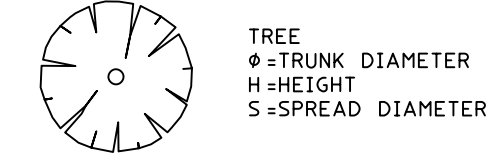
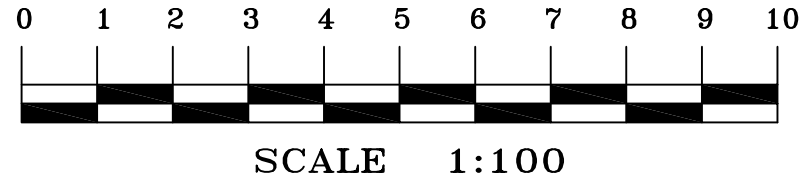


- LEGEND:**
- BAL = BALCONY
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BS = BOTTOM STEPS
 - BW = BOTTOM OF WALL
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - DSIL = DOOR SILL LEVEL
 - FCE = FENCE
 - FLR = FLOOR LEVEL
 - GAS = GAS METER
 - GDN = GARDEN
 - GRT = GRATE
 - HL = WINDOW HOOD LEVEL
 - LP = LIGHT POLE
 - NS = NATURAL SURFACE
 - PATO = PATIO
 - PAV = PAVING
 - PIT = MISCELLANEOUS PIT
 - POOL = POOL
 - PP = POWER POLE
 - REND = RENDERED
 - RET = RETAINING
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SIP = SEWER INSPECTION PIT
 - SL = WINDOW SILL LEVEL
 - SMH = SEWER MANHOLE
 - STR = STEPS
 - SW = STORMWATER
 - TEL = TELSTRA
 - TERR = TERRACE
 - TGUT = TOP OF GUTTER
 - TIL = TILE
 - TKB = TOP OF KERB
 - TR = TREE
 - TW = TOP OF WALL
 - VC = VEHICLE CROSSING
 - WM = WATER METER
 - = ELECTRICITY OVERHEAD
 - = SEWER UNDERGROUND



TITLE INDICATES THAT LOT 2 IN D.P.546543 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- E207798 COVENANT AFFECTING PART (NOT INVESTIGATED)
- E746430 COVENANT AFFECTING PART (NOT INVESTIGATED)



- 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 ON 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 ERIC & ALISON HODGES.
 - 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.you.dig.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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PY 4696
R.L. 47.412 (ORDER L2)
SOURCE: S.C.I.M.S. (19/01/2009)

3	DETAIL UPDATED	20/03/2023
2	DETAIL UPDATED	01/04/2022
1	FIRST ISSUE	07/09/2001

CLIENT:
ERIC & ALISON HODGES
No.34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 2 IN DP546543
No.34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/29A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au			
LGA: NORTHERN BEACHES			
DRAWING NAME 8531Cdetail		SHEET 1 OF 1	
SURVEYED DR/L/J/H	DRAWN MC/L/J/H	CHECKED SE/L/J/H	APPROVED SE/L/J/H
SURVEY INSTRUCTION B531C		SCALE 1:100 @ AD	DATE OF SURVEY 20/03/2023
ISSUE 3			