



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

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



R.W. Muir
Registrar-General
of Land

Identifier **608280**
Land Registration District **Hawkes Bay**
Date Issued 06 June 2013

Prior References

HBL1/30 HBL1/31

Estate Fee Simple - 1/2 share
Area 950 square metres more or less
Legal Description Lot 1 Deposited Plan 10552
Registered Owners
Brendan Darryl Knauf and Tiffany Joye Knauf

Estate	Leasehold	Instrument	L 9421538.4
		Term	999 years from 1 April 1985
Legal Description	Flat 1 Deposited Plan 18575 and Area 1 Deposited Plan 461863		
Registered Owners Brendan Darryl Knauf and Tiffany Joye Knauf			

Interests

168690 Pipeline Certificate under Section 26 of the Housing Act 1955 - 16.1.1962 at 11:30 am (affects Fee Simple)
8359341.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - - 1.12.2009 at 9:00 am (affects Fee Simple)
9421538.4 Lease of Flat 1 Deposited Plan 18575 and Area 1 Deposited Plan 461863 Term 999 years from 1 April 1985
Composite CT 608280 issued - 6.6.2013 at 4:29 pm (affects Fee Simple)
11256694.2 Lease of Flat 2 Deposited Plan 18944 and Area 2 Deposited Plan 529545 Term 999 years from 18 September 1985
Record of Title 858566 issued - 7.12.2018 at 11:16 am (affects Fee Simple)
13299630.3 Mortgage to ASB Bank Limited - 19.5.2025 at 12:54 pm

FOR LEASE AND LICENCE PURPOSES ONLY		Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that Flat 1 and shed 1 were constructed before 1st April 1979 and were provided with such safeguards against fire and means of escape in case of fire as are required by the By-Laws of the Napier City Council applying on the date of this certificate. Dated at Napier on this 28th day of February 1985 <i>Robert Howell</i> Principal Officer	
		Note: There is one more unit to be erected on this site.	
Total Area 950 m² Comprised in All CT A1/1221.9 I, Peter Michael Smith, of Napier, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made by me or under my direction; that this plan is correct and has been made in accordance with the regulations under the Surveyors Act 1966 Dated at Napier this 28th day of February 1985 Signature <i>P.M. Smith</i> Field Book <i>P.M. Smith</i> Reference Plan D.P. 10552 Examined <i>P. Smith</i> Correct <i>Robert Howell</i> Approved Deposited this 13th day of February 1985 Surveyor Registrar 18575			
LAND DISTRICT Hawkes Bay SURVEY BLK & DIST. IV Herefounga NZMS SHEET No. Napier 112		LOCAL AUTHORITY Napier City Prepared by <i>Duley & Devine</i> Scale 1:300 Date Feb 1985	



Title Plan - DP 461863

Survey Number	DP 461863
Surveyor Reference	3427 Robertshaw
Surveyor	Guy Derek Panckhurst
Survey Firm	Surveying The Bay Ltd (Hastings)
Surveyor Declaration	I Guy Derek Panckhurst, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 19 Apr 2013 09:32 AM

Survey Details

Dataset Description	AREAS 1 AND A ON LOT 1 DP 10552		
Status	Deposited		
Land District	Hawkes Bay	Survey Class	Class A
Submitted Date	19/04/2013	Survey Approval Date	01/05/2013
		Deposit Date	06/06/2013

Territorial Authorities

Napier City

Comprised In

CT HBL1/30
CT HBL1/32

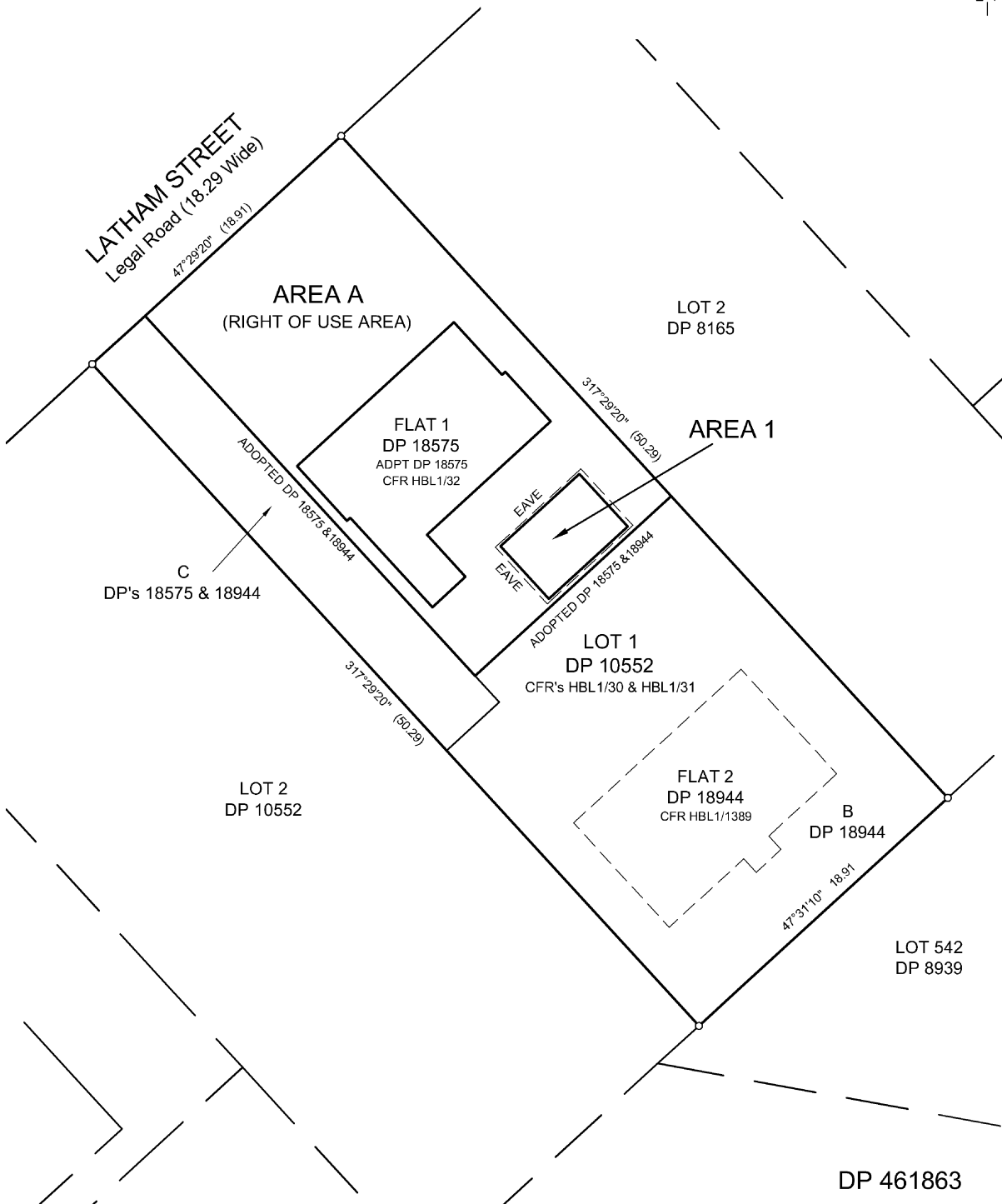
Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area A Deposited Plan 461863	Covenant Area		
Area 1 Deposited Plan 461863	Cross Lease Building		608280
Total Area		0.0000 Ha	

LOCAL AUTHORITY	: NAPIER CITY
ZONING	: MAIN RESIDENTIAL
TOTAL AREA	: 950m²
COMPRISED IN	: CFR HBL1/30 (1/2 SHARE FEE SIMPLE) CFR HBL1/32 (FLAT 1 & SHED 1 DP 18575)
REGISTERED OWNERS	: MA BUCHELER & PN ROBERTSHAW

NOTES:

1. AREA 1 HEREON IS A GARAGE AND SUPERCEDES SHED 1 DP 18575.
2. BOUNDARIES OF AREA 1 ARE THE EXTERIOR FACE OF THE WALLS.
3. PRIMARY BOUNDARIES HAVE BEEN ADOPTED FROM DP 10552.
4. AREA A SUBJECT TO A LAND COVENANT.



CLIENT:

PHIL ROBERTSHAW & MELISSA BUCHELER

PROJECT:

AREA 1 & AREA A ON LOT 1 DP 10552

| TITLE:

CROSS LEASE DIAGRAM

SCALE: 1: 200 @ A3

DATE: FEBRUARY 2013

DRAWN BY: PT

DRAWING NO:

3427-2

REVISION

REVISION

SHEET:

SHEET:
1/1