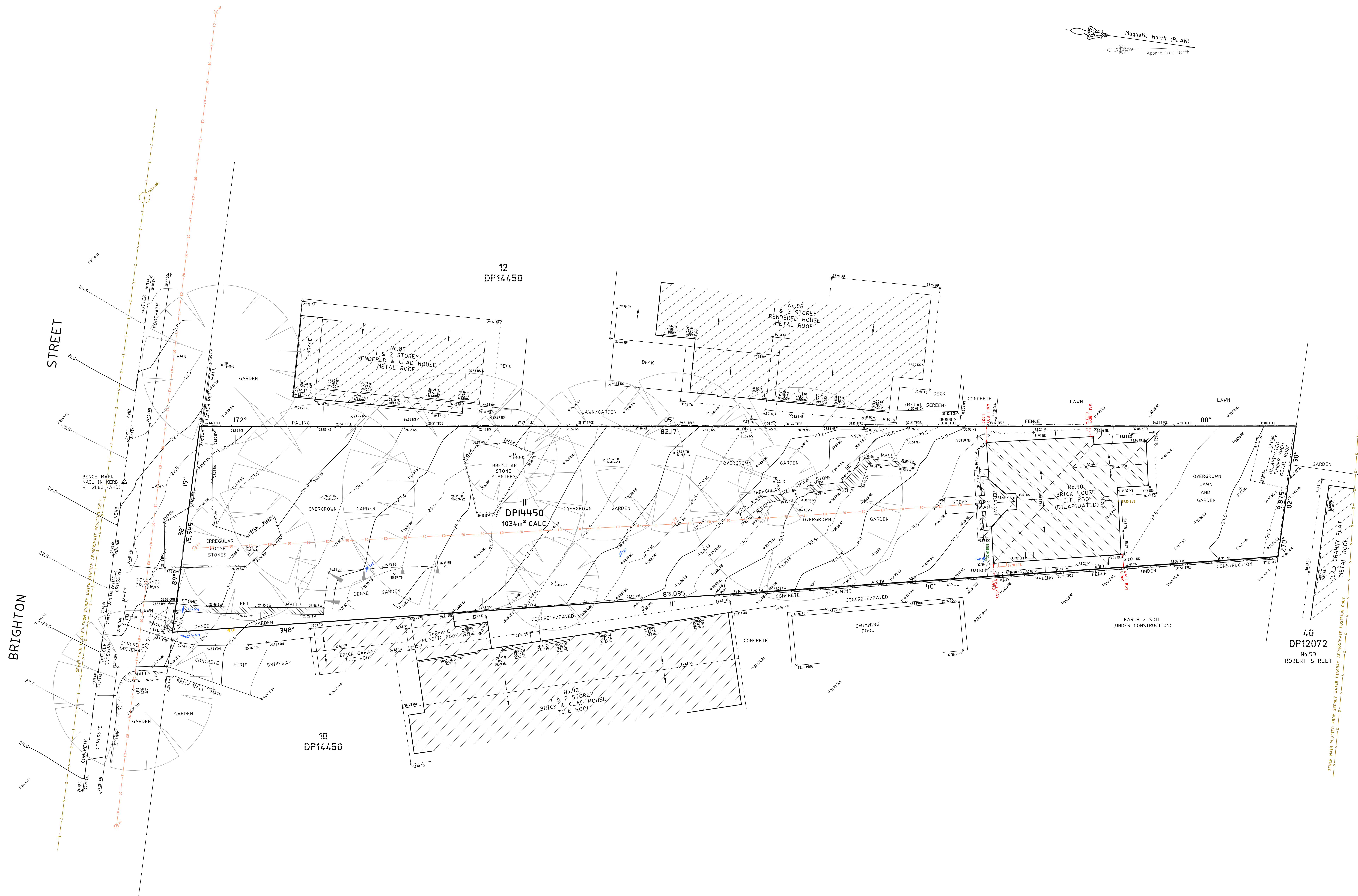




NOTES:

- 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 VEL & RAYNA GLAVAN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC 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.beyonddig.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 REFLECT 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 mtrms - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGNOSTIC 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.

STEPHEN EMERY
REGISTERED SURVEYOR BOSS NUMBER 1465

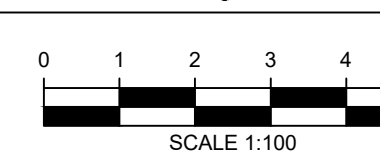
LEGEND:

- BB = BOTTOM OF BANK
- BLD = EXTERNAL BUILDING
- BM = BOTTOM WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- EPIL = ELECTRICITY BOX
- GF = GUTTER LEVEL
- GH = GAS METER
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAT = PATIO
- PAY = PAVING
- POOL = POOL
- POST = POST
- RR = ROOF RIDGE
- SCN = SCREEN
- SHED = SHED
- SL = SILL LEVEL
- SMH = SEWER MAIN HOLE
- STR = STAIRS
- SVE = TOP OF SEWER VENT
- TAP = TAP
- TAB = TOP OF BANK
- TER = TERRACE
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TMB = TOP OF KERB
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VER = VERANDA
- WM = WATER METER

- (O) — ELECTRICITY OVERHEAD
- (S) — SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

1 FIRST ISSUE 19/02/2024



HORIZONTAL DATUM:

CO-ORDINATE SYSTEM ASSUMED

MARKS ADOPTED: N/A

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)

S.M. ADOPTED: SSIM 786

R.L. 37.373 (CLASS LB)

SOURCE: S.C.I.M.S. (22/02/2024)

CLIENT:

VEL & RAYNA GLAVAN

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 11 IN DP14450
No.90 BRIGHTON STREET
FRESHWATER, NSW, 2096

CMS SURVEYORS PTY LTD
ACN 096 240 201
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2199A South Creek Road, Dee Why NSW, 2099
(02) 9971 4802
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www.cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
MB	CJR	MB	SERM
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	ISSUE
4266B	1:100@A0	13/02/2024	
DRAWING NAME	SHEET	ISSUE	
4266B detail 1.dwg	1 OF 1		1

TITLE INDICATES THAT LOT 11 IN D.P.14450 IS SUBJECT TO:
• RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
• CROWN COVENANT (NOT INVESTIGATED)