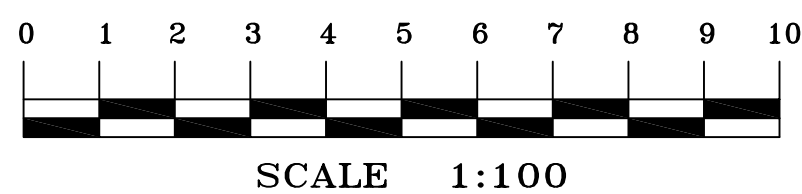
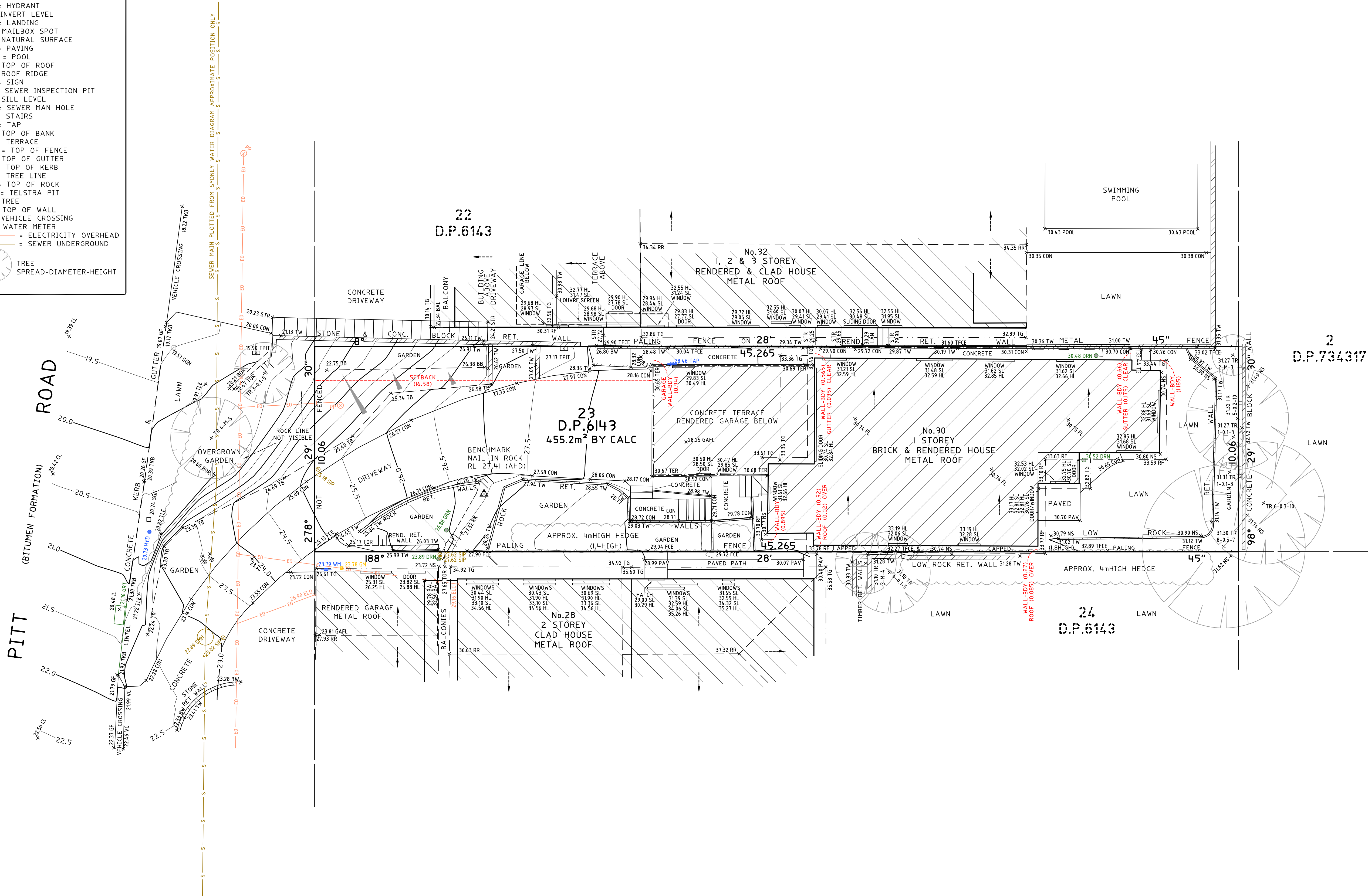


LEGEND:

BAL = BALCONY
 BB = BOTTOM OF BANK
 BB = BOTTOM OF ROCK
 BW = BOTTOM WALL
 CL = CENTRELINE
 CON = CONCRETE
 ELO = ELECTRICITY LINE OVERHEAD
 FCE = FENCE
 FL = FLOOR LEVEL
 GAFI = GARAGE FLOOR LEVEL
 GU = GUTTER LEVEL
 GM = GAS METER
 GRT = GRATE
 HL = HOOD LEVEL
 HYD = HYDRANT
 IL = INVERT LEVEL
 LAN = LANDING
 MB = MAILBOX SPOT
 NS = NATURAL SURFACE
 PAV = PAVING
 POOL = POOL
 RF = TOP OF ROOF
 RR = ROOF RIDGE
 SGN = SIGN
 SIP = SEWER INSPECTION PIT
 SL = SILL LEVEL
 SMH = SEWER MAN HOLE
 STR = STAIRS
 TAP = TAP
 TB = TOP OF BANK
 TER = TERRACE
 TFCE = TOP OF FENCE
 TG = TOP OF GUTTER
 TKB = TOP OF KERB
 TLE = TREE LINE
 TOR = TOP OF ROCK
 TRIT = TELSTRA PIT
 TR = TREE
 TW = TOP OF WALL
 VC = VEHICLE CROSSING
 WM = WATER METER
 —E— = ELECTRICITY OVERHEAD
 —S— = SEWER UNDERGROUND

 TREE
SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 23 IN D.P.6143 IS SUBJECT TO:
-LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE 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 KATE REEDE.
- **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 DUG AUSTRALIA (www.bvda.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 ADDED.**
- **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 SURVEYS 2022.**
- **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

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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 2006
R.L. 14.957 (CLASS LB)
SOURCE: S.C.I.M.S. (24/10/2022)

1	FIRST ISSUE	07/11/2022

CLIENT:
KATE REEDE
No.19 MORELLA ROAD
WHALE BEACH, NSW, 2107

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 23 IN DP6143
No.30 PITT ROAD
NORTH CURL CURL, NSW, 2099**

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO 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@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED JL	DRAWN ABS	CHECKED JL	APPROVED RM
SURVEY INSTRUCTION 21928		SCALE 1:100 ☐ A1 1:200 ☒ A3	DATE OF SURVEY 25/10/2022
DRAWING NAME 21928detail			ISSUE I
CAD FILE 21928detail I.dwg			