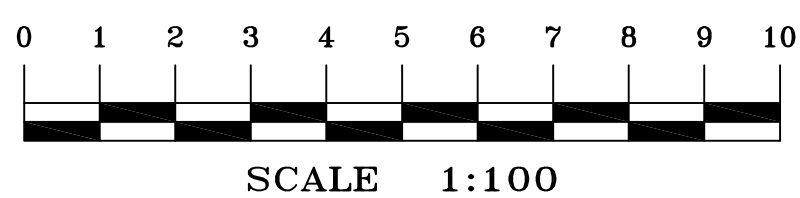


POINSONBY

PARADE

TITLE INDICATES THAT LOT 201 IN D.P.4889 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).
- A978842 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE



- **ALL 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 THE BOUNDARY, THE DIMENSIONS OF THE LAND MUST BE MARKED ON THE BUILDING SETTING.**
- **THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. IT IS NOT TO BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETTING.**
- **TREE ZONES ARE ESTIMATES ONLY.**
- **THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NICOLA & MATT LYNNE.**
- **RELATIONSHIP OF PROPOSITIONS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE DIFFERENCES ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.**
- **EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO THE BOUNDARY IS NOT TO BE USED FOR CONSTRUCTION.**
- **ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED DUE TO, BEFORE YOU DO SERVICES (S) OF ANY KIND, YOU SHOULD CONSULT WITH THE APPROPRIATE UTILITY LOCAL AUTHORITY AND A FULL UTILITY INVESTIGATION INCLUDING ALL UTILITY LOCATIONS SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.**
- **SEWER MAIN PLOTTED FROM SONEY WATER SUEWER DIAGRAM.**
- **CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.**
- **THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.**
- **CONTOURS SHOWN SHOULD TRACK THE TOPOGRAPHY. THEY DO NOT REPRESENT EXACT LEVELS AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH REFERENCE TO SEALED ROADS.**
- **CONTOUR INTERVAL - 0.5metre - 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 ACCORDANCE TO SEALED ROADS.**
- **COPYRIGHT © CMS SURVEYS 2020.**
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- **THIS NOTICE MUST NOT BE ERASED.**

BL = BALCONY
BB = BOTTOM OF BANK
BW = BOTTOM WALL
BLD = EXTERNAL BUILDING
CB = CENTRELINE
CH = CHIMNEY
CON = CONCRETE
DS = DOOR SILL LEVEL
FE = FENCE
GR = GARDEN
GM = GAS METER
GR = GRAVEL
HL = HEAD LEVEL
LN = LANDING
NS = NATURAL SURFACE
PAV = PAVING
PER = PERGOLA
PL = POOL
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SL = SILL LEVEL
ST = STAIRS
TEL = TELSTRA
TER = TERRACE
TIL = TILE
TB = TOP OF BANK
TOP = TOP OF GUTTER
TKB = TOP OF KERB
TW = TOP WALL
TR = TREE
VC = VEHICLE CROSSING
WM = WATER METER

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 1122
R.L. 65.445 (ORDER LI)
SOURCE: S.C.I.M.S. (03/03/16)

3	DETAIL UPDATED	22/07/20
2	TREES UPDATED	16/08/18
1	FIRST ISSUE	8/03/16

NICOLA & MATT LYNE
38 PONSONBY PARADE
SEAFORTH NSW 2092

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 201 IN D.P.4889
38 PONSONBY PARADE
SEAFORTH NSW 2092**

ACN: 096 240 201

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2/99A South Creek Rd,
Dee Why NSW 2099
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Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.com

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED AM/BS/LJ	DRAWN MC/BS/GP	CHECKED AM/BS/LJ	APPROVED SE/DR/AF
SURVEY INSTRUCTION 14458		SCALE 1:100 ☒ A0	DATE OF SURVEY 3/3/16,13/8/16,8/7/20
DRAWING NAME 14458detail			ISSUE 3
CAD FILE 14458detail 3.dwg			