



**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 **1070832**
Land Registration District **North Auckland**
Date Issued 09 October 2023

Prior References
332081

Estate Fee Simple
Area 414 square metres more or less
Legal Description Lot 26 Deposited Plan 578478
Registered Owners
Wiseinvest Limited

Estate Fee Simple - 1/25 share
Area 2997 square metres more or less
Legal Description Lot 100 Deposited Plan 578478
Registered Owners
Wiseinvest Limited

Interests

Subject to Section 206 Land Act 1924

Appurtenant to part Lot 100 DP 578478 formerly contained in Lot 2 DP 383176 are rights of way created by Transfer 646592 - 21.9.1960 at 11:23 am

The easements created by Transfer 646592 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Appurtenant to part Lot 100 DP 578478 formerly contained in Lot 2 DP 383176 are rights of way created by Transfer 660323 - 31.5.1961 at 9:55 am

The easements created by Transfer 660323 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Appurtenant to part Lot 100 DP 578478 formerly contained in Lot 2 DP 383176 are rights of way created by Transfer A173785 - 13.9.1966 at 11:45 am

The easements created by Transfer A173785 are subject to Section 37 (1) (a) Counties Amendment Act 1961

C653740.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 13.9.1994 at 11.03 am (affects Lot 26 DP 578478 and part Lot 100 DP 578478 formerly contained in 1 DP 173511)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 578478)

12804931.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.10.2023 at 9:14 am

Subject to a right (in gross) to drain water over part Lot 100 DP 578478 marked A and B on DP 578478 in favour of Auckland Council created by Easement Instrument 12804931.5 - 9.10.2023 at 9:14 am

The easements created by Easement Instrument 12804931.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 100 DP 578478 marked A and B on DP 578478 in favour of Vector Limited created by Easement Instrument 12804931.6 - 9.10.2023 at 9:14 am

Subject to a right (in gross) to convey telecommunications over part Lot 100 DP 578478 marked A and B on DP 578478 in favour of Chorus New Zealand Limited created by Easement Instrument 12804931.7 - 9.10.2023 at 9:14 am

Subject to a right of way over part Lot 100 DP 578478 marked A and a right to convey electricity, water, gas and telecommunications over part Lot 100 DP 578478 marked A and B all on DP 578478 created by Easement Instrument 12804931.8 - 9.10.2023 at 9:14 am

Appurtenant to Lot 26 DP 578478 is a right to convey electricity, water, gas and telecommunications created by Easement Instrument 12804931.8 - 9.10.2023 at 9:14 am

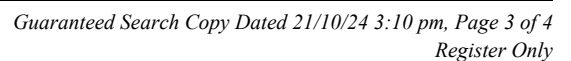
The easements created by Easement Instrument 12804931.8 are subject to Section 243 (a) Resource Management Act 1991

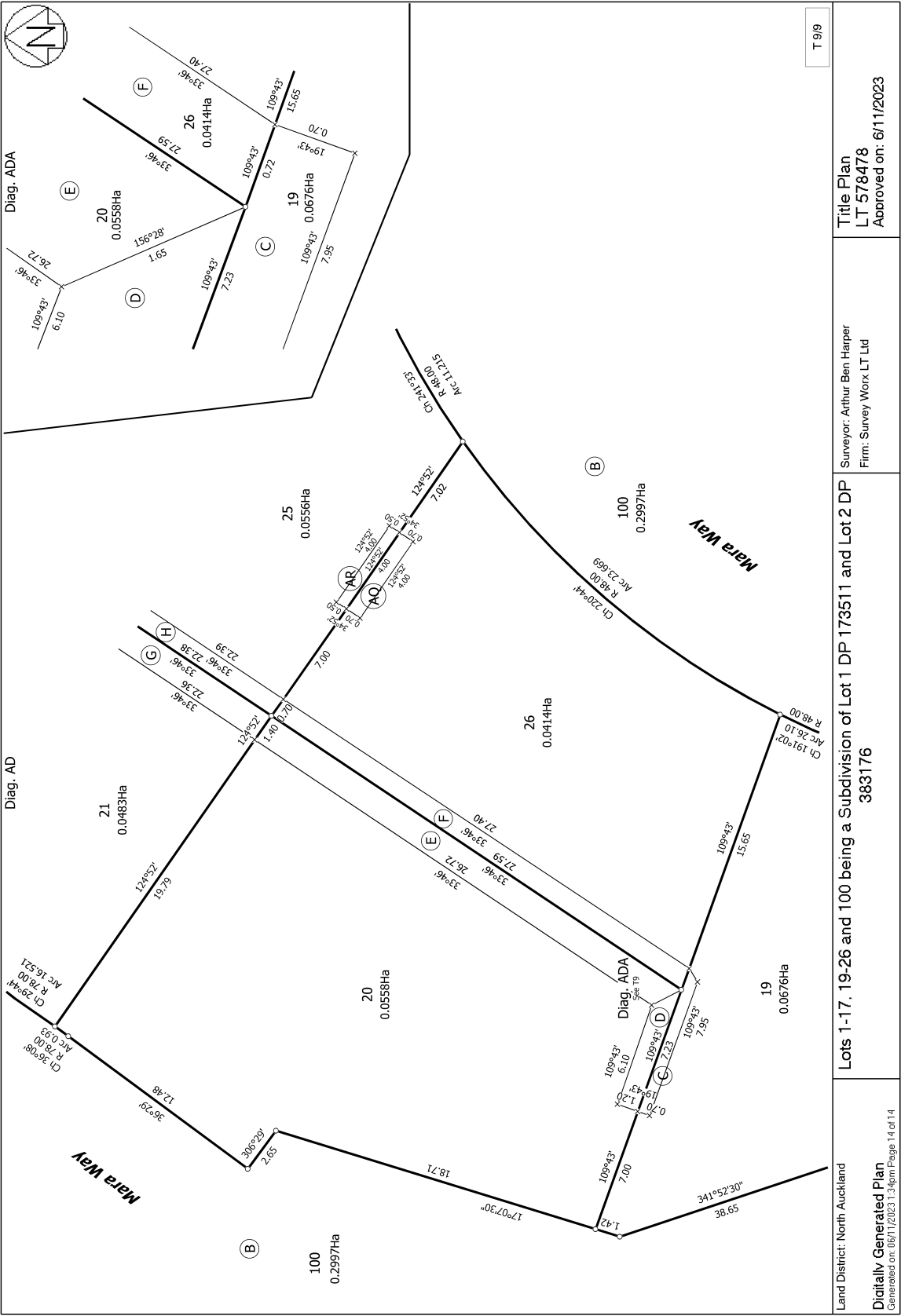
Subject to an access and maintenance easement over part Lot 26 DP 578478 marked F and AQ on DP 578478 created by Easement Instrument 12804931.9 - 9.10.2023 at 9:14 am

Appurtenant to Lot 26 DP 578478 is a right to support created by Easement Instrument 12804931.9 - 9.10.2023 at 9:14 am

12804931.10 Encumbrance to Rangeview Jixiang Garden Residents Society Incorporated - 9.10.2023 at 9:14 am

Land Covenant in Covenant Instrument 12804931.11 - 9.10.2023 at 9:14 am (affects Lot 26 DP 578478)





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Title Plan
LT 578478
Approved on: 6/11/2023

Surveyor: Arthur Ben Harper
Firm: Survey Worx LT Ltd

Lots 1-17, 19-26 and 100 being a Subdivision of Lot 1 DP 173511 and Lot 2 DP 383176

Land District: North Auckland
Digitally Generated Plan
Generated on: 06/11/2023 1:34pm Page 14 of 14