



LEGEND:

BAL = BALCONY
BIT = BITUMEN
CH = CHIMNEY
CL = CENTRIFUGAL
CON = CONCRETE
DO = DRAIN DRAIN
DK = DECK
DSN = DRAIN
DS = DOOR SILL
ELO = ELECTRICITY LINE OVERHEAD
FL = FLOOR LEVEL
GDN = GARDEN
GDN = GARDEN
GF = GUTTER LEVEL
GM = GAS METER
HT = HOOD LINE LEVEL
INS = INSPECTION PIT
LSD = MISCELLANEOUS PIT LID
NS = NATURAL SURFACE
PAV = PARAPET
PAV = PAVING
PER = PERGOLA
PP = POWER POLE
RF = ROOF LINE OF
RR = ROOF RIDGE
SGN = SIGN
SLN = SILL LEVEL
SWH = SEWER MAIN HOLE
STR = STAIRS
TERR = TERRACE
TGE = TOP OF FENCE
TGE = TOP OF GUTTER
TUB = TOP OF CUB
TRPT = TELSTRA PIT
TW = TOP OF WALL
WM = WATER METER

 = ELECTRICITY OVERHEAD
 = SEWER UNDERGROUND


SPREAD-DIAMETER-HEIGHT
M = MULTIPLE TRUNKS

ROAD

BITUMEN FORMATION)

PITTWATER

- **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 STOPPED.**
- **PARTY WALLS HAVE BEEN PLOTTED TO TITLE DIAGRAM DIMENSIONS. PARTY WALL THICKNESS CAN BE CONFIRMED BY INTERNAL SURVEY.**
- **THIS PLAN SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION STOPPED.**
- **TREE SIZES ARE ESTIMATES ONLY.**
- **THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MARK WILLSON.**
- **RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.**
- **EXCEPT WHERE SHOWN BY DIMENSIONAL 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.youdig.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 SHOW 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

1	FIRST ISSUE	16/07/2024
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HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 790
 R.L. 5.394 (CLASS LB)
 SOURCE: S.C.I.M.S. (4/07/24)

CLIENT:

MARK WILLSON

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 1 IN DP926741
No.97 PITTWATER ROAD
MANLY, NSW, 2095**



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SURVEYED TH	DRAWN GP	CHECKED TH	APPROVED ML
SURVEY INSTRUCTION 3125B	SCALE 1:100@A1	DATE OF SURVEY 8/07/2024	
DRAWING NAME 3125Bdetail		SHEET	ISSUE
CAD FILE 3125Bdetail 1.dwg		1 OF 1	1

TITLE INDICATES THAT LOT 1 IN D.P.926741 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).