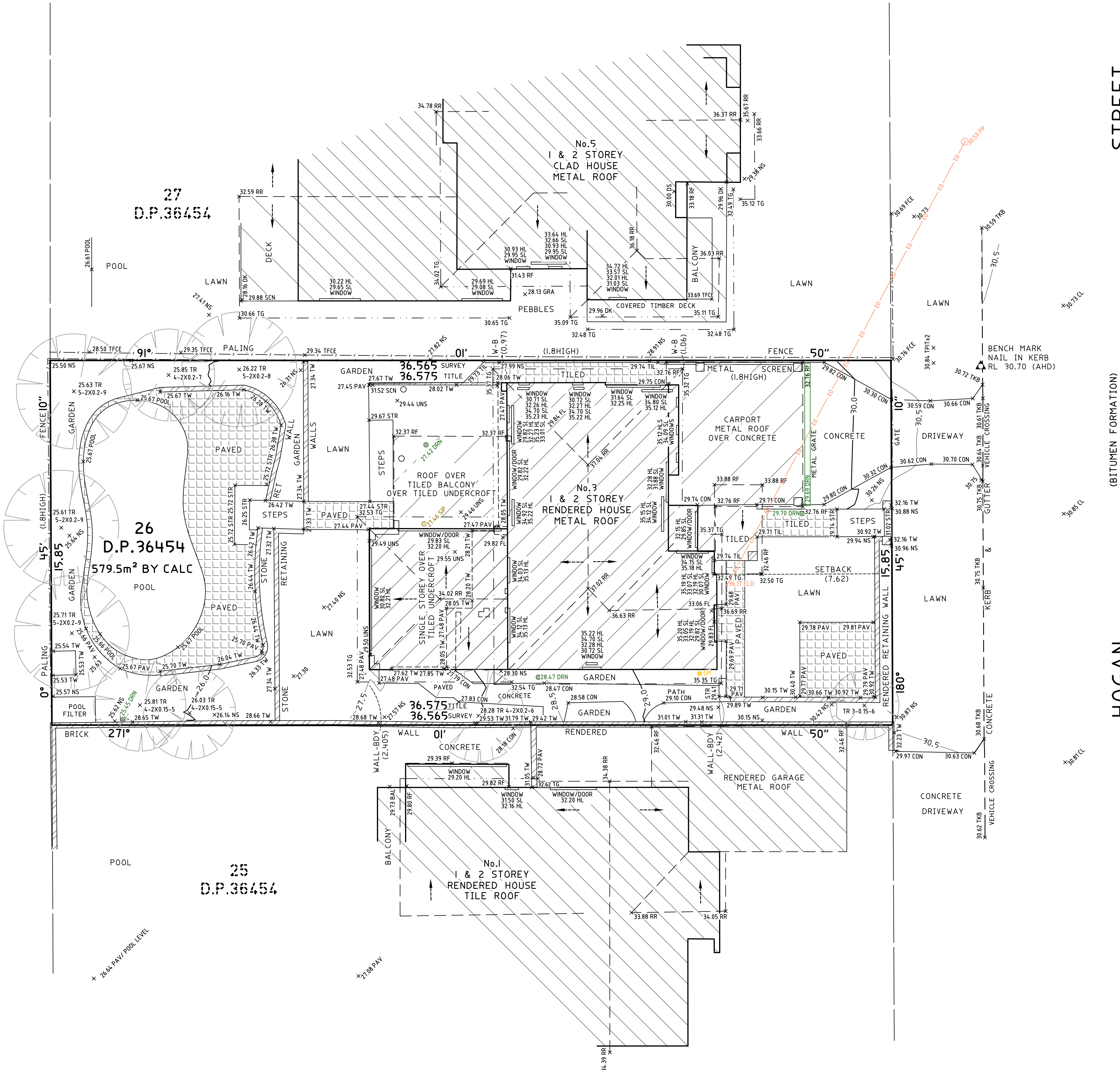
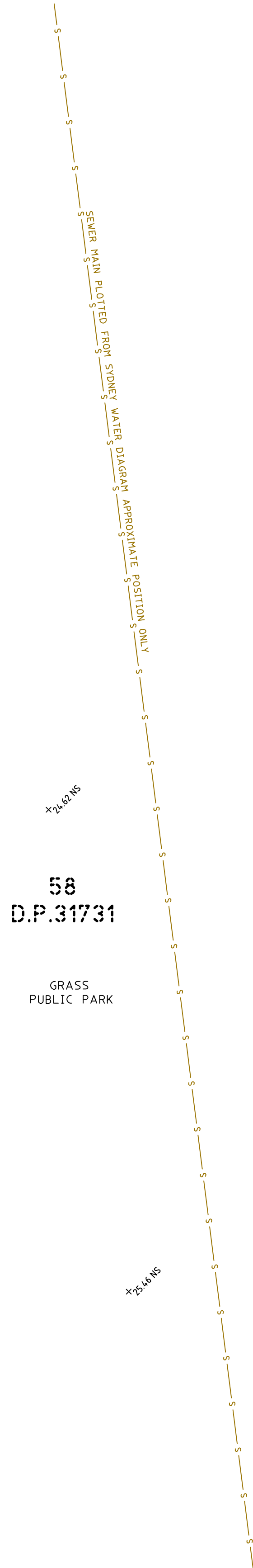
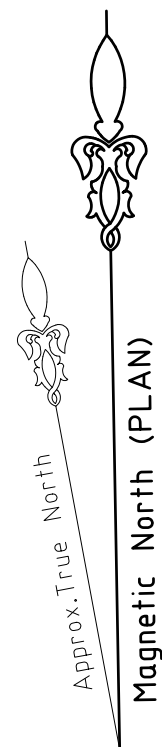




STREET

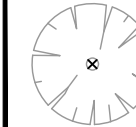
(BITUMEN FORMATION)

HOGAN

- Notes:**
- BOUNDARY IDENTIFICATION 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 KATIE JENKS.
 - 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. BEFORE YOU DIG AUSTRALIA (www.byd.com.au) 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 2023.
 - 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.

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835**LEGEND:**

- BAL = BALCONY
CL = CENTRELINE
CON = CONCRETE
DK = DECK
DRN = DRAIN
DS = DOOR SILL LEVEL
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FL = FLOOR LEVEL
GM = GAS METER
GRA = GRAVEL
HL = HOOD LEVEL
NS = NATURAL SURFACE
PAV = PAVING
POOL = POOL
RF = TOP OF ROOF
RR = ROOF RIDGE
SCN = SCREEN
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
STR = STAIRS
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TIL = TILE
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
UNS = UNDERSIDE LEVEL
EO = ELECTRICITY OVERHEAD
S = SEWER UNDERGROUND

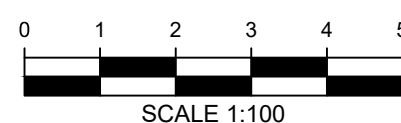
TREE
SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 26 IN D.P.36454 IS SUBJECT TO:

- AEI75583 POSITIVE COVENANT (NOT INVESTIGATED)
- AEI75584 RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT, 1919) (NOT INVESTIGATED)

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 52318
R.L. 43.71 (CLASS D)
SOURCE: S.C.I.M.S. (13/05/2021)

**CLIENT:**

KATIE JENKS

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 26 IN DP36454
No.3 HOGAN STREET
BALGOWLAH HEIGHTS, NSW, 2093**



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www.cmsurveyors.com.au

SURVEYED PB/MB	DRAWN ABS	CHECKED PB/MB	APPROVED LJ/RM
SURVEY INSTRUCTION 20332A	SCALE 1:100@A1	DATE OF SURVEY 25/5/21 & 13/11/23	
DRAWING NAME 20332Adetail		SHEET 1 OF 1	ISSUE 2
CAD FILE 20332Adetail 2.dwg			