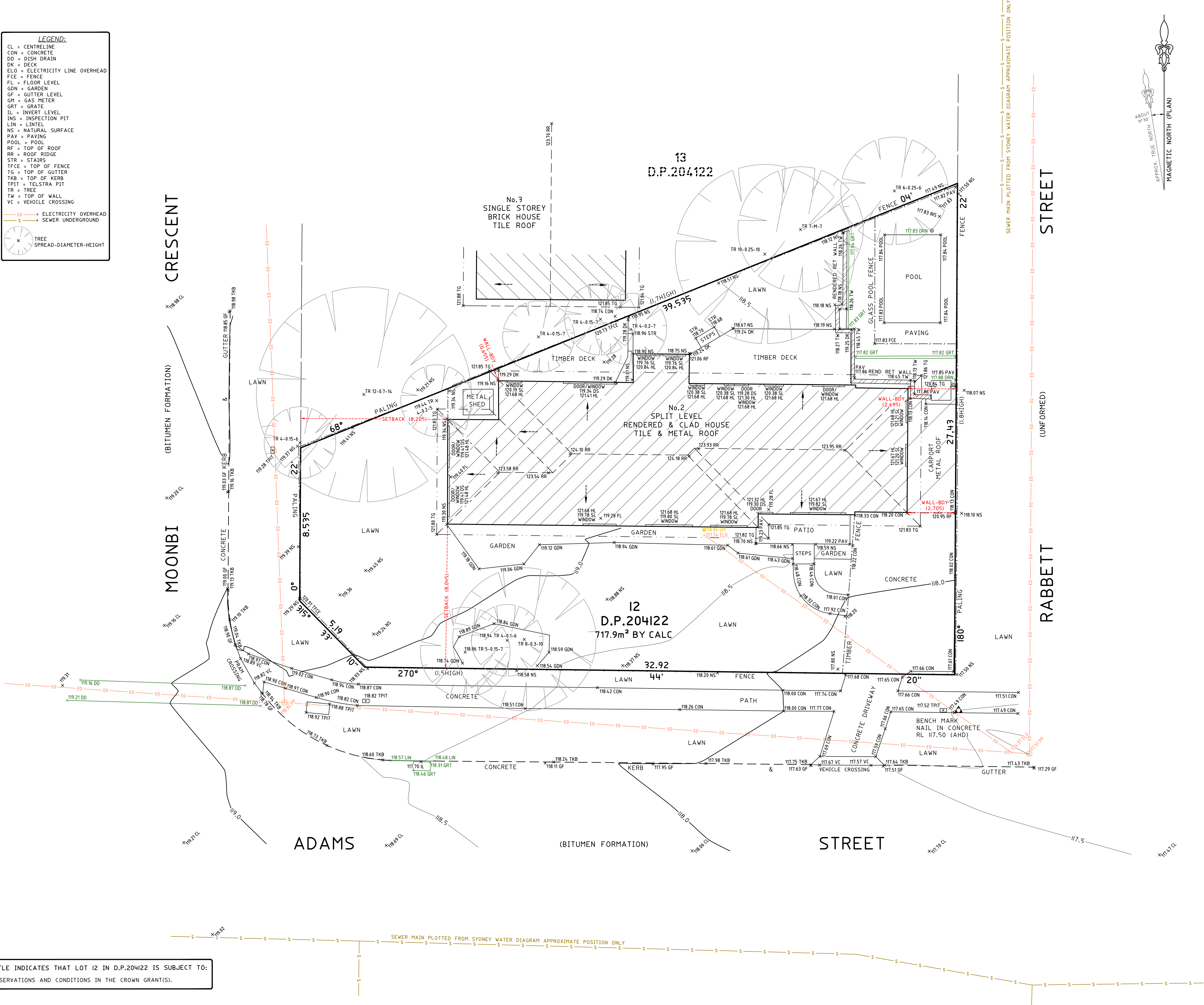


LEGEND:

CL = CENTRELINE
CON = CONCRETE
DD = DISH DRAIN
DK = DECK
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FL = FLOOR LEVEL
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
GR = GRATE
IL = INVERT LEVEL
INS = INSPECTION PIT
LIN = LINTEL
NS = NATURAL SURFACE
PAV = PAVING
POOL = POOL
RF = TOP OF ROOF
RR = ROOF RIDGE
STR = STAIRS
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TR = TREE
TW = TOP OF WALL
VC = VEHICLE CROSSING

—E— ELECTRICITY OVERHEAD
—S— SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



TITLE INDICATES THAT LOT 12 IN D.P.204122 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

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 JUSTIN NOAKES.
- 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.beyondig.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

2	WINDOWS & DOORS ADDED TO No.2	8/02/2024
1	FIRST ISSUE	24/01/2024

Scale 1:100

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 11058
R.L. 117.482 (CLASS LB)
SOURCE: S.C.I.M.S. (10/01/2024)

CLIENT:
JUSTIN NOAKES

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION AND
DETAIL & LEVEL SURVEY
OVER LOT 12 IN DP204122
No.2 ADAMS STREET
FRENCHS FOREST, NSW, 2086**

CMS SURVEYORS
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) 9871 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

SURVEYED BW	DRAWN ABS	CHECKED BW	APPROVED RM
SURVEY INSTRUCTION 23116	SCALE 1:100@A1	DATE OF SURVEY 19/01/2024	
DRAWING NAME 23116detail	SHEET 1 OF 1	ISSUE 2	
CAD FILE 23116detail 2.dwg			