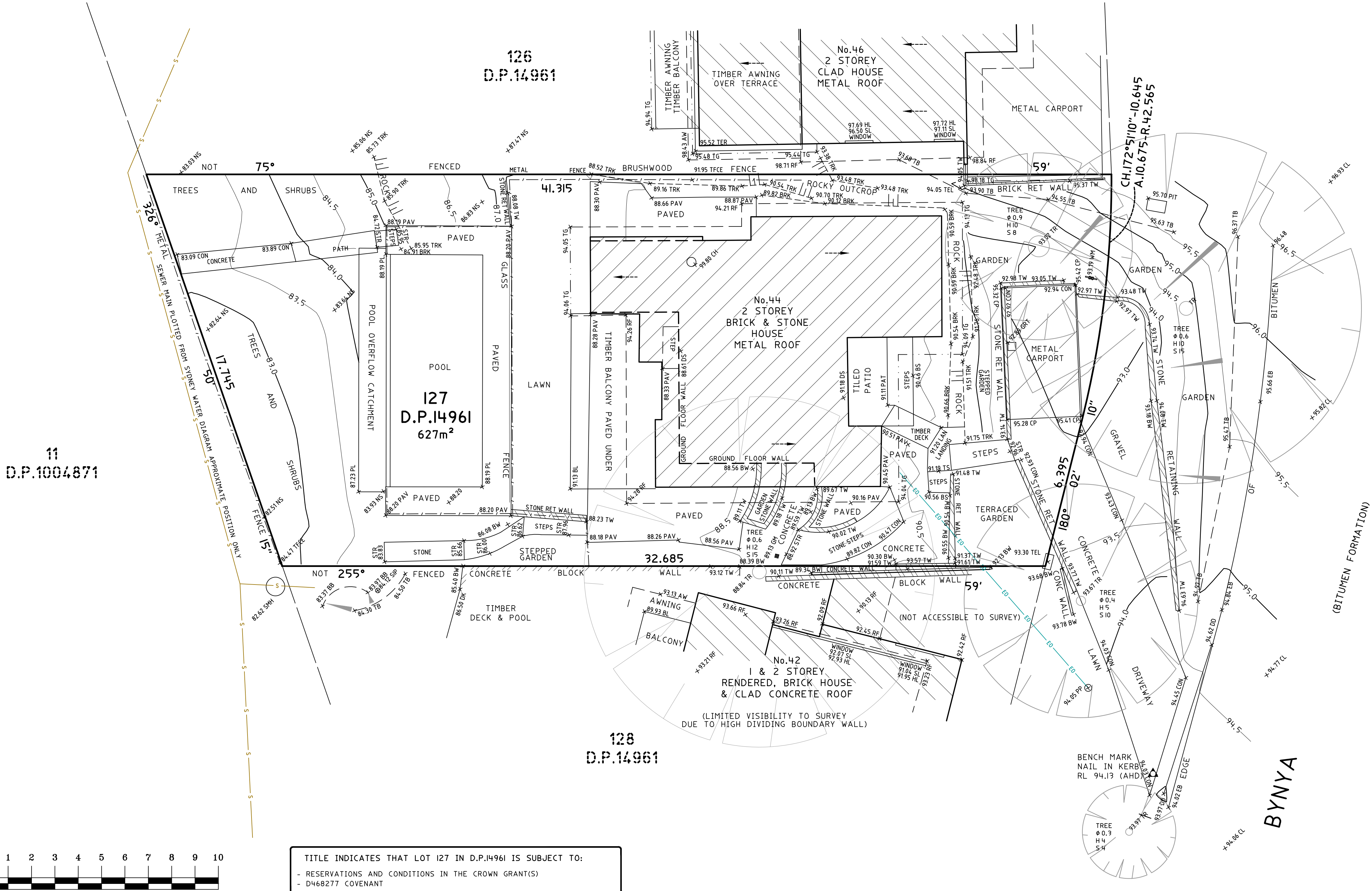
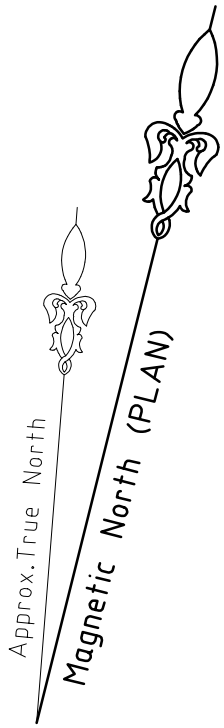




LEGEND:

- AW = AWNING
 - BL = BALCONY
 - BRK = BOTTOM OF BANK
 - BS = BOTTOM OF STEP
 - BW = BOTTOM WALL
 - CP = CARPORT
 - CL = CENTRELINE
 - CH = CHIMNEY
 - CON = CONCRETE
 - DK = DECK
 - DD = DISH DRAIN
 - DS = DOOR SILL LEVEL
 - EB = EDGE OF BITUMEN
 - GM = GAS METER
 - GRT = GRATE
 - HL = HOOD LEVEL
 - LAN = LANDING
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PAV = PAVING
 - PL = POOL
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - SIP = SEWER INSPECTION PIT
 - SMH = SEWER MAIN HOLE
 - SL = SILL LEVEL
 - STR = STAIRS
 - TEL = TELSTRA
 - TER = TERRACE
 - TB = TOP OF BANK
 - TFCE = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TRK = TOP OF ROCK
 - TS = TOP STEPS
 - TW = TOP WALL
 - TR = TREE
 - WM = WATER METER
- EO = ELECTRICAL OVERHEAD
S = SEWER UNDERGROUND
- TREE
H = TRUNK DIAMETER
H = HEIGHT
S = SPREAD DIAMETER

NOTES

- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THEODORE CHAMBERS
- 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 / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2015.
- 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.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 16497
R.L. 105.484 (ORDER L3)
SOURCE: S.C.I.M.S. (17/07/09)

I FIRST ISSUE 18/06/15

CLIENT:
THEODORE CHAMBERS
LEVEL 13, 83 MOUNT ST
NORTH SYDNEY NSW 2060

SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 127 IN D.P.14961
44 BYNYA ROAD
PALM BEACH NSW 2108

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
1/32 Campbell Avenue,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: PITTWATER		SHEET 1 OF 1	
SURVEYED JL	DRAWN ABS	CHECKED JL	APPROVED MJ
SURVEY INSTRUCTION 13155		SCALE 1:100	DATE OF SURVEY 15/06/15
DRAWING NAME 13155detail			ISSUE 1
CAD FILE 13155detail.l.dwg			