



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE**

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




R.W. Muir
Registrar-General
of Land

Identifier **NA44B/419**
Land Registration District **North Auckland**
Date Issued 04 August 1978

Prior References
NA38D/748

Supplementary Record Sheet
NA44B/421

Estate Stratum in Freehold
Legal Description Unit A and Accessory Unit 1 and 3-4
Deposited Plan 86634

Registered Owners
Toni Michelle Batt and Michael Leigh Moore

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

13017035.2 Mortgage to ANZ Bank New Zealand Limited - 22.5.2024 at 12:34 pm

13473819.1 CAVEAT AGAINST THE INTEREST OF MICHAEL LEIGH MOORE BY LEGAL SERVICES
COMMISSIONER - 28.11.2025 at 3:57 pm

APPROVED: *[Signature]* REG. OWNERS

CONDITIONAL EASEMENTS ON D.P. 82231 NOT YET CREATED

ROW: C. 10.0m SERV. TEN. 10.0m TEN. 10.0m

ROW: D. 10.0m SERV. TEN. 10.0m TEN. 10.0m

ROW: E. 10.0m SERV. TEN. 10.0m TEN. 10.0m

ROW: F. 10.0m SERV. TEN. 10.0m TEN. 10.0m

ADDRESS OF THE BODY CORPORATE: 55 TABITHA CRESCENT, HENDERSON, AUCKLAND.

I, Kenneth Maclean, Town Clerk of the Waitemata City Council do hereby certify pursuant to Section 5(1)(g) of the Unit Titles Act 1972 that I approve this plan of subdivision of the land into units.

DATED THIS 23rd DAY OF MAY 1978

[Signature] TOWN CLERK

SCHEDULE

UNIT	AREA	HEIGHT	NEW
UNIT A	75.2	5.00	19-20 448-419
UNIT B	75.2	5.00	19-20 448-420
AU1	34.2	3.5	22-22 19-20
AU2	24.2	3.5	22-22 19-20
AU3	24.2	3.5	22-22 19-20
AU4	24.2	3.5	22-22 19-20
AU5	24.2	3.5	22-22 19-20
AU6	24.2	3.5	22-22 19-20
AU7	24.2	3.5	22-22 19-20
AU8	24.2	3.5	22-22 19-20
AU9	24.2	3.5	22-22 19-20
AU10	24.2	3.5	22-22 19-20
AU11	24.2	3.5	22-22 19-20
AU12	24.2	3.5	22-22 19-20
AU13	24.2	3.5	22-22 19-20
AU14	24.2	3.5	22-22 19-20
AU15	24.2	3.5	22-22 19-20
AU16	24.2	3.5	22-22 19-20
AU17	24.2	3.5	22-22 19-20
AU18	24.2	3.5	22-22 19-20
AU19	24.2	3.5	22-22 19-20
AU20	24.2	3.5	22-22 19-20
AU21	24.2	3.5	22-22 19-20
AU22	24.2	3.5	22-22 19-20
AU23	24.2	3.5	22-22 19-20
AU24	24.2	3.5	22-22 19-20
AU25	24.2	3.5	22-22 19-20
AU26	24.2	3.5	22-22 19-20
AU27	24.2	3.5	22-22 19-20
AU28	24.2	3.5	22-22 19-20
AU29	24.2	3.5	22-22 19-20
AU30	24.2	3.5	22-22 19-20
AU31	24.2	3.5	22-22 19-20
AU32	24.2	3.5	22-22 19-20
AU33	24.2	3.5	22-22 19-20
AU34	24.2	3.5	22-22 19-20
AU35	24.2	3.5	22-22 19-20
AU36	24.2	3.5	22-22 19-20
AU37	24.2	3.5	22-22 19-20
AU38	24.2	3.5	22-22 19-20
AU39	24.2	3.5	22-22 19-20
AU40	24.2	3.5	22-22 19-20
AU41	24.2	3.5	22-22 19-20
AU42	24.2	3.5	22-22 19-20
AU43	24.2	3.5	22-22 19-20
AU44	24.2	3.5	22-22 19-20
AU45	24.2	3.5	22-22 19-20
AU46	24.2	3.5	22-22 19-20
AU47	24.2	3.5	22-22 19-20
AU48	24.2	3.5	22-22 19-20
AU49	24.2	3.5	22-22 19-20
AU50	24.2	3.5	22-22 19-20
AU51	24.2	3.5	22-22 19-20
AU52	24.2	3.5	22-22 19-20
AU53	24.2	3.5	22-22 19-20
AU54	24.2	3.5	22-22 19-20
AU55	24.2	3.5	22-22 19-20
AU56	24.2	3.5	22-22 19-20
AU57	24.2	3.5	22-22 19-20
AU58	24.2	3.5	22-22 19-20
AU59	24.2	3.5	22-22 19-20
AU60	24.2	3.5	22-22 19-20
AU61	24.2	3.5	22-22 19-20
AU62	24.2	3.5	22-22 19-20
AU63	24.2	3.5	22-22 19-20
AU64	24.2	3.5	22-22 19-20
AU65	24.2	3.5	22-22 19-20
AU66	24.2	3.5	22-22 19-20
AU67	24.2	3.5	22-22 19-20
AU68	24.2	3.5	22-22 19-20
AU69	24.2	3.5	22-22 19-20
AU70	24.2	3.5	22-22 19-20
AU71	24.2	3.5	22-22 19-20
AU72	24.2	3.5	22-22 19-20
AU73	24.2	3.5	22-22 19-20
AU74	24.2	3.5	22-22 19-20
AU75	24.2	3.5	22-22 19-20
AU76	24.2	3.5	22-22 19-20
AU77	24.2	3.5	22-22 19-20
AU78	24.2	3.5	22-22 19-20
AU79	24.2	3.5	22-22 19-20
AU80	24.2	3.5	22-22 19-20
AU81	24.2	3.5	22-22 19-20
AU82	24.2	3.5	22-22 19-20
AU83	24.2	3.5	22-22 19-20
AU84	24.2	3.5	22-22 19-20
AU85	24.2	3.5	22-22 19-20
AU86	24.2	3.5	22-22 19-20
AU87	24.2	3.5	22-22 19-20
AU88	24.2	3.5	22-22 19-20
AU89	24.2	3.5	22-22 19-20
AU90	24.2	3.5	22-22 19-20
AU91	24.2	3.5	22-22 19-20
AU92	24.2	3.5	22-22 19-20
AU93	24.2	3.5	22-22 19-20
AU94	24.2	3.5	22-22 19-20
AU95	24.2	3.5	22-22 19-20
AU96	24.2	3.5	22-22 19-20
AU97	24.2	3.5	22-22 19-20
AU98	24.2	3.5	22-22 19-20
AU99	24.2	3.5	22-22 19-20
AU100	24.2	3.5	22-22 19-20

TOTAL UNIT ENTITLEMENT: 13,000

SUPPLEMENTARY RECORD SHEET: 448-421

Total Area

Complied in C.T. 387/748.71

I, PETER ALEXANDER SIMON of HENDERSON, Registered Surveyor and holder of an annual practicing certificate hereby certify that the plan has been made from surveys executed by me or under my direction and that the plan and survey are correct and have been made in accordance with the regulations for the Surveyors Act 1966.

Dated at HENDERSON this 3rd day of MARCH 1978.

[Signature] Surveyor

Field Book p. Traverse Book p.

Reference Plans

Examined *[Signature]* D. G. Kent. Dated *[Signature]*

Approved as to Survey *[Signature]*

Deposited this 4th day of August 1978

[Signature] Chief Surveyor

Received *[Signature]* Asst District Land Registrar

DP 86634

LAND DISTRICT - NORTH AUCKLAND

SURVEY BLK. & DIST. - II. WAIKEMATA.

N.T.M.S. SHEET NO. 12449

PLAN OF UNITS ON LOT 15.

LOCAL AUTHORITY: WAIKEMATA CITY.

Surveyed by: SIMON & CATO.

Scale: 1:200. Date: MARCH 1978.

APPROVED: *[Signature]* REG. OWNERS

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DP 86634

LAND DISTRICT - NORTH AUCKLAND

SURVEY BLK. &



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

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

Identifier NA44B/421
Land Registration District North Auckland
Date Issued 04 August 1978
Plan Number DP 86634

Subdivision of
Lot 15 Deposited Plan 82231

Unit Titles Issued

NA44B/419

NA44B/420

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Appurtenant hereto are rights of way specified in Easement Certificate 549659.2 - 15.11.1977 at 2.43 pm (affects Lots on Plan 82231)

Subject to a right of way over part marked D on Plan 82231 specified in Easement Certificate 549659.2 - 15.11.1977 at 2.43 pm (affects Lots on Plan 82231)

The easements specified in Easement Certificate 549659.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954