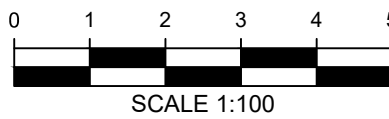


NOTES:

- 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 FULCRUM CONSTRUCTIONS PTY LTD.
- 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.youdig.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 2024.
- 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.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

1 FIRST ISSUE 17/01/2024



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 1732
R.L. 38.633 (CLASS LC)
SOURCE: S.C.I.M.S. (10/01/2024)

CLIENT:

FULCRUM CONSTRUCTIONS PTY LTD

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 65 IN DP14433
No.211 ALFRED STREET
CROMER, NSW, 2099



CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED BW	DRAWN GP	CHECKED BW	APPROVED RM
SURVEY INSTRUCTION 23118	SCALE 1:100@A1	DATE OF SURVEY 11/01/2024	
DRAWING NAME 23118detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 23118detail 1.dwg			

LEGEND:

BAL = BALCONY
BOR = BOTTOM OF ROCK
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DS = DOOR SILL LEVEL
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GF = GUTTER LEVEL
HL = HOOD LEVEL
NS = NATURAL SURFACE
PAV = PAVING
PER = PERGOLA
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
STR = STAIRS
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TOR = TOP OF ROCK
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING
VER = VERANDAH
ELECTRICITY OVERHEAD
SEWER UNDERGROUND



TITLE INDICATES THAT LOT 65 IN D.P.14433 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S).