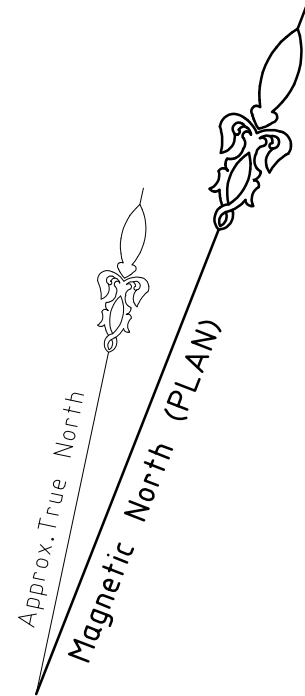
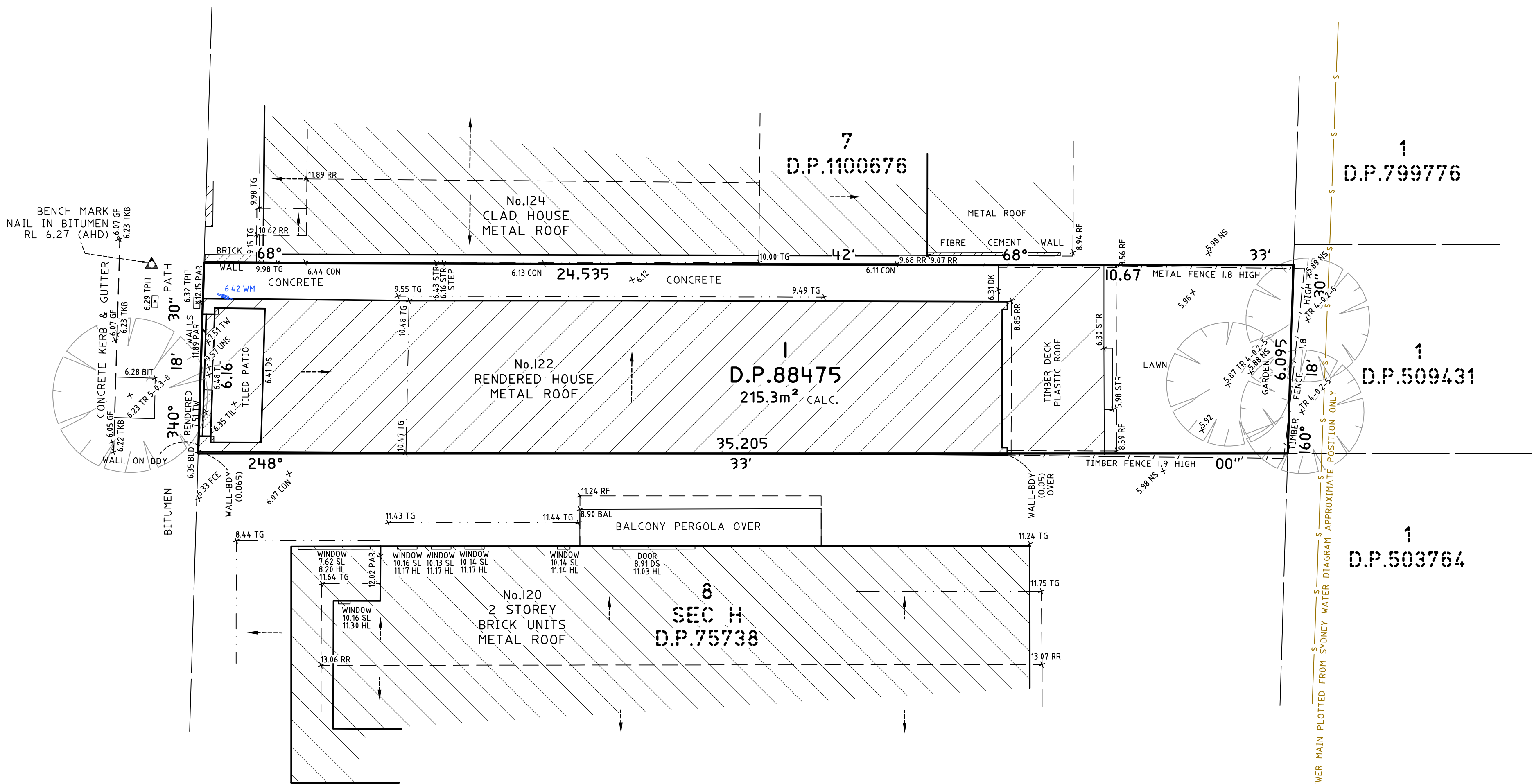




ROAD
(BITUMEN FORMATION)
PITTWATER



LEGEND:

BAL = BALCONY
BIT = BITUMEN
BLD = EXTERNAL BUILDING
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DS = DOOR SILL LEVEL
FCE = FENCE
GF = GUTTER LEVEL
HL = HEAD LEVEL
NS = NATURAL SURFACE
PAR = PARAPET
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TG = TOP OF GUTTER
TIL = TILE
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UNS = UNDERSIDE LEVEL
WM = WATER METER

EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

- NOTES**
- A BOUNDARY SURVEY 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 D & N CARTER INVESTMENTS
 - 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 (gh 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.
 - 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 2020.
 - 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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 790
R.L. 5.394 (CLASS LB)
SOURCE: S.C.I.M.S. (19/02/2020)

1	FIRST ISSUE	17/03/2020
0	PRELIMINARY ISSUE	17/03/2020

CLIENT:
D & N CARTER INVESTMENTS
27 UNDERCLIFFE STREET
DEE WHY NSW 2099

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 IN D.P.88475
122 PITTWATER ROAD
MANLY NSW 2095

C.M.S. Surveyors Pty Limited
ACN: 096 240 201
PO Box 463 Dee Why
NSW 2099
27/90A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET 1 OF 1	
SURVEYED HC	DRAWN ABS	CHECKED HC	APPROVED AF
SURVEY INSTRUCTION 19154		SCALE 1:100 A1 1:200 A3	DATE OF SURVEY 02/03/2020
DRAWING NAME 19154detail			ISSUE 1
CAD FILE 19154detail.l dwg			

TITLE INDICATES THAT LOT 1 IN D.P.88475 IS SUBJECT TO:
-RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

