

(BITUMEN FORMATION)

ESPLANADE

LEGEND:

BAL = BALCONY
BW = BOTTOM WALL
CL = CENTRELINE
CON = CONCRETE
DNP = DOWN PIPE
FL = FLOOR LEVEL
GAFI = GARAGE FLOOR LEVEL
GU = GUTTER LEVEL
GR = GRATE
HL = HOOD LEVEL
LAN = LANDING
LP = LIGHT POLE
PAR = PARAPET
RF = TOP OF ROOF
SGN = SIGN
SL = SILL LEVEL
STR = STAIRS
SVE = SEWER VENT
TER = TERRACE
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TIL = TILE
TKB = TOP OF KERB
TPIT = TELSTRA PIT
TW = TOP OF WALL
UNS = UNDERSIDE LEVEL
WM = WATER METER

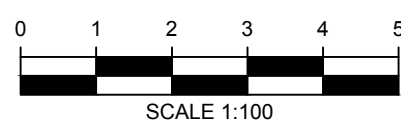
S = SEWER UNDERGROUND

TITLE INDICATES THAT S.P.3035 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- K866005 COVENANT NOW VARIED BY N21019 AND Q81361 (NOT INVESTIGATED)
- (A) - K900245 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH AND PROPOSED RIGHT OF CARRIAGEWAY 4.635 WIDE IN DP234898
- (B) - K900246 RIGHT OF CARRIAGEWAY AFFECTING THE SITE DESIGNATED (A) IN THE TITLE DIAGRAM
- (C) - K900245 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS PROPOSED EASEMENT FOR SUPPORT VARIABLE WIDTH DESIGNATED (W) IN DP234898
- (D) - K900246 EASEMENT FOR SUPPORT AFFECTING THE SITE DESIGNATED (B) IN THE TITLE DIAGRAM
- ATTENTION IS DIRECTED TO CLAUSE 3 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1-7-1974
- AM597728 INITIAL PERIOD EXPIRED
- AS829865 CONSOLIDATION OF REGISTERED BY-LAWS

- BOUNDARIES HAVE NOT BEEN DEFINED – BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY).
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- 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.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GRAEME MACLAREN.
- 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. BEFORE YOU DIG AUSTRALIA (www.bvda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN PRIOR TO CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SVOENEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- 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 ADDED.
- 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 THE PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- THIS NOTICE MUST NOT BE ERASED.

1	FIRST ISSUE	18/04/2023



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 721
 R.L. 4.031 (CLASS LB)
 SOURCE: S.C.I.M.S. (24/03/2023)

CLIENT:

GRAEME MACLAREN

LGA: NORTHERN BEACHES

**SURVEY PLAN SHOWING
DETAIL & LEVELS
OVER SP3035
UNIT 25, 37-38 EAST ESPLA
MANLY, NSW, 2095**



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SURVEYED HH	DRAWN RZ	CHECKED HH	APPROVED RM
SURVEY INSTRUCTION 22330		SCALE 1:100@A1	DATE OF SURVEY 04/04/2023
DRAWING NAME 22330detail			SHEET 1 OF 1
CAD FILE 22330detail 1.dwg			1