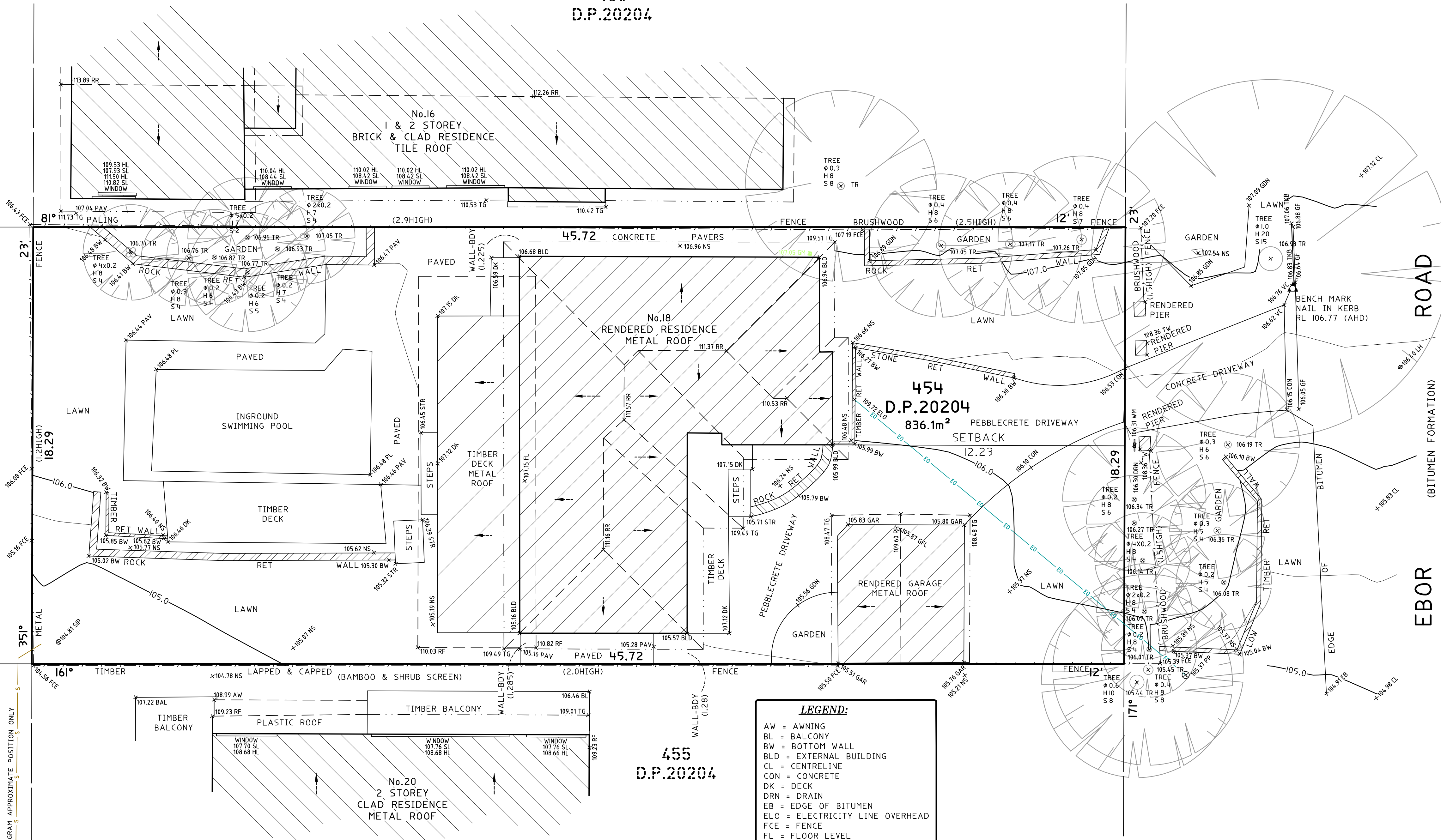
480
D.P.20204453
D.P.20204455
D.P.20204

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY



TITLE INDICATES THAT LOT 454 IN D.P.20204 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- F696385 COVENANT (NOT INVESTIGATED)

LEGEND:

- AW = AWNING
- BL = BALCONY
- BW = BOTTOM WALL
- BLD = EXTERNAL BUILDING
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DRN = DRAIN
- EB = EDGE OF BITUMEN
- ELO = ELECTRICITY LINE OVERHEAD
- FCE = FENCE
- FL = FLOOR LEVEL
- GAR = GARAGE
- GFL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GM = GAS METER
- HL = HOOD LEVEL
- LH = LAMP HOLE
- NS = NATURAL SURFACE
- PAV = PAVING
- PIER = PIER
- PL = POOL
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- TG = TOP OF GUTTER
- TW = TOP WALL
- TR = TREE
- VC = VEHICLE CROSSING
- WM = WATER METER
- ELO = ELECTRICITY OVERHEAD
- S = SEWER UNDERGROUND
- TREE
- Ø = TRUNK DIAMETER
- H = HEIGHT
- S = SPREAD DIAMETER

**NOTES**

- A BOUNDARY SURVEY 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 SET OUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SET OUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MICHAEL ROUHAN.
- 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. DIAL BEFORE YOU DIG SERVICES (ph 1100) 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.
- 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. A FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMEDVERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 52520
R.L. 101.374 (ORDER L3)
SOURCE: S.C.I.M.S. (20/04/16)

2	BOUNDARY UPDATED	20/11/20
1	FIRST ISSUE	28/04/16

CLIENT:MICHAEL ROUHAN
18 EBOR ROAD
PALM BEACH NSW 2108SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 454 IN D.P.20204
18 EBOR ROAD
PALM ROAD NSW 2108C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

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Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: PITTWATER	SHEET 1 OF 1			
SURVEYED M.E./J.N.	DRAWN R.N.	CHECKED M.E./J.N.	APPROVED B.S.	
SURVEY INSTRUCTION 9467A	SCALE 1:100	DATE OF SURVEY 20/04/16, 11/11/20	DRAWING NAME 9467detail	ISSUE 2
CAD FILE 9467A.dwg				