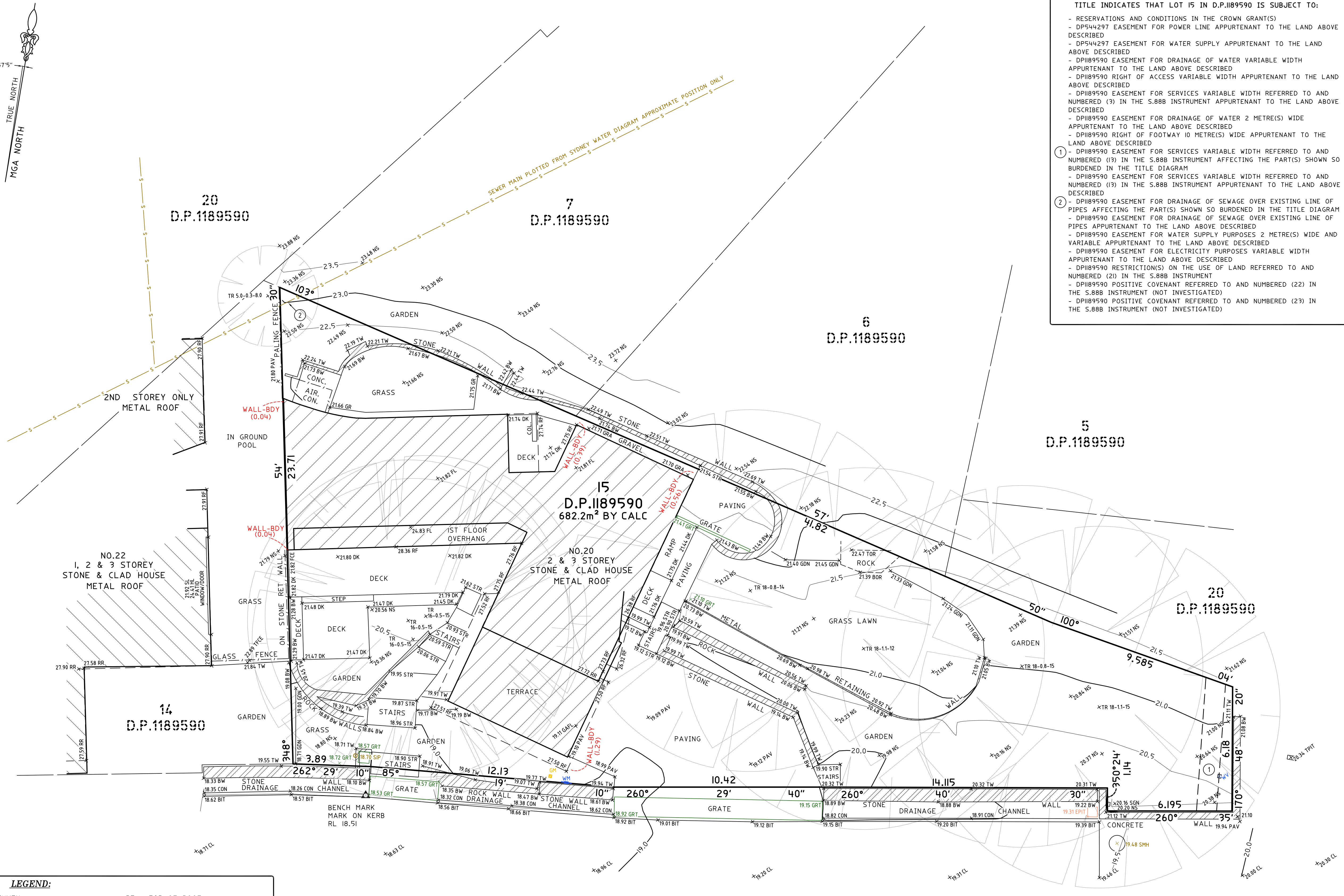




BIT = BITUMEN
 BOR = BOTTOM OF ROCK
 BW = BOTTOM WALL
 CL = CENTERLINE
 CON = CONCRETE
 DHWFD = DRILL HOLE AND WING FOUND
 DK = DECK
 EPIT = ELECTRICITY PIT
 FCE = FENCE
 FL = FLOOR LEVEL
 GAFL = GARAGE FLOOR LEVEL
 GDN = GARDEN
 GM = GAS METER
 GRA = GRAVEL
 GRT = GRATE
 HL = HOOD LEVEL
 NS = NATURAL SURFACE
 PAV = PAVING
 PEG FOUND
 RET = RETRO TARGETS
 RF = TOP OF ROOF
 RR = ROOF RIDGE
 SIP = SEWER INSPECTION PIT
 SL = SILL LEVEL
 SMH = SEWER MAN HOLE
 STR = STAIRS
 TFCE = TOP OF FENCE
 TOR = TOP OF ROCK
 TPIT = TELSTRA PIT
 TR = TREE
 TW = TOP OF WALL
 WM = WATER METER
 WV = WATER VALVE
 ———— = ELECTRICITY OVERHEAD
 ———— S ———— = SEWER UNDERGROUND
 TREE
 SPREAD-DIAMETER-HEIGHT

- **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 ON 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 LEE SAR.**
- **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 OR 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 SUDNEY 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 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.**
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- **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
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: RM DRILL HOLE & WING
R.L. 31.77
SOURCE: DP.II89590 (SHEET 4)

1	FIRST ISSUE	25/05/2023
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CLIENT:

LEE SAR

P.O. BOX 496

MANLY, NSW, 2095

**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 15 IN DP1189590
No.20 SPRING COVE AVENUE
MANLY, NSW, 2095**

 **C.M.S. Surveyors**
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES		SHEET OF	
SURVEYED JT	DRAWN RZ	CHECKED JT	APPROVED BG
SURVEY INSTRUCTION 13752B		SCALE 1"=200' @ A3	DATE OF SURVEY 13/05/2022
DRAWING NAME 13752Bdetail			ISSUE
CAD FILE 13752Bdetail.dwg			

