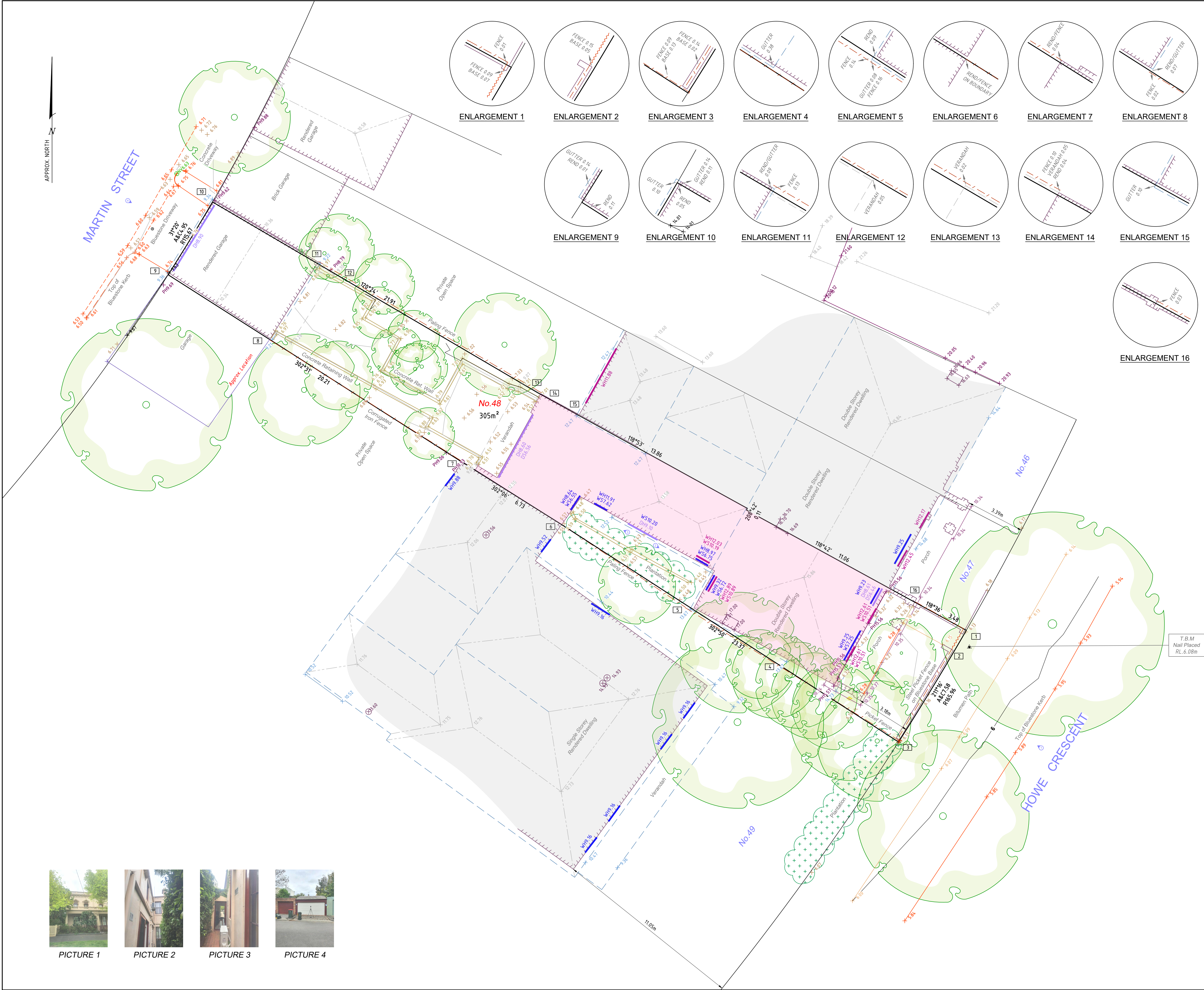




LEGEND

Permanent Marker	Fire Plug
Title Peg	Fire Hydrant
Aluminium Rivet	Water Meter
Texter Mark	Water Unclassified
Etch Mark	Water Tap
Rod	Stay for Pole
Pipe	Unclassified Pit
Star Picket	Fence
Dumpy Peg	Gate
Nail	Toe of Bank
Spike	Top of Bank
Tree	Electricity Line Overhead
Pipe Invert	Telcom Line Overhead
Sign	Lower Storey Window
Letter Box	Upper Storey Window
Bollard	Lower Storey Door
Electricity Main	Upper Storey Door
Light Pole	Highlight Window
Electricity Pole w/ Light	WH Window Head
Electricity Pit	NWH Non Habitable Window Head
Telstra Pit	WS Window Sill
Gas Meter	DH Door Head
Gas Meter Post	DS Door Sill
Sewer Pit	PH Parapet Height
Sewer Unclassified	FL Floor Level
Sewer Vent/Pipe	Side Entry Pit - S.E.P
Sewer Inspection Shaft	Grated Pit - G.Pit
Water Stop Valve	Junction Pit - J.Pit
Picture Point	Drainage Pit - D.Pit

TITLE INFORMATION

Title Reference: Vol.8258 Fol.110
Last Plan Reference: LP 31203 (LOT 1)

LAND SUBJECT TO EASEMENT:

E-2 - Party Wall Easement
E-3 - Spout Easement

DATUM:
Levels are based on A.H.D vide MMB 112 A with registered RL 5.586m.
Contour interval is 0.20m.
Refer to frozen layer 'TRIANGLE' for 3D triangles.

- GENERAL NOTES:**
- Please refer to Certificate of Title for any easements or encumbrances.
 - Where occupation including fences and buildings around the perimeter of a property encroach onto the subject site, the land beyond the occupation may not be recoverable as rights of possession may have passed to adjoining owners. Full title dimensions should not be assumed for design purposes / re-fencing until these issues have been resolved with adjoining landowners.
 - Where occupation including fences and buildings around the perimeter of a property encroach onto the neighbouring site, the land beyond the title may not be utilized until a formal application with Land Registry is approved. Until this time you must limit any future building works to the current title position.
 - The position of fencing and other occupation in relation to the title boundaries has been exaggerated for the purposes of clarity, and only applies at the natural surface level on the date of the survey and does not show any encroachments that may exist below the natural surface. If no offsets are shown, the fencing is in the correct position.
 - Before proceeding with any design, construction or use of the land adjoining neighbours must be consulted to resolve any differences between fencing and the title position shown on this plan.

- Feature and levels shown on this plan are intended to aid in general design works only. Any critical dimensions required should be requested independently of this plan.
- Services that were not visible at the time of survey may not be shown on this plan. Prior to any demolition, excavation, or construction on this site the relevant Authorities should be contacted to ascertain detailed locations of all existing services and the possible locations of future services.
- The title boundaries shown beyond the subject land have been imported from the digital
- Cadastral Map Base (DCMB) and are approximate only.
- Location of buildings beyond site boundaries is indicative only, information relating to abutting properties has only been shown where visible or accessible
- Assume any windows shown are for habitable rooms unless stated otherwise. A site visit to determine the exact status of each room should be carried out before proceeding.

AMENDMENTS			
VERS.	DESCRIPTION	SURVEY DATE	SURVEYOR
1	ORIGINAL SURVEY PLAN	27/10/2025	S.M
2	AMENDED REAR GARAGE OF NO 49 ON SURVEY PLAN	08/12/2025	S.M
3	RIDGE AND PARAPET HTS ADDED	16/03/2026	S.M

Drawn	C.H
Original sheet size	A1
Scale	A1 = 1:100
Client	GOLDBY ARCHITECTS
Project	48 HOWE CRESCENT SOUTH MELBOURNE
Details	RE-ESTABLISHMENT & LEVEL & FEATURE SURVEY
Sheet	1 of 1
Job Number	2025-0851

CERTIFICATE BY LICENSED SURVEYOR

I, Glenn Graham Smith of Smith Land Surveyors Pty. Ltd. 142a Fyans Street, South Geelong 3220, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on XXXX/2025, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 05/11/2025

Glenn Graham Smith
Licensed Surveyor,
Surveying Act 2004.



PICTURE 1 PICTURE 2 PICTURE 3 PICTURE 4