RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**1093696**
Land Registration District	**North Auckland**
Date Issued	29 August 2023

Prior References
NA123B/610

Estate	Fee Simple
Area	4002 square metres more or less
Legal Description	Lot 1 Deposited Plan 583184
Registered Owners	

Bernard Carl Timmermans and Dianne Rachel Timmermans

Estate	Fee Simple - 1/62 share
Area	19.1140 hectares more or less
Legal Description	Lot 31-32 Deposited Plan 195263
Registered Owners	

Bernard Carl Timmermans and Dianne Rachel Timmermans

Interests

Appurtenant hereto are water pipeline rights created by Transfer A388217 - 7.5.1969 at 9:00 am

Appurtenant hereto are water pipeline rights created by Transfer A397039 - 7.5.1969 at 9:00 am

D409886.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 15.7.1999 at 9.00 am

Subject to a stormwater drainage right (in gross) over part Lot 1 DP 583184 marked A on DP 583184 and over part Lot 31 DP 195263 marked G on DP 195263 in favour of Far North District Council created by Transfer D409886.4 - 15.7.1999 at 9.00 am

The easements created by Transfer D409886.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer D425236.1 - 31.8.1999 at 9.00 am

11426093.1 Mortgage to ANZ Bank New Zealand Limited - 14.5.2019 at 10:23 am

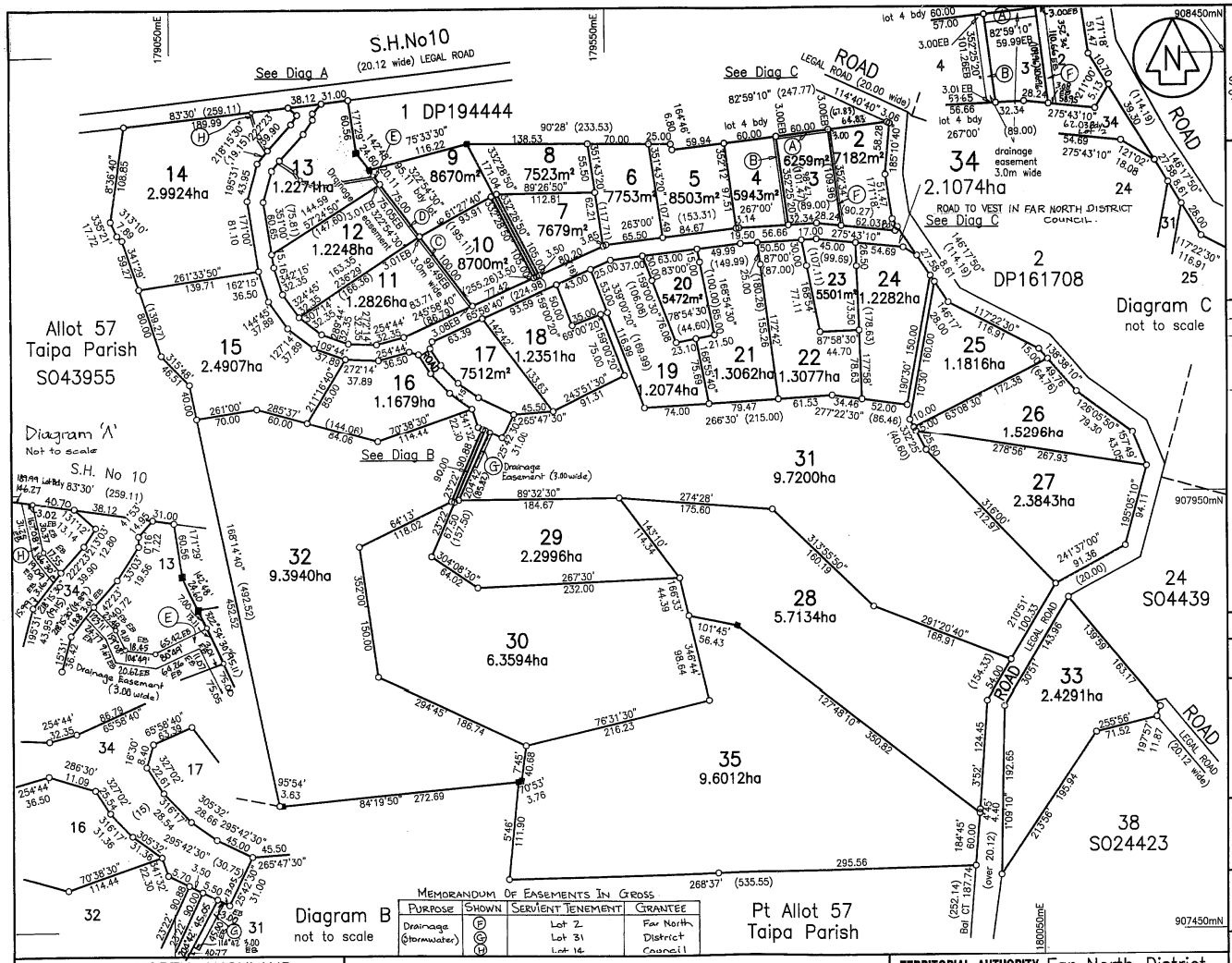
12816798.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.8.2023 at 9:08 am (affects Lot 1 DP 583184)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 583184)

Subject to a right to drain water over part Lot 1 DP 583184 marked A on DP 583184 created by Easement Instrument 12816798.5 - 29.8.2023 at 9:08 am

Appurtenant to Lot 1 DP 583184 is a right to drain water created by Easement Instrument 12816798.5 - 29.8.2023 at 9:08 am

Land Covenant in Covenant Instrument 12816798.6 - 29.8.2023 at 9:08 am (affects Lot 1 DP 583184)



MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Drainage (Stormwater)	E	Lot 2	Far North District Council
	G	Lot 31	
	H	Lot 14	

Approvals

I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 11th day of MARCH 1999

Subject to the Amalgamation Conditions Set out hereon and Subject to the Granting or Reserving of the Easements Set out in the Memorandum shown hereon. 4C198/205

Authorised Officer

AMALGAMATION CONDITIONS

THAT LOTS 25,26,27,28,33 & 35 HEREON BE HELD IN THE SAME CERTIFICATE OF TITLE.
SEE A.633694

THAT LOTS 31 & 32 HEREON ~~(RECREATION)~~ BE HELD AS TO 25 UNDIVIDED ONE THIRTY FIRST (1/31) SHARES BY THE OWNERS OF LOT 2 TO LOT 24 INCLUSIVE, 29 & 30 HEREON TOGETHER WITH ONE UNDIVIDED SIX THIRTY FIRST (6/31) SHARE HELD BY THE OWNERS OF LOTS 25,26,27,28,33 & 35 HEREON;
AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
SEE A.633694

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
DRAINAGE (STORM-WATER)	A	LOT 3	FAR NORTH DISTRICT COUNCIL
	B	LOT 4	
	C	LOT 11	
	D	LOT 12	
	E	LOT 13	

NEW C'sT ALLOCATED

LOT 2	123B/610	LOT 20	123B/628
LOT 3	/611	LOT 21	/629
LOT 4	/612	LOT 22	/630
LOT 5	/613	LOT 23	/631
LOT 6	/614	LOT 24	/632
LOT 7	/615	LOT 25	123B/633
LOT 8	/616	LOT 26	
LOT 9	/617	LOT 27	
LOT 10	/618	LOT 28	
LOT 11	/619	LOT 29	123B/637
LOT 12	/620	LOT 30	/638
LOT 13	/621	LOT 31	Refer Amalgamation
LOT 14	/622	LOT 32	Condition above
LOT 15	/623	LOT 33	123B/639
LOT 16	/624	LOT 35	
LOT 17	/625		
LOT 18	/626		
LOT 19	123B/627		

Total Area 78.0594ha

Comprised in CT112A/389 (Pt)

I, Donald Barrington Von Sturmer of Kaitaia

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Kaitaia *this* 15th *day of* March 1999 *Signature*

Field Book ..... *p.* ..... *Traverse Book* ..... *p.* .....
Reference Plans .....
Examined ..... *Correct* P. Purkis S.O.S.

Approved as to Survey 29/4/99 **Chief Surveyor**

Deposited this 25th **day of** July 1999 **for Registrar-General of Land**

District Land Registrar

File 1551-41
Received Instructions 17 MAR 1999

DP 195263

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV MANGONUI
NZMS 261 SHT **RECORD MAP No**

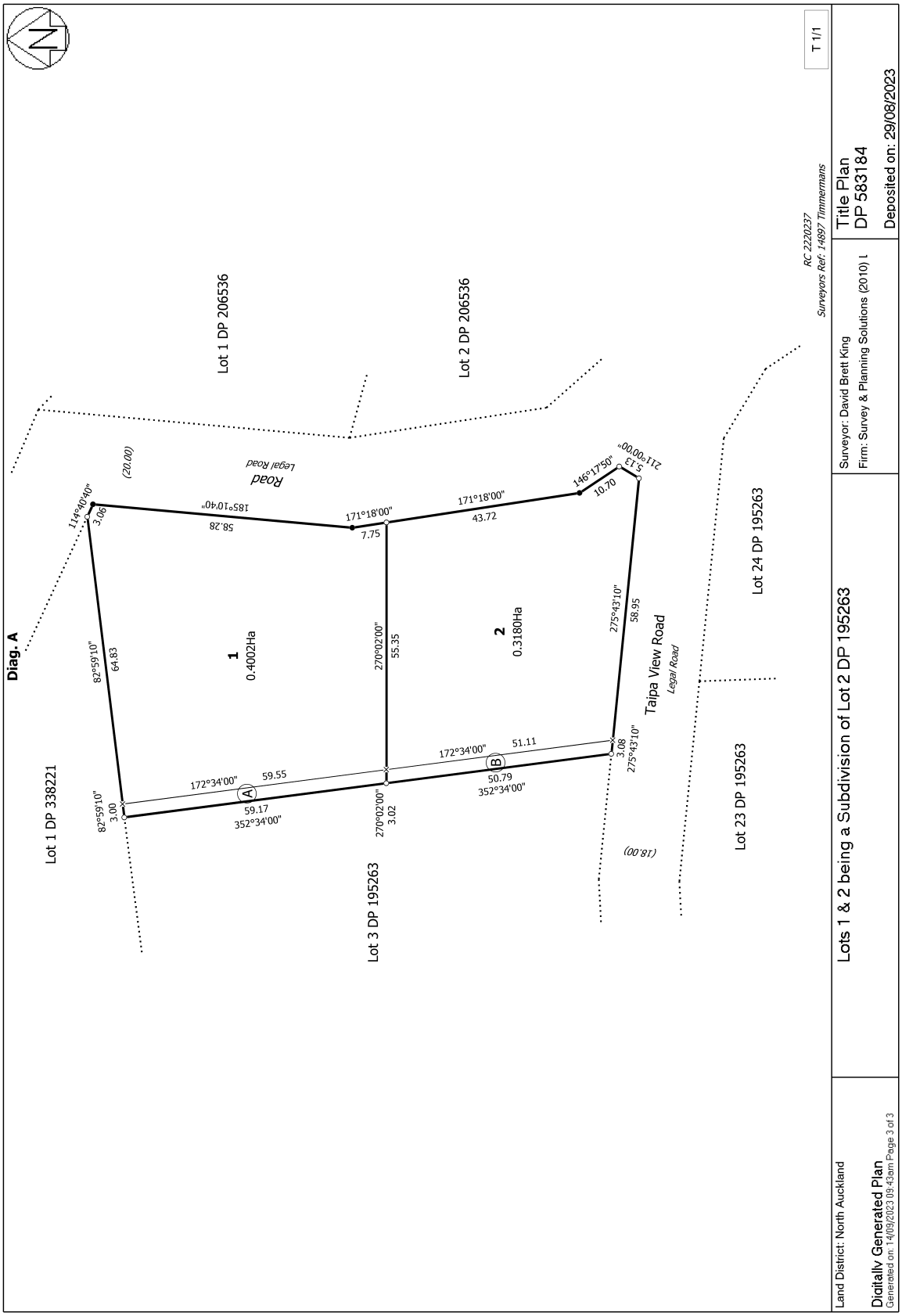
LOTS 2–35 BEING SUBDIVISION OF PT ALLOT 57 TAIPA PARISH

TERRITORIAL AUTHORITY Far North District
Surveyed by D B Von Sturmer
Scale 1:3000 **Date** Feb 1999

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

APPROVED LH 94/19 DOSLI FORM D12

23 AUG 1999


Diag. A
Lot 1 DP 338221
Lot 1 DP 206536
Lot 2 DP 206536
Lot 3 DP 195263
Lot 23 DP 195263
Lot 24 DP 195263
Taipa View Road
Legal Road
Road
Legal Road
(20.00)
(18.00)
1
0.4002Ha
2
0.3180Ha
114°40'40"
3.06
58.28
185°10'40"
171°18'00"
7.75
171°18'00"
43.72
146°17'50"
10.70
5.13
211°00'00"
82°59'10"
64.83
270°02'00"
55.35
275°43'10"
58.95
3.08
275°43'10"
172°34'00"
59.55
A
59.17
352°34'00"
172°34'00"
51.11
B
50.79
352°34'00"
82°59'10"
3.00
270°02'00"
3.02
T 1/1
RC 2220237
Surveyors Ref: 14897 Timmermans
Lots 1 & 2 being a Subdivision of Lot 2 DP 195263
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) L
Title Plan
DP 583184
Deposited on: 29/08/2023
Land District: North Auckland
Digitally Generated Plan
Generated on: 14/03/2023 09:43am Page 3 of 3