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	**SA73A/528**
Land Registration District	**South Auckland**
Date Issued	20 March 2002

Prior References
SA72D/638

Estate	Fee Simple
Area	267 square metres more or less
Legal Description	Lot 41 Deposited Plan South Auckland 92362

Registered Owners
Regan Maree Metcalfe

Estate	Fee Simple - 1/5 share
Area	202 square metres more or less
Legal Description	Lot 49 Deposited Plan South Auckland 92362

Registered Owners
Regan Maree Metcalfe

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

5176320.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.3.2002 at 2:46 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DPS 92362)

Subject to a right (in gross) to convey water over part marked F on DPS 92362 in favour of Hamilton City Council created by Transfer 5176320.5 - 20.3.2002 at 2:46 pm

Appurtenant as to Lot 41 DPS 92362 are right of way, right to convey water and gas, transmit electricity and telecommunications, and right to drain sewage and stormwater easements specified in Easement Certificate 5176320.7 - 20.3.2002 at 2:46 pm

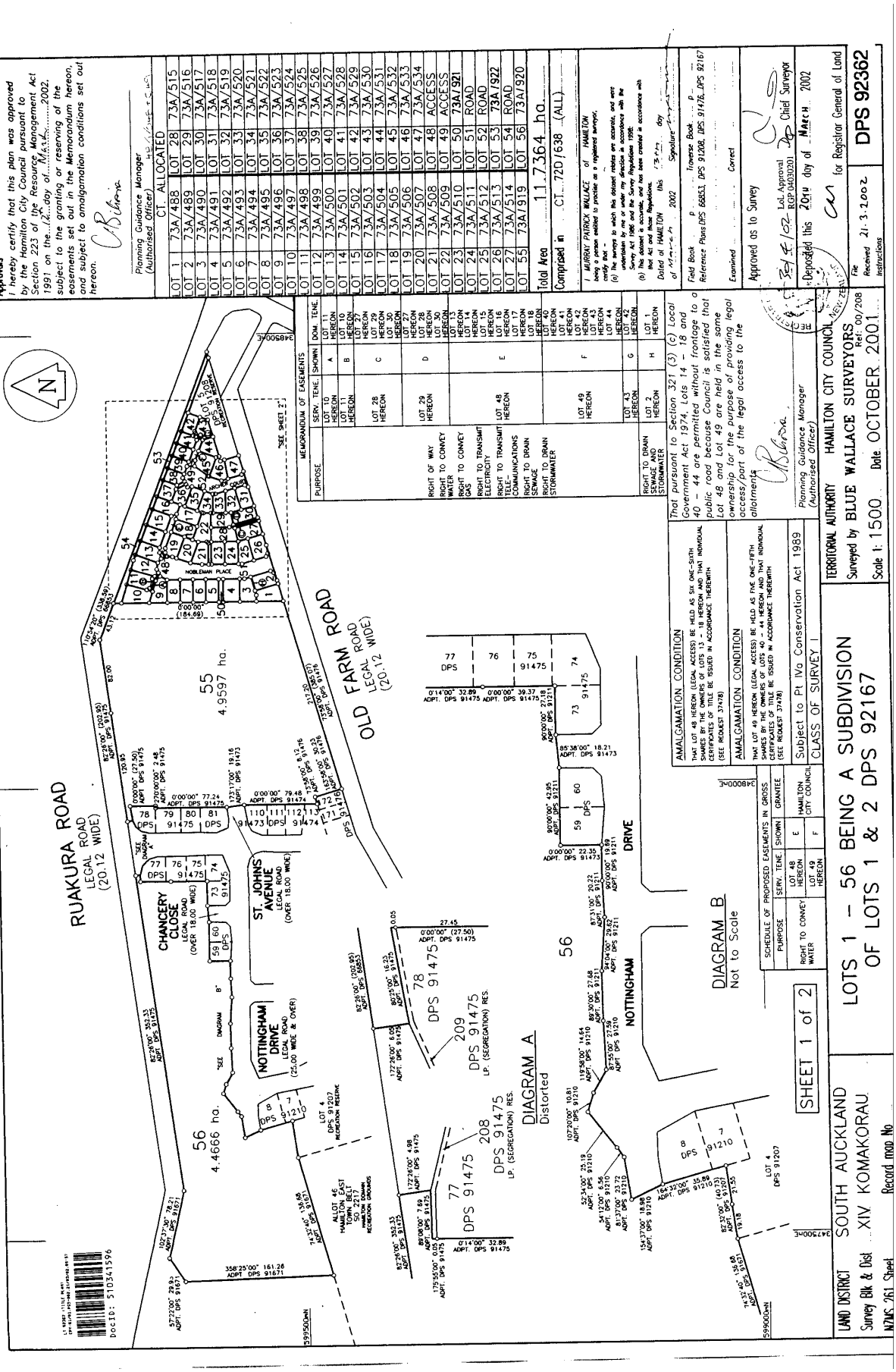
Subject to right of way, right to convey water and gas, transmit electricity and telecommunications, and right to drain sewage and stormwater easements over part marked F on DPS 92362 specified in Easement Certificate 5176320.7 - 20.3.2002 at 2:46 pm

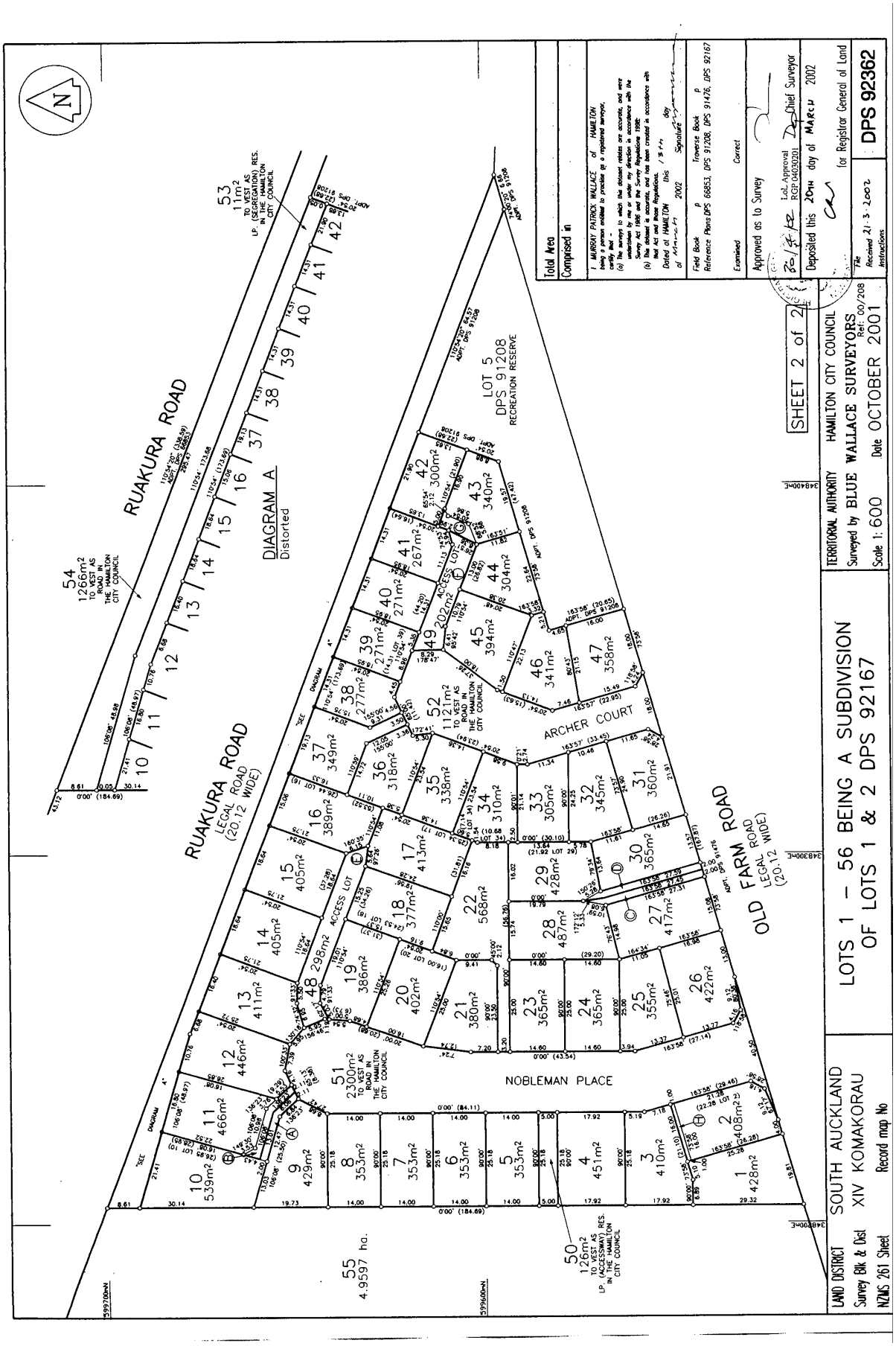
The easements specified in Easement Certificate 5176320.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 5176320.8 - 20.3.2002 at 2:46 pm

Fencing Covenant in Transfer 5176320.8 - 20.3.2002 at 2:46 pm

11891552.3 Mortgage to ASB Bank Limited - 27.11.2020 at 12:08 pm


Approvals
I hereby certify that this plan was approved by the Hamilton City Council pursuant to Section 223 of the Resource Management Act 1991 on the ...12... day of ...MARCH..... 2002, subject to the granting or reserving of the easements set out in the Memorandum hereon, and subject to amalgamation conditions set out hereon.
Planning Guidance Manager (Authorised Officer)
CT ALLOCATED
LOT 1 73A/488 LOT 28 73A/515
LOT 2 73A/489 LOT 29 73A/516
LOT 3 73A/490 LOT 30 73A/517
LOT 4 73A/491 LOT 31 73A/518
LOT 5 73A/492 LOT 32 73A/519
LOT 6 73A/493 LOT 33 73A/520
LOT 7 73A/494 LOT 34 73A/521
LOT 8 73A/495 LOT 35 73A/522
LOT 9 73A/496 LOT 36 73A/523
LOT 10 73A/497 LOT 37 73A/524
LOT 11 73A/498 LOT 38 73A/525
LOT 12 73A/499 LOT 39 73A/526
LOT 13 73A/500 LOT 40 73A/527
LOT 14 73A/501 LOT 41 73A/528
LOT 15 73A/502 LOT 42 73A/529
LOT 16 73A/503 LOT 43 73A/530
LOT 17 73A/504 LOT 44 73A/531
LOT 18 73A/505 LOT 45 73A/532
LOT 19 73A/506 LOT 46 73A/533
LOT 20 73A/507 LOT 47 73A/534
LOT 21 73A/508 LOT 48 ACCESS
LOT 22 73A/509 LOT 49 ACCESS
LOT 23 73A/510 LOT 50 73A/921
LOT 24 73A/511 LOT 51 ROAD
LOT 25 73A/512 LOT 52 ROAD
LOT 26 73A/513 LOT 53 73A/922
LOT 27 73A/514 LOT 54 ROAD
LOT 55 73A/919 LOT 56 73A/920
Total Area 11.7364 ha.
Comprised in CT 72D/638 (ALL)
I MURRAY PATRICK WALLACE of HAMILTON being a person entitled to practise as a registered surveyor, certify that –
(a) The survey to which this dataset relates was accurate, and was carried out by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998;
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.
Dated at HAMILTON this 13th day of March 2002 Signature
Field Book p Traverse Book p
Reference Plans DPS 68653, DPS 91208, DPS 91478, DPS 92167
Examined Correct
Approved as to Survey
Lot Approval RGP 04030201
Chief Surveyor
Deposited this 20th day of MARCH 2002
for Registrar General of Land
File
Received 21.3.2002
Instructions
DPS 92362
TERRITORIAL AUTHORITY HAMILTON CITY COUNCIL
Surveyed by BLUE WALLACE SURVEYORS Ref: 00/208
Scale 1:1500 Date OCTOBER 2001
LOTS 1 – 56 BEING A SUBDIVISION OF LOTS 1 & 2 DPS 92167
LAND DISTRICT SOUTH AUCKLAND
Survey Blk & Dist XIV KOMAKORAU
NZMS 261 Sheet Record map No
SHEET 1 of 2
MEMORANDUM OF EASEMENTS
PURPOSE SERV. TENE. SHOWN DOM. TENE.
RIGHT OF WAY LOT 10 HEREON A LOT 11 HEREON
RIGHT TO CONVEY WATER LOT 28 HEREON C LOT 27 HEREON
RIGHT TO CONVEY GAS LOT 29 HEREON C LOT 28 HEREON
RIGHT TO TRANSMIT ELECTRICITY LOT 29 HEREON D LOT 29 HEREON
RIGHT TO TRANSMIT COMMUNICATIONS LOT 48 HEREON E LOT 30 HEREON
RIGHT TO DRAIN SEWAGE LOT 13 HEREON
RIGHT TO DRAIN STORMWATER LOT 14 HEREON
LOT 15 HEREON
LOT 16 HEREON
LOT 17 HEREON
LOT 18 HEREON
LOT 40 HEREON
LOT 49 HEREON F LOT 41 HEREON
LOT 42 HEREON
LOT 43 HEREON
LOT 44 HEREON
RIGHT TO DRAIN SEWAGE AND STORMWATER LOT 43 HEREON G LOT 42 HEREON
RIGHT TO DRAIN SEWAGE AND STORMWATER LOT 2 HEREON H LOT 1 HEREON
That pursuant to Section 321 (3) (c) Local Government Act 1974, Lots 14 – 18 and 40 – 44 are permitted without frontage to a public road because Council is satisfied that Lot 48 and Lot 49 are held in the same ownership for the purpose of providing legal access/part of the legal access to the allotments
Planning Guidance Manager (Authorised Officer)
AMALGAMATION CONDITION
THAT LOT 48 HEREON (LEGAL ACCESS) BE HELD AS SIX ONE-SIXTH SHARES BY THE OWNERS OF LOTS 13 – 18 HEREON AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH (SEE REQUEST 37478)
AMALGAMATION CONDITION
THAT LOT 49 HEREON (LEGAL ACCESS) BE HELD AS FIVE ONE-FIFTH SHARES BY THE OWNERS OF LOTS 40 – 44 HEREON AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH (SEE REQUEST 37478)
SCHEDULE OF PROPOSED EASEMENTS IN GROSS
PURPOSE SERV. TENE. SHOWN GRANTEE
RIGHT TO CONVEY WATER LOT 48 HEREON E HAMILTON CITY COUNCIL
LOT 49 HEREON F
Subject to Pt IVa Conservation Act 1989
CLASS OF SURVEY I
RUAKURA ROAD LEGAL ROAD (20.12 WIDE)
OLD FARM ROAD LEGAL ROAD (20.12 WIDE)
CHANCERY CLOSE LEGAL ROAD (OVER 18.00 WIDE)
ST. JOHNS AVENUE LEGAL ROAD (OVER 18.00 WIDE)
NOTTINGHAM DRIVE LEGAL ROAD (25.00 WIDE & OVER)
NOBLEMAN PLACE
NOTTINGHAM DRIVE
DIAGRAM A Distorted
DIAGRAM B Not to Scale
55 4.9597 ha.
56 4.4666 ha.
DPS 91475
DPS 91210
DPS 91207
DPS 91211
LP. (SEGREGATION) RES.
LOT 4 DPS 91207
ALLOT 46 HAMILTON EAST TOWN BELT SO 2217
LOT 4 DPS 91207 RECREATION RESERVE
5995000MN
5995500MN
3475000ME
3480000ME
Doc ID: 5103415961


LOTS 1 – 56 BEING A SUBDIVISION OF LOTS 1 & 2 DPS 92167
TERRITORIAL AUTHORITY HAMILTON CITY COUNCIL
Surveyed by BLUE WALLACE SURVEYORS Ref: 00/208
Scale 1: 600 Date OCTOBER 2001
LAND DISTRICT SOUTH AUCKLAND
Survey Blk & Dist XIV KOMAKORAU
NZMS 261 Sheet Record map No
DPS 92362
for Registrar General of Land
SHEET 2 of 2
DIAGRAM A
Distorted
RUAKURA ROAD
RUAKURA ROAD (LEGAL ROAD (20.12 WIDE))
OLD FARM ROAD (LEGAL ROAD (20.12 WIDE))
ARCHER COURT
NOBLEMAN PLACE
LOT 5 DPS 91208 RECREATION RESERVE
ACCESS LOT
Total Area
Comprised in
Approved as to Survey
Deposited this 20TH day of MARCH 2002
Examined
Correct
Chief Surveyor
Received 21-3-2002
Instructions