



**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 **128132**
Land Registration District **South Auckland**
Date Issued 01 December 2004

Prior References
SA68B/265

Estate Fee Simple
Area 659 square metres more or less
Legal Description Lot 1104 Deposited Plan 331131
Registered Owners
Lance Thomas Croawell and Barbara Elizabeth Croawell

Interests

Appurtenant hereto is a right of way, water supply, electricity & telephone rights specified in Easement Certificate B615455.6 - 7.7.2000 at 9.56 am

The easements specified in Easement Certificate B615455.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 6234686.7 - 1.12.2004 at 9:00 am

Fencing Covenant in Transfer 6234686.7 - 1.12.2004 at 9:00 am

Registered Owners
I hereby certify that this plan was approved by the Thames Coromandel District Council pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of April 2004 subject to the amalgamation conditions set out hereon and subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer
LDC No. RMA2000000000
DISTRICT COUNCIL

AMALGAMATION CONDITIONS:
THAT LOT 1 HERON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 128000 TO 128005 AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. SEE FILE: 323370

THAT LOT 4 HERON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF LOTS 128006 TO 128009 AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. SEE FILE: 323370

THAT LOT 5 HERON (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 128010 TO 128014 AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. SEE FILE: 323370

Class of Survey I, EXCEPT LOT 20=CLASS III

Total Area 165,6807 ha

Comprised in CTSA 68B/265

GERALD JOE DOWN of AUCKLAND being a person entitled to practise as a licensed cadastral surveyor, certifies that:
 (a) The survey in this plan was made in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/72.
 (b) All the lots and easements shown hereon have been created in accordance with the Act and these Rules.
 Signed: [Signature] Date: 9/7/04.
 Field Book: [Blank] Reference Plan: [Blank] Easement: [Blank]

Approved as to Survey by Land Information NZ on 19/10/2004
Deposited by Land Information NZ on 1/12/2004
 File: 4173-16 (SU-TIT-C)
 Number: 5.8.04
 DP 331131

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
ELECTRICITY SUPPLY	LOTS 1, 4 & 5	LOT 128000	POWERED LIMITED

Areas marked (A) through (Z) are to be subject to land covenants.

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
PUBLIC ACCESS	(X)	LOT 20	HERON
WATER SUPPLY	(Y)	LOT 1089	HERON
RIGHT OF WAY	(Z)	LOT 20	HERON

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
(A)	LOT 1038	LOT 1039	HERON
(B)	LOT 1039	LOT 1038	HERON
(C)	LOT 1040	LOT 1041	HERON
(D)	LOT 1041	LOT 1040	HERON
(E)	LOT 1042	LOT 1043	HERON
(F)	LOT 1043	LOT 1042	HERON
(G)	LOT 1044	LOT 1045	HERON
(H)	LOT 1045	LOT 1044	HERON
(I)	LOT 1046	LOT 1047	HERON
(J)	LOT 1047	LOT 1046	HERON
(K)	LOT 1048	LOT 1049	HERON
(L)	LOT 1049	LOT 1048	HERON
(M)	LOT 1050	LOT 1051	HERON
(N)	LOT 1051	LOT 1050	HERON
(O)	LOT 1052	LOT 1053	HERON
(P)	LOT 1053	LOT 1052	HERON
(Q)	LOT 1054	LOT 1055	HERON
(R)	LOT 1055	LOT 1054	HERON
(S)	LOT 1056	LOT 1057	HERON
(T)	LOT 1057	LOT 1056	HERON
(U)	LOT 1058	LOT 1059	HERON
(V)	LOT 1059	LOT 1058	HERON
(W)	LOT 1060	LOT 1061	HERON
(X)	LOT 1061	LOT 1060	HERON
(Y)	LOT 1062	LOT 1063	HERON
(Z)	LOT 1063	LOT 1062	HERON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT OF WAY	(X)	LOT 20	HERON
WATER SUPPLY	(Y)	LOT 1276	HERON
ELECTRICITY SUPPLY	(Z)	LOT 20	HERON

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
(A)	LOT 1064	LOT 1065	HERON
(B)	LOT 1065	LOT 1064	HERON
(C)	LOT 1066	LOT 1067	HERON
(D)	LOT 1067	LOT 1066	HERON
(E)	LOT 1068	LOT 1069	HERON
(F)	LOT 1069	LOT 1068	HERON
(G)	LOT 1070	LOT 1071	HERON
(H)	LOT 1071	LOT 1070	HERON
(I)	LOT 1072	LOT 1073	HERON
(J)	LOT 1073	LOT 1072	HERON
(K)	LOT 1074	LOT 1075	HERON
(L)	LOT 1075	LOT 1074	HERON
(M)	LOT 1076	LOT 1077	HERON
(N)	LOT 1077	LOT 1076	HERON
(O)	LOT 1078	LOT 1079	HERON
(P)	LOT 1079	LOT 1078	HERON
(Q)	LOT 1080	LOT 1081	HERON
(R)	LOT 1081	LOT 1080	HERON
(S)	LOT 1082	LOT 1083	HERON
(T)	LOT 1083	LOT 1082	HERON
(U)	LOT 1084	LOT 1085	HERON
(V)	LOT 1085	LOT 1084	HERON
(W)	LOT 1086	LOT 1087	HERON
(X)	LOT 1087	LOT 1086	HERON
(Y)	LOT 1088	LOT 1089	HERON
(Z)	LOT 1089	LOT 1088	HERON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT OF WAY	(X)	LOT 20	HERON
WATER SUPPLY	(Y)	LOT 1276	HERON
ELECTRICITY SUPPLY	(Z)	LOT 20	HERON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT OF WAY	(X)	LOT 20	HERON
WATER SUPPLY	(Y)	LOT 1276	HERON
ELECTRICITY SUPPLY	(Z)	LOT 20	HERON

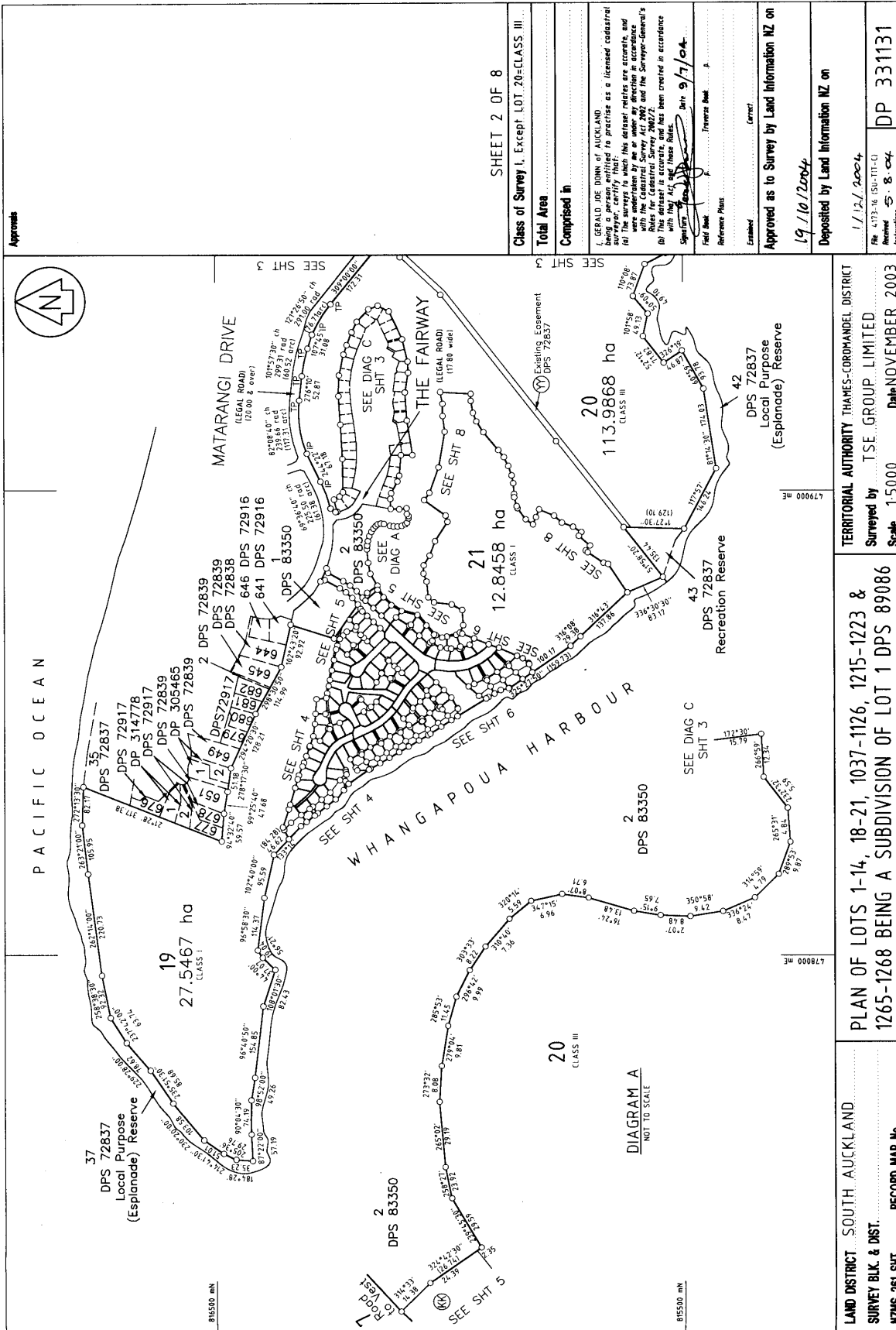
MEMORANDUM OF EASEMENTS IN GROSS

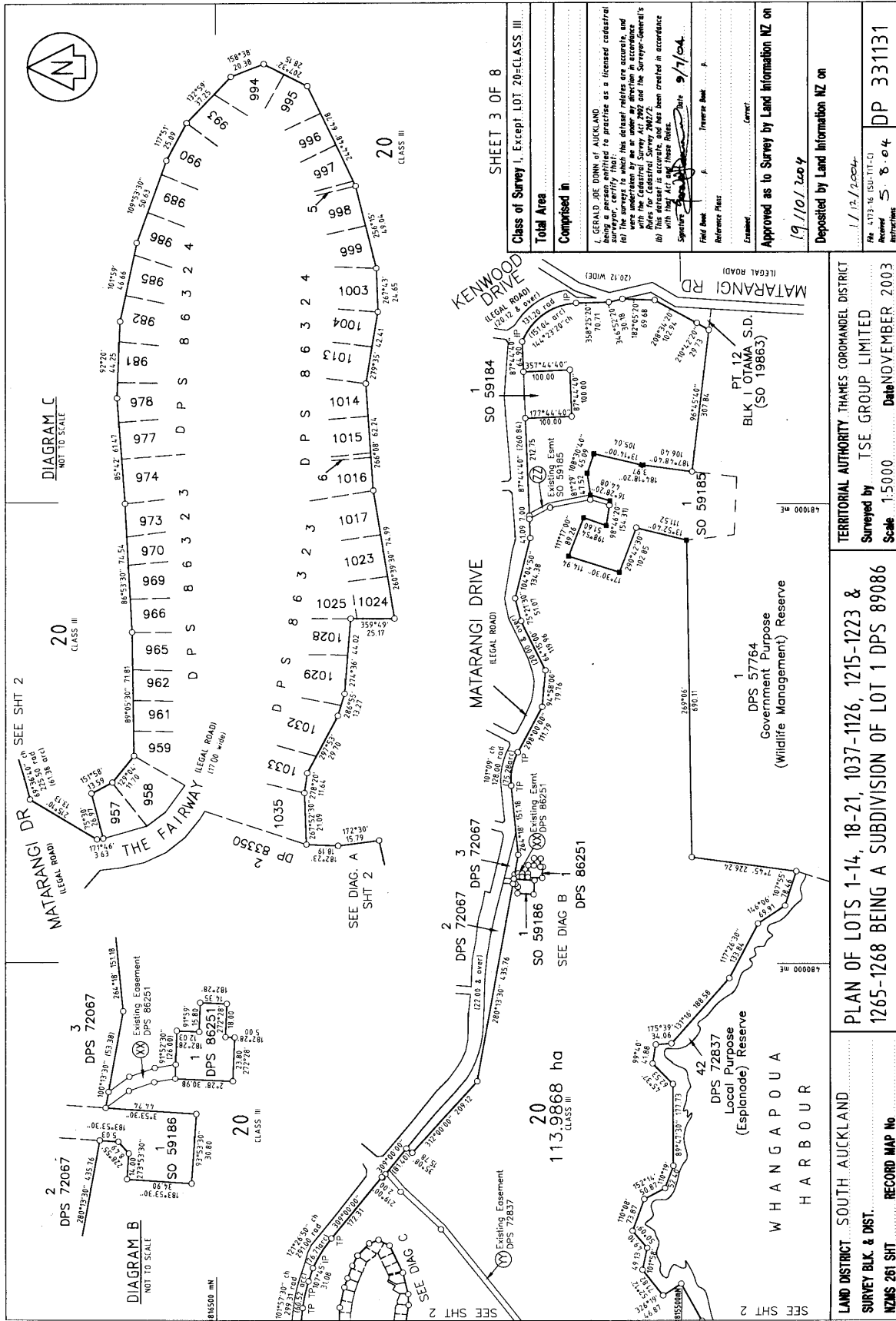
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT OF WAY	(X)	LOT 20	HERON
WATER SUPPLY	(Y)	LOT 1276	HERON
ELECTRICITY SUPPLY	(Z)	LOT 20	HERON

PLAN OF LOTS 1-14, 18-21, 1037-1126, 1215-1223 & 1265-1268 BEING A SUBDIVISION OF LOT 1 DPS 89086

TERRITORIAL AUTHORITY THAMES-COROMANDEL DISTRICT
Surveyed by TSE GROUP LIMITED
Scale 1:10,000 **Date** NOVEMBER, 2003

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST.
NZMS 261 SHT **RECORD MAP No**



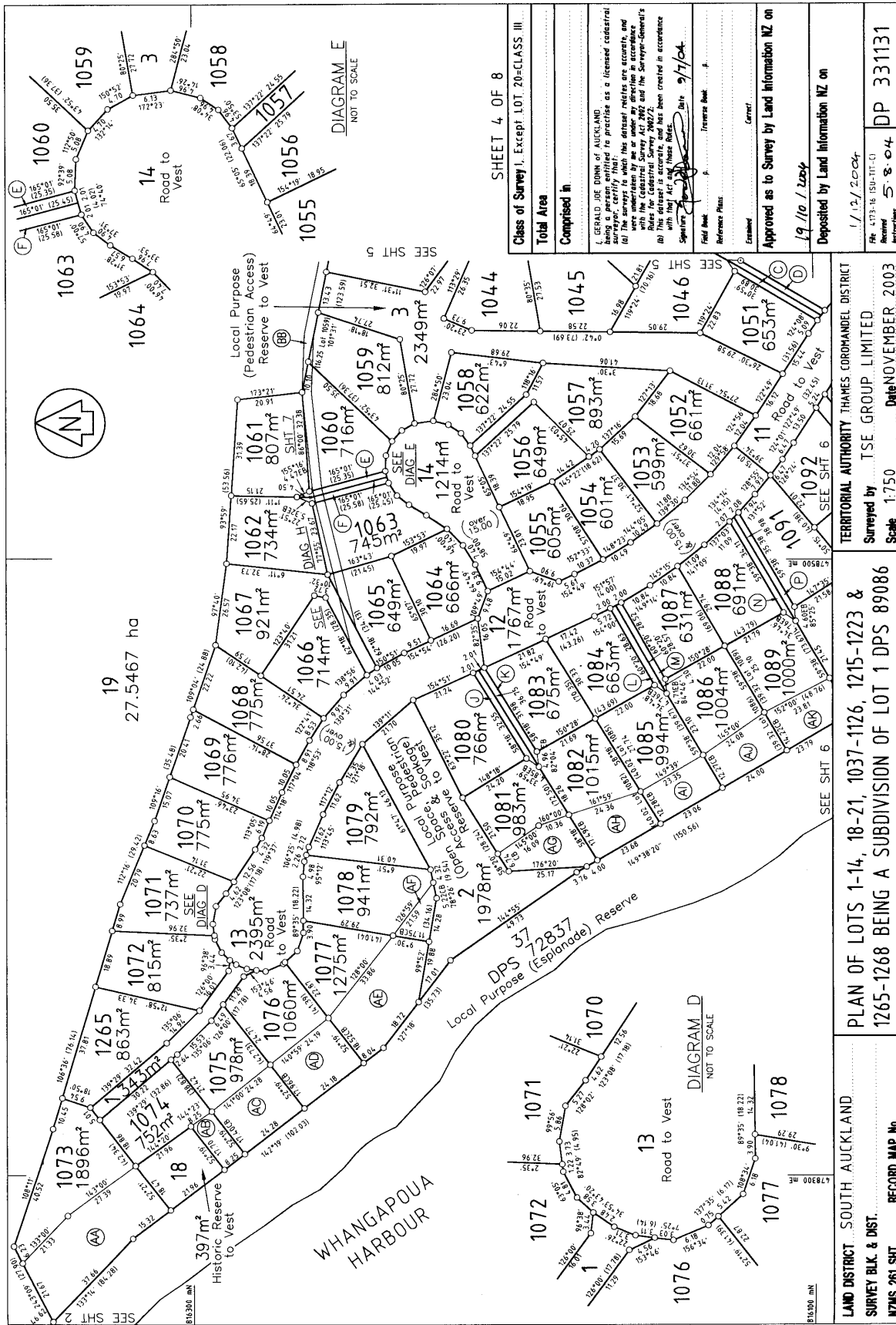


Class of Survey I, Except Lot 20=CLASS III	
Total Area	113.9868 ha
Comprised in	1. GERALD JOE DOWN OF AUCKLAND being a person entitled to practice as a licensed cadastral surveyor under the provisions of the Survey Act 2002/7 and the Survey-General's Rules for Cadastral Survey 2002/7. (b) This interest is accurate, and has been created in accordance with the Act and these Rules.
Field Book	Survey 9/7/04
Reference Plans	
Examined	
Approved as to Survey by Land Information NZ on	19/10/2004
Deposited by Land Information NZ on	1/12/2004
File	413-16 (S&T-1-C)
Revised	5 8 0 4
Instructions	DP 331131

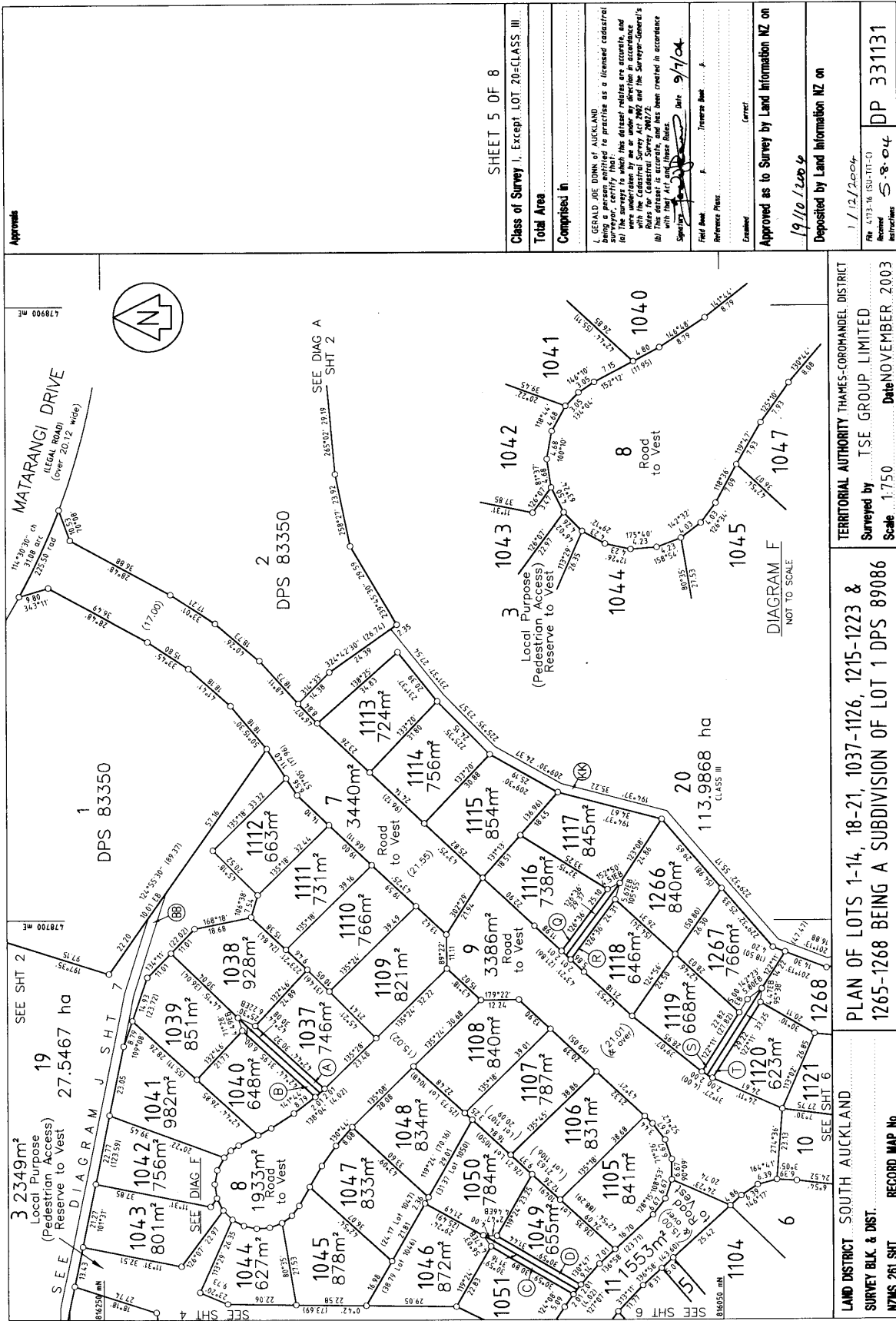
TERRITORIAL AUTHORITY THAMES COROMANDEL DISTRICT
 Surveyed by TSE GROUP LIMITED
 Scale 1:5000 Date NOVEMBER 2003

PLAN OF LOTS 1-14, 18-21, 1037-1126, 1215-1223 & 1265-1268 BEING A SUBDIVISION OF LOT 1 DPS 89086

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST.
 NZMS 261 SHIT RECORD MAP No



Class of Survey I, Except LOT 20-CLASS III	
Total Area	27.5467 ha
Comprised in	19 LOTS
<p>I, GERALD JOE DOWN OF AUCKLAND, being a person entitled to practise as a licensed cadastral surveyor, do hereby certify that the survey and the plan hereon were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules of 2002, and that the survey and the plan hereon were made in accordance with the Act and these Rules. Signed: _____ Date: 9/7/04 Field Book: _____ Reference Plan: _____</p>	
Approved as to Survey by Land Information NZ on 19/10/2004	
Deposited by Land Information NZ on 1/12/2004	
TERRITORIAL AUTHORITY: THAMES COROMANDEL DISTRICT Surveyed by: TSE GROUP LIMITED Scale: 1:750 Date: NOVEMBER 2003	
File No. 403-16 (SD-INT-0)	DP 331131
Instrument No.	S 8-04



Approved

SHEET 5 OF 8

Class of Survey I, Except LOT 20=CLASS III.

Total Area

Comprised in

I. GERALD JOE DDINN of AUCKLAND being a person entitled to practise as a licensed cadastral surveyor, certify that his latest notes are accurate and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2003 and that the boundaries shown have been created in accordance with that Act and those Rules.

Surveyed: *[Signature]* Date: 9/1/04

Field Book: P. Reference Book: P.

Examined: *[Signature]* Correct: *[Signature]*

Approved as to Survey by Land Information NZ on

19/10/2004

Deposited by Land Information NZ on

1/12/2004

File 473-16 (SU-TIT-C) Received 5-8-04 DP 331131

TERRITORIAL AUTHORITY THAMES-COROMANDEL DISTRICT

Surveyed by TSE GROUP LIMITED

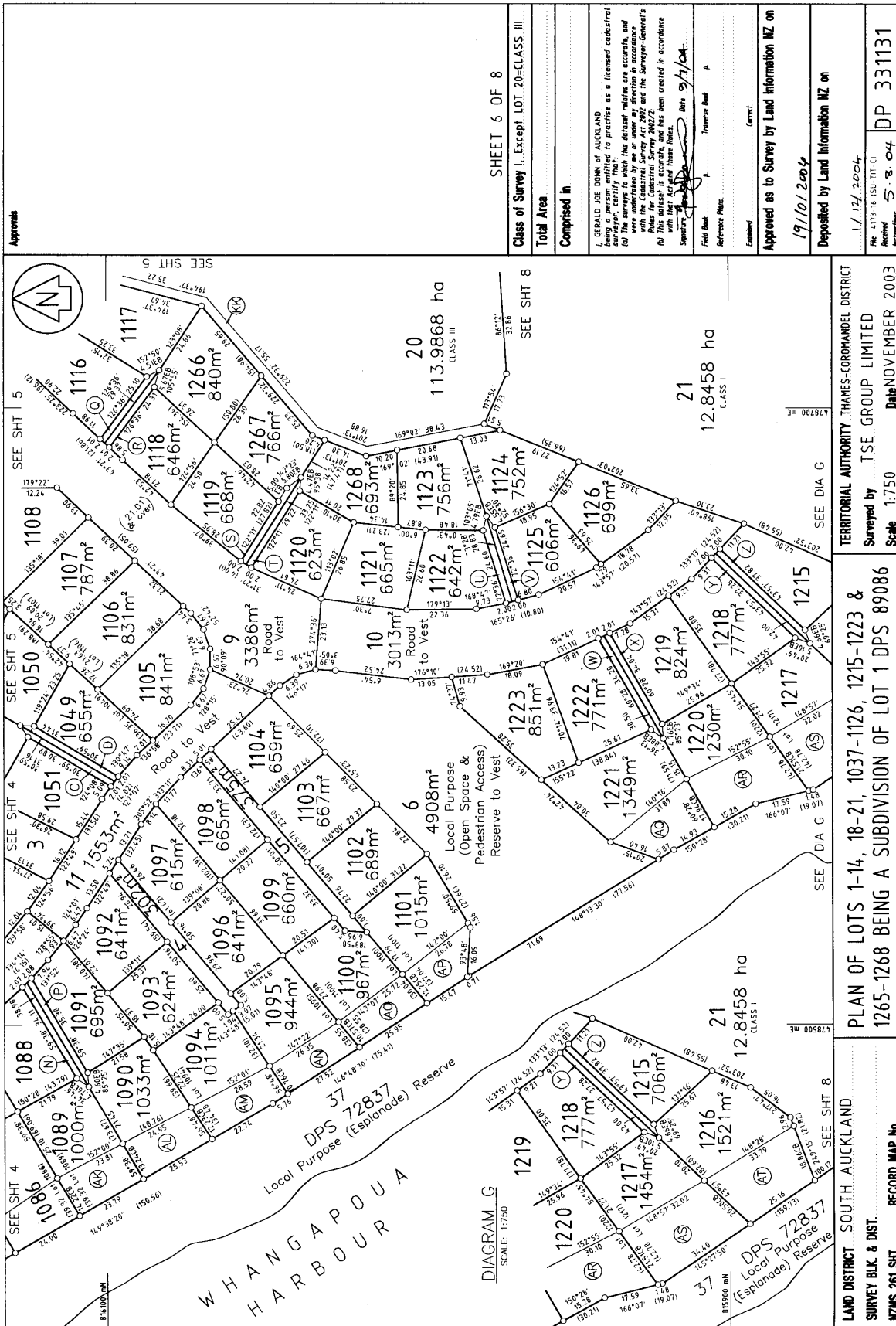
Scale 1:750 Date NOVEMBER 2003

PLAN OF LOTS 1-14, 18-21, 1037-1126, 1215-1223 & 1265-1268 BEING A SUBDIVISION OF LOT 1 DPS 89086

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST. RECORD MAP No

NZMS 261 SHT



SHEET 6 OF 8

Class of Survey 1. Except LOT 20=CLASS III

Total Area

Comprised in

I, GERALD JOE DOWN of AUCKLAND, do hereby certify that the surveys to which this detail relates are accurate, and that the areas and dimensions are in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2.

(a) This detail is accurate, and has been created in accordance with the Survey-General's Rules.

Signature: *[Signature]* Date: 9/10/04

Field Book: *[Blank]* Traverse Book: *[Blank]*

Reference Plans: *[Blank]*

Examined: *[Blank]* Correct: *[Blank]*

Approved as to Survey by Land Information NZ on

19/10/2004

Deposited by Land Information NZ on

1/12/2004

Received 5.8.04

DP 331131

Date NOVEMBER 2003

Scale 1:750

Surveyed by TISE GROUP LIMITED

TERRITORIAL AUTHORITY THAMES-COROMANDEL DISTRICT

PLAN OF LOTS 1-14, 18-21, 1037-1126, 1215-1223 & 1265-1268 BEING A SUBDIVISION OF LOT 1 DPS 89086

RECORD MAP No

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST.

NZMS 261 SHT

W H A N G A P O U A H A R B O U R

DPS 72837 (Esplanode) Reserve

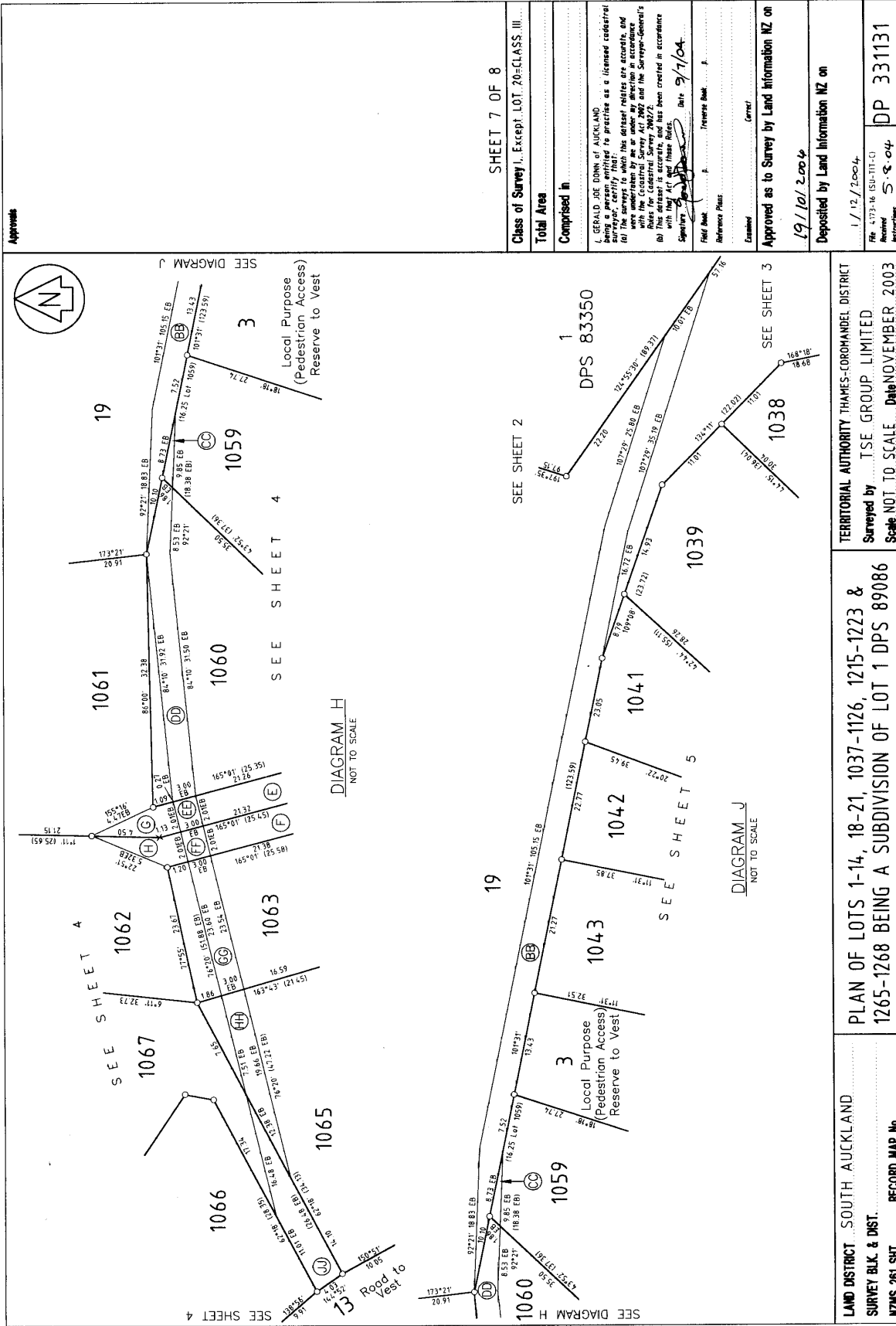
Local Purpose (Open Space & Pedestrian Access) Reserve to Vest

4908m²

12.8458 ha

12.8458 ha

1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000



Approvals

SHEET 7 OF 8

Class of Survey I, Except LOT 20=CLASS III

Total Area

Comprised in

I, GERALD JOE DUNN of AUCKLAND being a person entitled to practise as a licensed cadastral surveyor, do hereby certify that the survey shown on this plan was made by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules. This extract is accurate, and has been checked in accordance with the Act and these Rules. Date 9/1/04.

Field Book

Reference Plans

Examined

Approved as to Survey by Land Information NZ on

19/10/2004

Deposited by Land Information NZ on

1/12/2004

File No. 037-16 (SU-17-C)

Instructions S-8-04

DP 331131

TERRITORIAL AUTHORITY THAMES-COROMANDEL DISTRICT
 Surveyed by TSE GROUP LIMITED
 Scale NOT TO SCALE Date NOVEMBER 2003

PLAN OF LOTS 1-14, 18-21, 1037-1126, 1215-1223 & 1265-1268 BEING A SUBDIVISION OF LOT 1 DPS 89086

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST.
 NZMS 261 SH1 RECORD MAP No

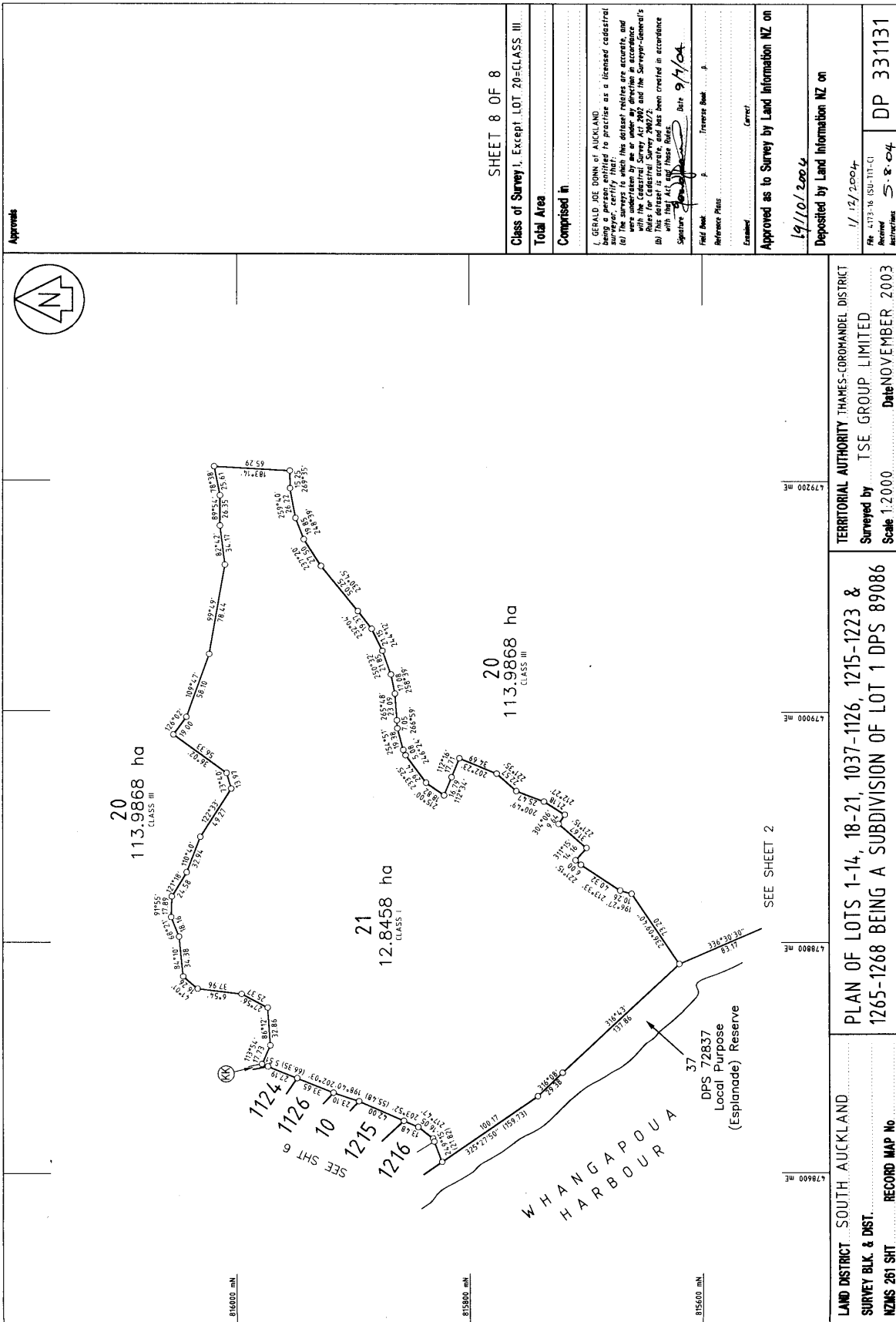
DIAGRAM H
 NOT TO SCALE

DIAGRAM J
 NOT TO SCALE

Local Purpose (Pedestrian Access) Reserve to Vest

Local Purpose (Pedestrian Access) Reserve to Vest





Approvals

SHEET 8 OF 8

Class of Survey: Except LOT 20=CLASS III

Total Area

Comprised in

I, GERALD JOE DOWN of AUCKLAND being a person entitled to practise as a licensed cadastral surveyor, hereby certify that the surveys in which this district relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 2002 and the Survey-General's Rules for General Surveys 2002.

(B) This district is accurate, and has been created in accordance with the Act and these Rules.

Signature: *[Signature]* Date: 9/1/04

Field Book: _____ Traverse Book: _____
 Reference Plans: _____
 Exhibits: _____ Correct:

Approved as to Survey by Land Information NZ on

19/10/2004

Deposited by Land Information NZ on

11/12/2004

File: 413-16 (S8-111-C)

Revised

5-8-04

DP 331131

TERRITORIAL AUTHORITY THAMES-COROMANDEL DISTRICT
 Surveyed by TSE GROUP LIMITED
 Scale 1:2000 Date NOVEMBER 2003

PLAN OF LOTS 1-14, 18-21, 1037-1126, 1215-1223 & 1265-1268 BEING A SUBDIVISION OF LOT 1 DPS 89086

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST.
 NZMS 261 SHIT RECORD MAP No

SEE SHEET 2

37
 DPS 72837
 Local Purpose
 (Esplanade) Reserve

WHANGAPOUA
 HARBOUR