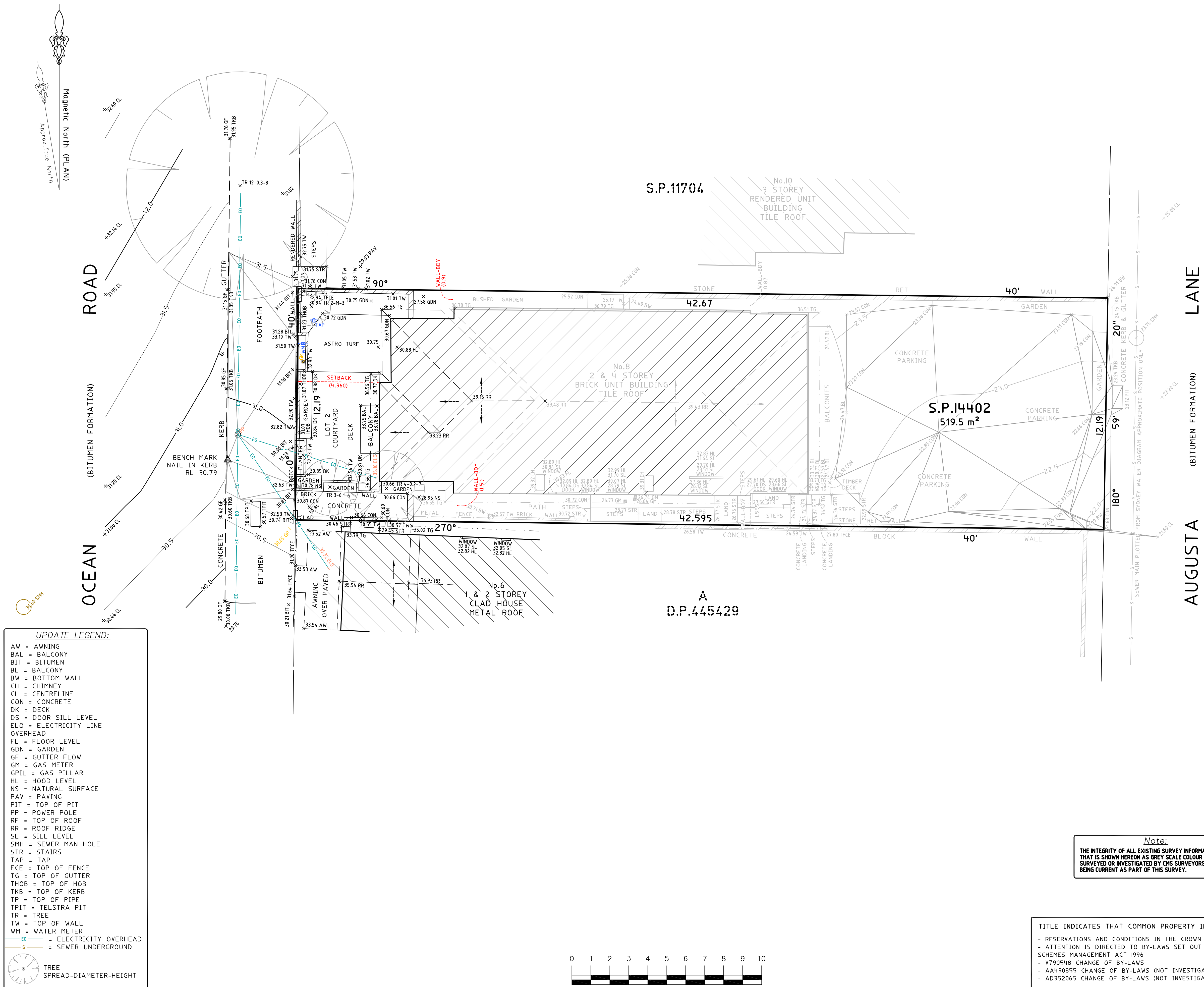




NOTES

- **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.**
- **THREE SIZES ARE ESTIMATES ONLY.**
- **THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JUDITH KUBANYI.**
- **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 REFERENCE TO BOUNDARIES IS INDICATIVE ONLY.**
- **ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.ydig.com.au) SHOULD BE USED AND A FULL UTILITY SURVEY 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.**
- **THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.**
- **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 REFERENCE TO SCALED READINGS.**
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- **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: PM 1014
 R.L. 41.17 (ORDER 4)
 SOURCE: S.C.I.M.S. (4/12/01)

3	FRONT COURTYARD UPDATED	19/12/2021
2	BOUNDARIES DETERMINED	3/08/2021
1	FIRST ISSUE	30/06/2021

CLIENT:

JUDITH KUBANYI
LEVEL 1, 122 VICTORIA ROAD
DRUMMOYNE, NSW, 2047

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER STRATA PLAN 14402
8 OCEAN ROAD,
MANLY, NSW, 2095**

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

P.O. Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com.au

LGA: NORTHERN BEACHES | SHEET | OF

SURVEYED BS/MB	DRAWN GP/ABS	CHECKED BS/MB	APPROVED SE/DR/RM
SURVEY INSTRUCTION 17046A		SCALE 1:100 @ A1	DATE OF SURVEY 27/06/17 & 23/07/20, 13/12/22
DRAWING NAME 17046Adetail			ISSUE 3
CAD FILE 17046Adetail 3.dwg			

Note:

THE INTEGRITY OF ALL EXISTING SURVEY INFORMATION IN THIS PLAN THAT IS SHOWN HEREON AS GREY SCALE COLOUR HAS NOT BEEN SURVEYED OR INVESTIGATED BY CMS SURVEYORS PTY LIMITED AS BEING CURRENT AS PART OF THIS SURVEY.

TITLE INDICATES THAT COMMON PROPERTY IN S.P.14402 IS SUBJECT TO

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE I STRATA SCHEMES MANAGEMENT ACT 1996
- V790548 CHANGE OF BY-LAWS
- A4430855 CHANGE OF BY-LAWS (NOT INVESTIGATED)
- AD352065 CHANGE OF BY-LAWS (NOT INVESTIGATED)