR = STAIRS
 - TB = TOP OF BANK
 - TYCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TNK = TANK
 - TOP = TOP OF PIPE
 - TW = TOP OF WALL
 - VER = VERANDAH
 - WT = WATER TANK
 - EL = ELECTRICITY OVERHEAD
 - TREE SPREAD-DIAMETER-HEIGHT

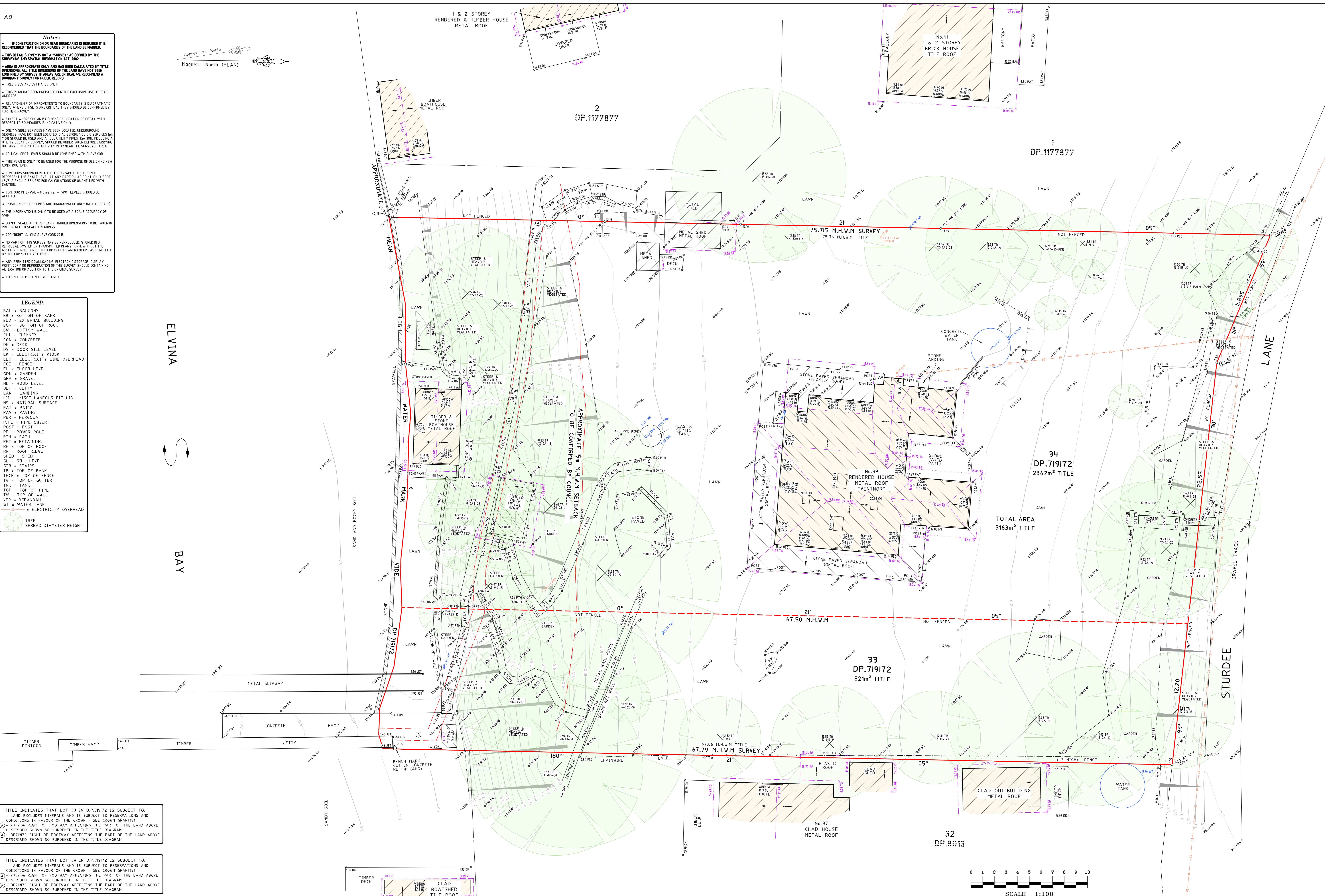


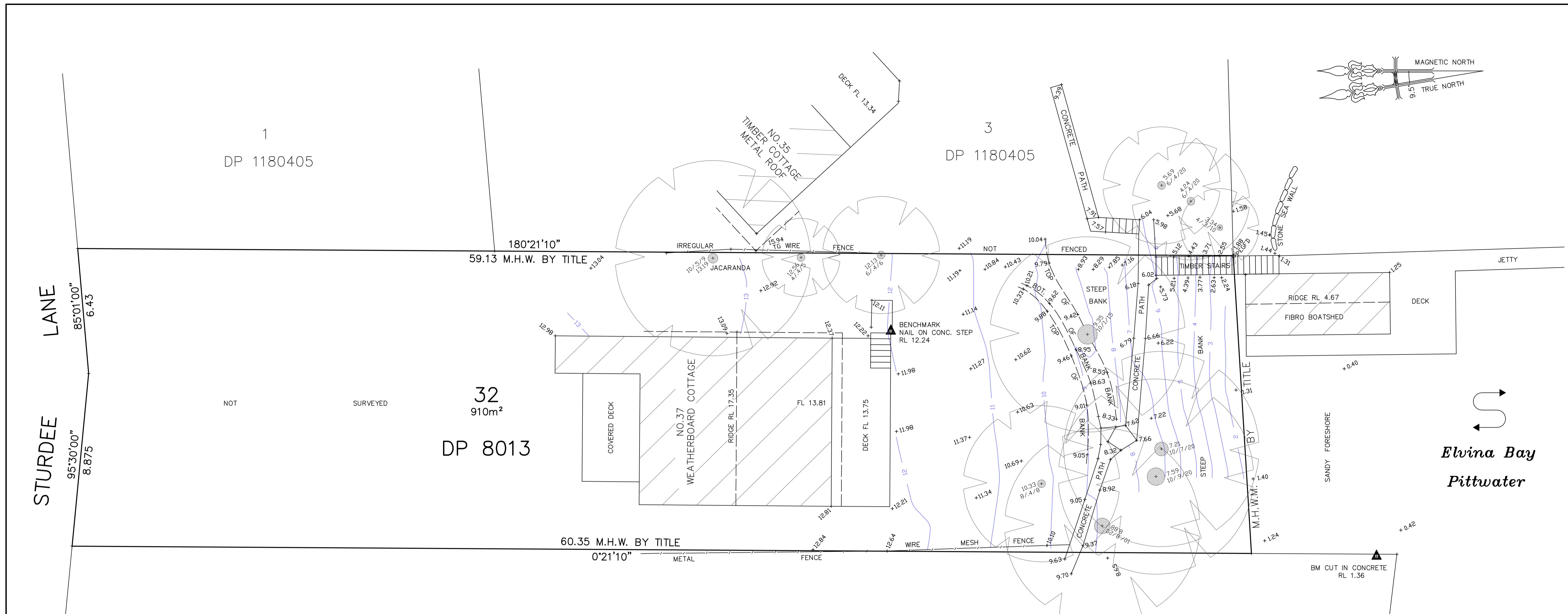
ELVINA BAY

TITLE INDICATES THAT LOT 33 IN D.P.719172 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - (SEE CROWN GRANTS)
A - V937956 RIGHT OF FOOTWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
B - DP719172 RIGHT OF FOOTWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM

TITLE INDICATES THAT LOT 34 IN D.P.719172 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - (SEE CROWN GRANTS)
A - V937956 RIGHT OF FOOTWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
B - DP719172 RIGHT OF FOOTWAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM

1	FIRST ISSUE	30/05/18	L.G.A. NORTHERN BEACHES	HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED	VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM.27879 R.L. 1.542 (ORDER L3) SOURCE: S.C.I.M.S. (29/02/12)	CLIENT: CRAIG ANDRADE PO BOX 294 CHURCH POINT NSW 2105	SURVEY PLAN SHOWING DETAIL & LEVELS AND PARTIAL BOUNDARY MARKING OVER LOTS 33 & 34 IN D.P.719172 No.39 STURDEE LANE ELVINA BAY NSW 2105	C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/39A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au	SURVEYED LJ	DRAWN CJR	CHECKED LJ	APPROVED DR	SURVEY INSTRUCTION 17778	SCALE 1:100	DATE OF SURVEY 18/05/18	DRAWING NAME 17778detail	SHEET 1 OF 1	ISSUE 1
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STURDEE LANE
 95°30'00" 8.875
 85°01'00" 6.43

1
 DP 1180405

3
 DP 1180405

32
 910m²
 DP 8013

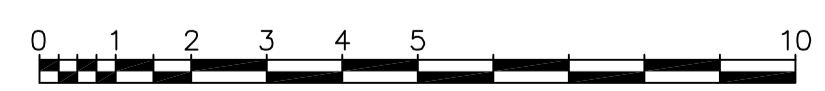
33
 DP 719172

Elvina Bay
 Pittwater

LEGEND

- FL - FLOOR LEVEL
- TG - TOP OF GUTTER
- B/S/10 - TREE SPREAD/DIA/HEIGHT

- NOTES:**
- THESE NOTES ARE AN INTEGRAL PART OF THIS DRAWING AND ARE NOT TO BE REMOVED.
 - LEVELS ON AUSTRALIAN HEIGHT DATUM (APPROX.)
 - BOUNDARIES NOT MARKED.
 - BOUNDARIES NOT SURVEYED.
 - BEARINGS, DISTANCES AND AREAS OF BOUNDARIES HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT LAND AND PROPERTY INFORMATION AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN RELATE TO MAGNETIC NORTH.
 - DO NOT SCALE OFF THIS PLAN. WHERE RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES ARE CRITICAL THEY SHOULD BE CONFIRMED BY A BOUNDARY SURVEY.
 - TREE TRUNKS, SPREADS AND HEIGHTS ARE DIAGRAMMATIC AND ESTIMATED ONLY. IF THESE ELEMENTS ARE CRITICAL TO DESIGN, A FURTHER SURVEY SHOULD BE REQUESTED FOR ACCURATE LOCATION.
 - THIS PLAN IS PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY & IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 - UNDERGROUND SERVICES LOCATIONS HAVE BEEN OBTAINED FROM DIAL BEFORE YOU DIG (DBYD) SEARCHING FACILITY AND SHOW THE EXISTENCE OF SERVICES ONLY. SERVICES SHOWN ARE BASED ON SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY DURING FIELD SURVEY AND CHARTED AS A GUIDE TO THE POSITION AND NATURE OF THE SERVICE. IF POSITION AND DEPTH OF A SERVICE IS CRITICAL TO DESIGN OR CONSTRUCTION THE SERVICE MUST BE EXPOSED BY "POTHOLING" CARRIED OUT BY A PERSON ACCREDITED BY THE RELEVANT SERVICE PROVIDOR.
 - BEFORE ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT PERSON SHOULD MAKE AN INDEPENDENT AND UPDATED INQUIRY OF DIAL BEFORE YOU DIG (PH.1100) AND ANY RELEVANT SERVICE PROVIDORS TO ASCERTAIN THE EXISTENCE OF FURTHER SERVICES (IF ANY) AND THE ACCURATE LOCATION OF THOSE NOT ABLE TO HAVE BEEN SURVEYED AT THE TIME OF PREPARING THIS PLAN (OR DATA).
 - NO RESPONSIBILITY CAN BE ACCEPTED BY BASE SURVEYING FOR ANY DAMAGE CAUSED TO ANY UNDERGROUND SERVICE OR ANY LOSS OR INJURY SUFFERED IF ENQUIRY AND VERIFICATION HAVE NOT BEEN COMPLETED IN ACCORDANCE WITH THIS NOTE.
 - THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARY IT IS STRONGLY RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARY OR COMPLIANCE SETBACK LINE.
 - CONTOUR INTERVAL 1 METRE.
 - CONTOURS ARE INDICATIVE OF GROUNDFALL ONLY AND DO NOT PROVIDE AN EXACT LEVEL AT A PARTICULAR POINT.
 - NO INVESTIGATIONS HAVE BEEN MADE INTO BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND.
 - COVENANT CONTAINED IN TRANSFER NO. A943792 AFFECTS THE SUBJECT LAND.



Simon Warren
 6 Surfview Ave Forster 2428
 Phone: 0412448259

Date: 24.5.2017
 Scale: 1:100 @ A1
 Datum AHD
 Reference: 17-49
 Sheet 1 of 1

Prepared for:
WARREN & ELLEN WALKER
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LEVEL & FEATURE SURVEY
 PART OF 37 STURDEE LANE
 LOVETT BAY LOT 32 IN DP 8013
LGA: NORTHERN BEACHES

