RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **117305**
Land Registration District **South Auckland**
Date Issued 06 September 2005

Prior References
226612

Estate Fee Simple
Area 440 square metres more or less
Legal Description Lot 78 Deposited Plan 328738
Registered Owners
Sandra Jean Wheeler and John Vincent McCardle

Interests

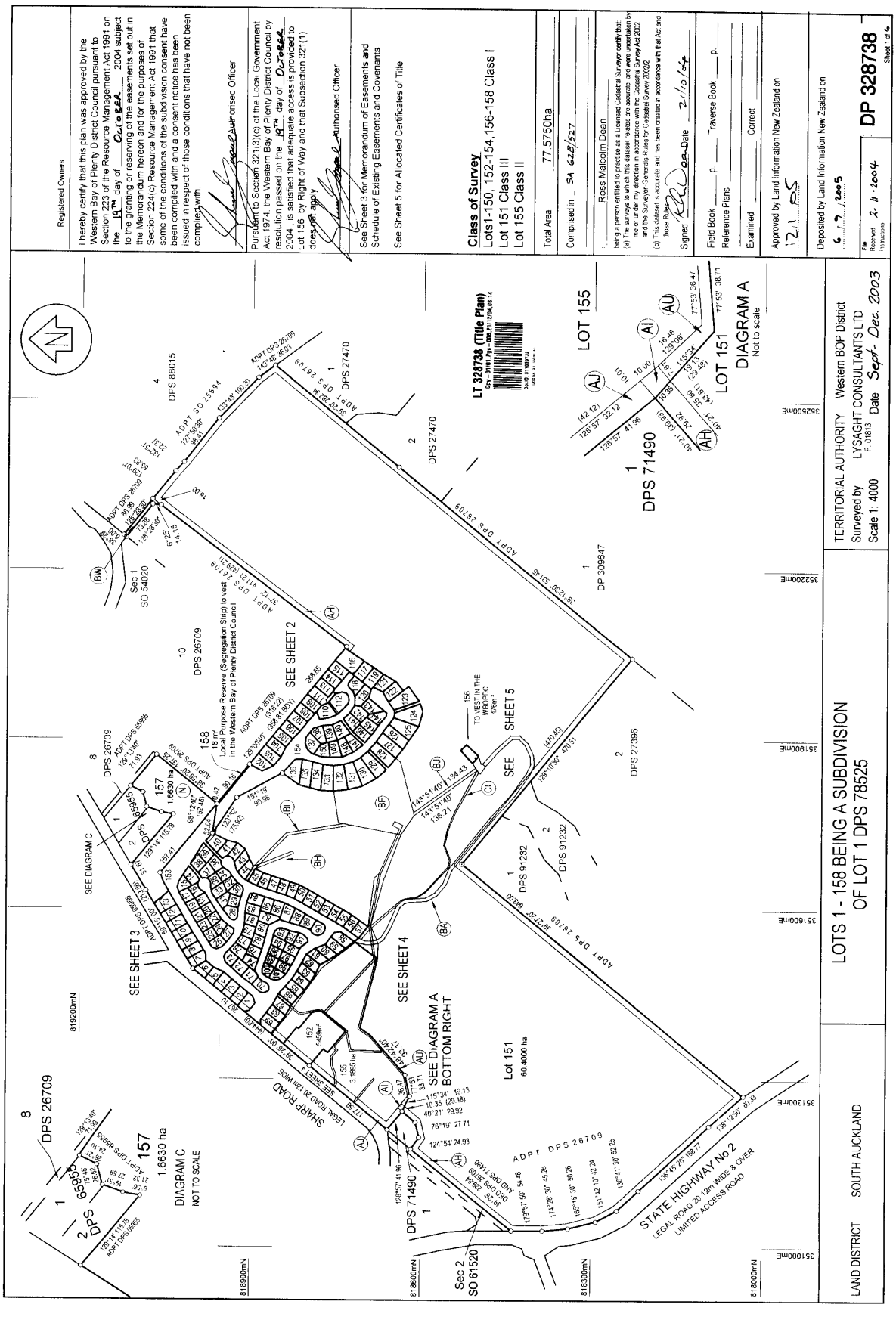
6467979.62 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 23.6.2005 at 9.00 am and entered 6.9.2005 at 9.01 am

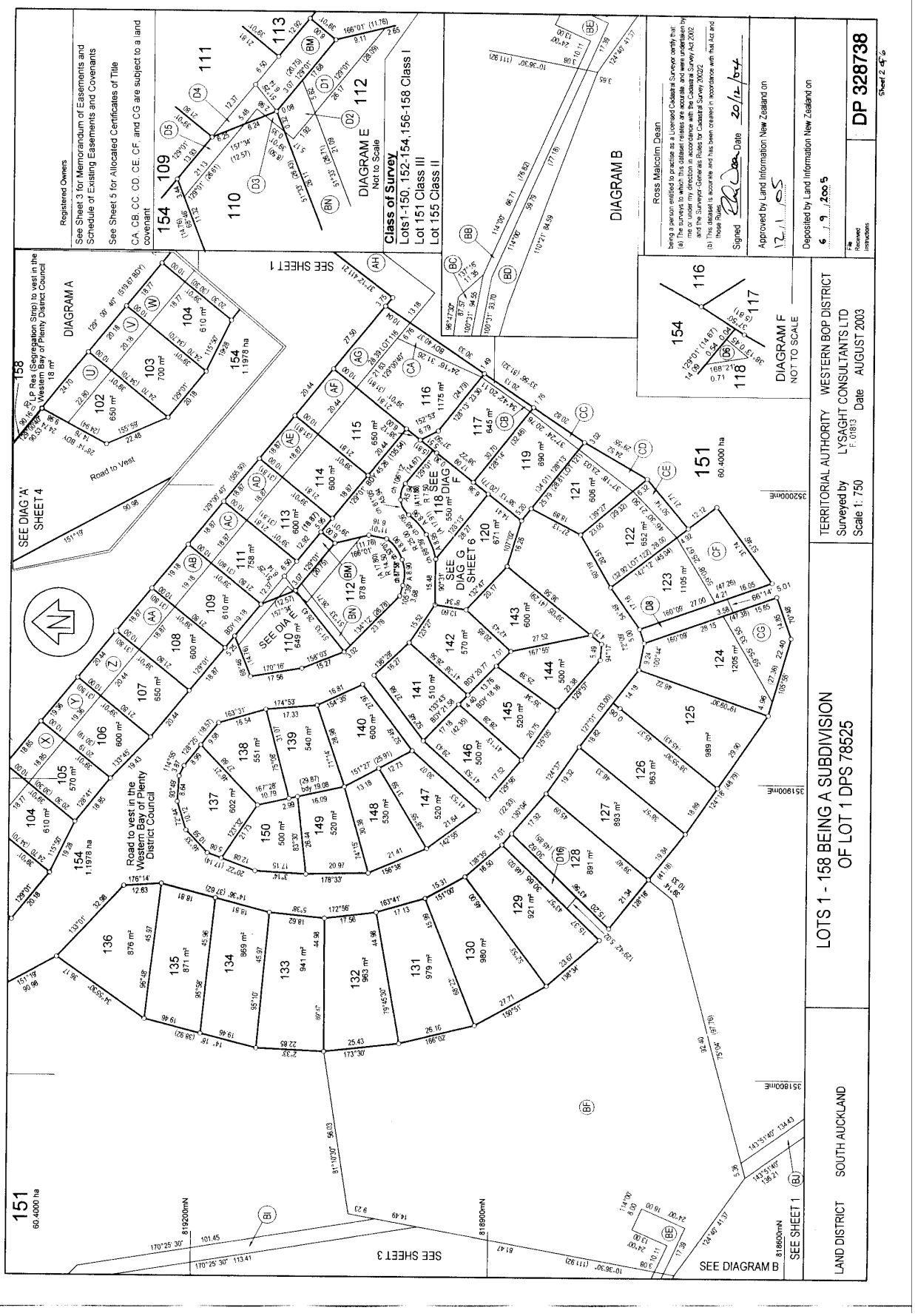
Land Covenant in Easement Instrument 6467979.66 - produced 23.6.2005 at 9.00 am and entered 6.9.2005 at 9.01 am

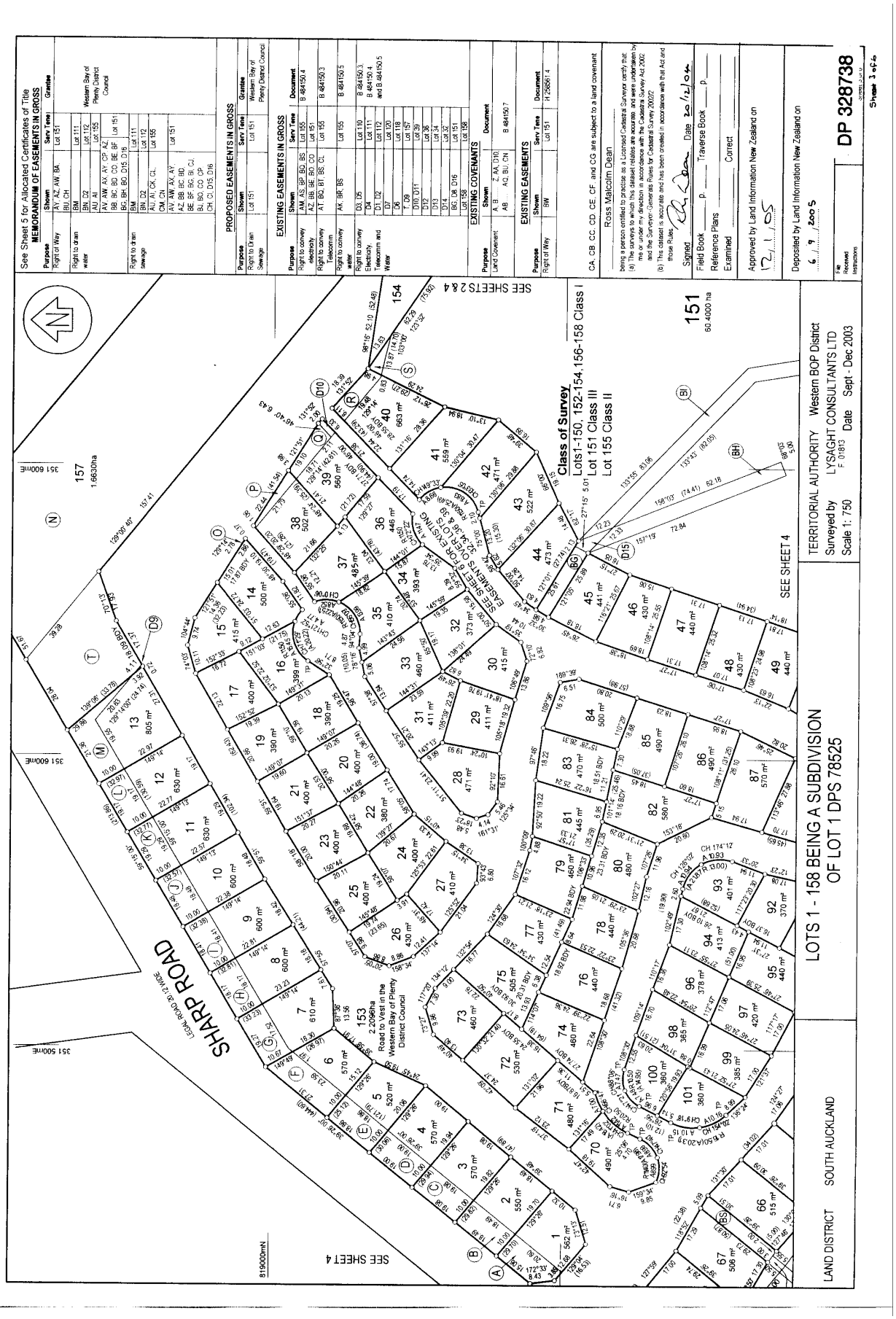
Fencing Covenant in Easement Instrument 6467979.66 - produced 23.6.2005 at 9.00 am and entered 6.9.2005 at 9.01 am

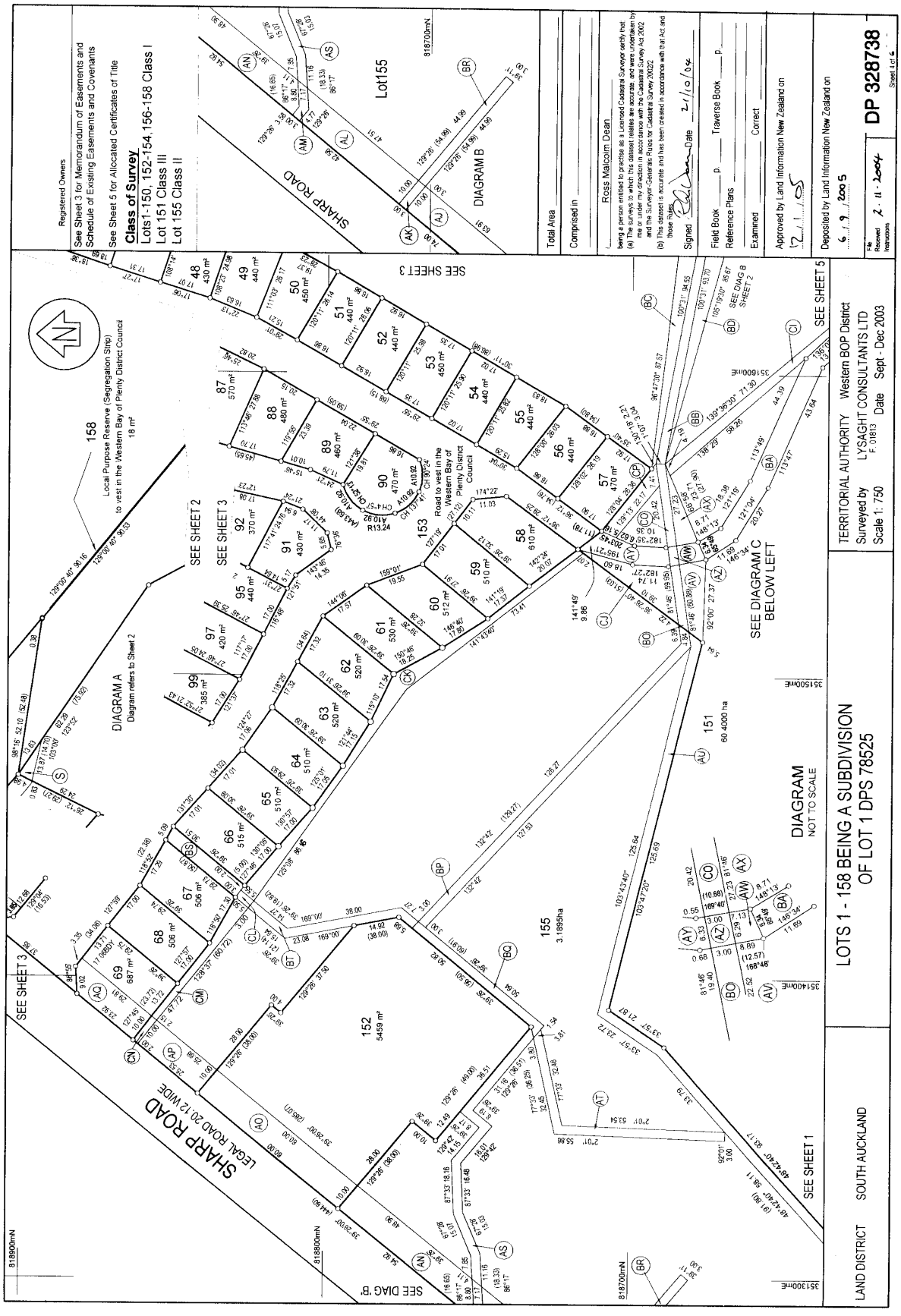
6467979.69 Encumbrance to (now) Fairview Estate Residents Society Incorporated - 23.6.2005 at 9:00 am

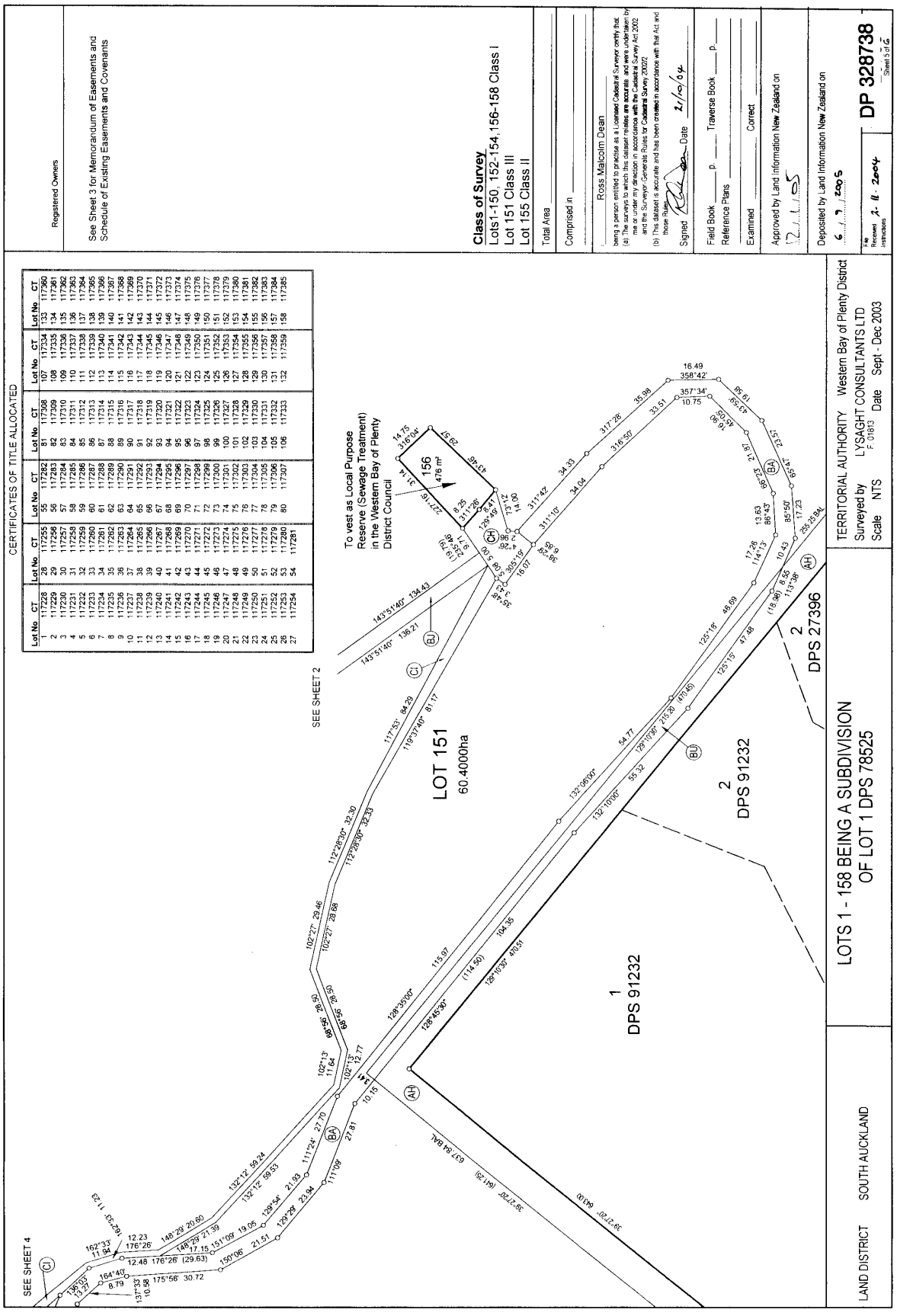
8911892.1 Encumbrance to Fairview Country Club Incorporated - 15.11.2011 at 4:15 pm


Registered Owners
I hereby certify that this plan was approved by the Western Bay of Plenty District Council pursuant to Section 223 of the Resource Management Act 1991 on the 19TH day of October 2004 subject to the granting or reserving of the easements set out in the Memorandum hereon and for the purposes of Section 224(c) Resource Management Act 1991 that some of the conditions of the subdivision consent have been complied with and a consent notice has been issued in respect of those conditions that have not been complied with.
Authorised Officer
Pursuant to Section 321(3)(c) of the Local Government Act 1974, the Western Bay of Plenty District Council by resolution passed on the 19TH day of October 2004 , is satisfied that adequate access is provided to Lot 156 by Right of Way and that Subsection 321(1) does not apply
Authorised Officer
See Sheet 3 for Memorandum of Easements and Schedule of Existing Easements and Covenants
See Sheet 5 for Allocated Certificates of Title
Class of Survey
Lots1-150, 152-154,156-158 Class I
Lot 151 Class III
Lot 155 Class II
Total Area 77.5750ha
Comprised in SA 628/227
Ross Malcolm Dean
being a person entitled to practise as a Licensed Cadastral Surveyor certify that: (a) The survey to which this plan relates was carried out in accordance with a survey order made by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-Generals Rules for Cadastral Survey 2002/2; (b) This dataset is accurate and has been created in accordance with that Act and those Rules
Signed Date 21/10/04
Field Book p Traverse Book p
Reference Plans
Examined Correct
Approved by Land Information New Zealand on 12.1.05
Deposited by Land Information New Zealand on 6.7.2005
File Reference 2.11.2004
DP 328738
Sheet 1 of 6
LT 328738 (Title Plan)
LOTS 1 - 158 BEING A SUBDIVISION OF LOT 1 DPS 78525
TERRITORIAL AUTHORITY Western BOP District
Surveyed by LYSAGHT CONSULTANTS LTD
Scale 1: 4000 F. 01813 Date Sept - Dec. 2003
LAND DISTRICT SOUTH AUCKLAND
DIAGRAM A Not to scale
DIAGRAM C NOT TO SCALE
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE DIAGRAM A BOTTOM RIGHT
SEE DIAGRAM C
LOT 155
LOT 151
DPS 71490
DPS 27470
DPS 27396
DPS 91232
DP 309647
DPS 26709
DPS 88015
DPS 69955
Sec 1 SO 54020
Sec 2 SO 61520
Lot 151 60.4000 ha
157 1.6630 ha
155 3.1895 ha
158 5.4529 ha
Local Purpose Reserve (Segregation Strip) to vest in the Western Bay of Plenty District Council
SHARP ROAD
LEGAL ROAD 20.13m WIDE
STATE HIGHWAY No 2
LEGAL ROAD 20.12m WIDE & OVER LIMITED ACCESS ROAD
ADPT DPS 26709
ADPT DPS 27470
ADPT SO 25694
ADPT DPS 69955
819200mN
818900mN
818600mN
818300mN
818000mN
352500mE
352200mE
351900mE
351600mE
351300mE
351000mE


LOTS 1 - 158 BEING A SUBDIVISION
OF LOT 1 DPS 78525
LAND DISTRICT SOUTH AUCKLAND
TERRITORIAL AUTHORITY WESTERN BOP DISTRICT
Surveyed by LYSAGHT CONSULTANTS LTD
Scale 1: 750 Date AUGUST 2003
DP 328738
Sheet 2 of 6
Registered Owners
See Sheet 3 for Memorandum of Easements and Schedule of Existing Easements and Covenants
See Sheet 5 for Allocated Certificates of Title
CA, CB, CC, CD, CE, CF, and CG are subject to a land covenant
Class of Survey
Lots1-150, 152-154, 156-158 Class I
Lot 151 Class III
Lot 155 Class II
DIAGRAM A
DIAGRAM B
DIAGRAM E
Not to Scale
DIAGRAM F
NOT TO SCALE
Ross Malcolm Dean
Signed
Date 20/12/02
Approved by Land Information New Zealand on
6 / 9 / 2005
Deposited by Land Information New Zealand on
SEE SHEET 1
SEE SHEET 3
SEE DIAGRAM B
SEE DIAG 'A' SHEET 4
SEE DIAG F
SEE DIAG G SHEET 6
Road to Vest
Road to vest in the Western Bay of Plenty District Council
LP Res (Segregation Strip) to vest in the Western Bay of Plenty District Council 18 m²
151 60.4000 ha
154 1.1978 ha
158
352000mE
351900mE
351800mE
819200mN
818900mN
818600mN


See Sheet 5 for Allocated Certificates of Title
MEMORANDUM OF EASEMENTS IN GROSS
PROPOSED EASEMENTS IN GROSS
EXISTING EASEMENTS IN GROSS
EXISTING COVENANTS
EXISTING EASEMENTS
CA, CB, CC, CD, CE, CF, and CG are subject to a land covenant
Ross Malcolm Dean
Signed Date 20/10/05
Field Book p Traverse Book p
Reference Plans
Examined Correct
Approved by Land Information New Zealand on
Deposited by Land Information New Zealand on
6/9/2005
DP 328738
Sheet 3 of 5
Class of Survey
Lots1-150, 152-154,156-158 Class I
Lot 151 Class III
Lot 155 Class II
LOTS 1 - 158 BEING A SUBDIVISION OF LOT 1 DPS 78525
TERRITORIAL AUTHORITY Western BOP District
Surveyed by LYSAGHT CONSULTANTS LTD
Scale 1: 750 Date Sept - Dec 2003
LAND DISTRICT SOUTH AUCKLAND
SHARP ROAD
SEE SHEET 4
SEE SHEETS 2 & 4
SEE EASEMENTS OVER EXISTING LOTS 35, 36 & 38
151 60.4000 ha
153 2.2096ha Road to Vest in the Western Bay of Plenty District Council
157 1.6630ha


DP 328738
Sheet 1 of 6
Registered Owners
See Sheet 3 for Memorandum of Easements and Schedule of Existing Easements and Covenants
See Sheet 5 for Allocated Certificates of Title
Class of Survey
Lots1-150, 152-154,156-158 Class I
Lot 151 Class III
Lot 155 Class II
Total Area
Comprised in
Ross Malcolm Dean
Signed
Date 2/10/04
Field Book p Traverse Book p
Reference Plans
Examined Correct
Approved by Land Information New Zealand on
Deposited by Land Information New Zealand on
6/9/2005
LOTS 1 - 158 BEING A SUBDIVISION OF LOT 1 DPS 78525
LAND DISTRICT SOUTH AUCKLAND
TERRITORIAL AUTHORITY Western BOP District
Surveyed by LYSAGHT CONSULTANTS LTD
Scale 1: 750 Date Sept - Dec 2003
DIAGRAM NOT TO SCALE
SHARP ROAD
LEGAL ROAD 20.12 WIDE
Lot155
DIAGRAM B
DIAGRAM A
Diagram refers to Sheet 2
SEE DIAGRAM C BELOW LEFT
SEE SHEET 1
SEE SHEET 2
SEE SHEET 3
SEE SHEET 5
SEE DIAG 'B'
158
Local Purpose Reserve (Segregation Strip) to vest in the Western Bay of Plenty District Council 18 m²
Road to vest in the Western Bay of Plenty District Council
151 60.4000 ha
152 5459 m²
153
155 3.1895ha
818900mN
818700mN
351600mE
351500mE
351400mE
351300mE


Registered Owners
See Sheet 3 for Memorandum of Easements and Schedule of Existing Easements and Covenants
Class of Survey
Lots1-150, 152-154, 156-158 Class I
Lot 151 Class III
Lot 155 Class II
Total Area
Comprised in
Ross Malcolm Dean
being a person entitled to practise as a Licensed Cadastral Surveyor certify that:
(a) The survey to which this dataset relates is accurate, and was undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-Generals Rules for Cadastral Survey 2002/2.
(b) This dataset is accurate and has been created in accordance with that Act and those Rules.
Signed Date 21/10/04
Field Book p Traverse Book p
Reference Plans
Examined Correct
Approved by Land Information New Zealand on
Deposited by Land Information New Zealand on 6/2/2005
For Reviewed instructions 2-11-2004
DP 328738
Sheet 5 of 6
CERTIFICATES OF TITLE ALLOCATED
Lot No CT
1 117228
2 117229
3 117230
4 117231
5 117232
6 117233
7 117234
8 117235
9 117236
10 117237
11 117238
12 117239
13 117240
14 117241
15 117242
16 117243
17 117244
18 117245
19 117246
20 117247
21 117248
22 117249
23 117250
24 117251
25 117252
26 117253
27 117254
28 117255
29 117256
30 117257
31 117258
32 117259
33 117260
34 117261
35 117262
36 117263
37 117264
38 117265
39 117266
40 117267
41 117268
42 117269
43 117270
44 117271
45 117272
46 117273
47 117274
48 117275
49 117276
50 117277
51 117278
52 117279
53 117280
54 117281
55 117282
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73 117300
74 117301
75 117302
76 117303
77 117304
78 117305
79 117306
80 117307
81 117308
82 117309
83 117310
84 117311
85 117312
86 117313
87 117314
88 117315
89 117316
90 117317
91 117318
92 117319
93 117320
94 117321
95 117322
96 117323
97 117324
98 117325
99 117326
100 117327
101 117328
102 117329
103 117330
104 117331
105 117332
106 117333
107 117334
108 117335
109 117336
110 117337
111 117338
112 117339
113 117340
114 117341
115 117342
116 117343
117 117344
118 117345
119 117346
120 117347
121 117348
122 117349
123 117350
124 117351
125 117352
126 117353
127 117354
128 117355
129 117356
130 117357
131 117358
132 117359
133 117360
134 117361
135 117362
136 117363
137 117364
138 117365
139 117366
140 117367
141 117368
142 117369
143 117370
144 117371
145 117372
146 117373
147 117374
148 117375
149 117376
150 117377
151 117378
152 117379
153 117380
154 117381
155 117382
156 117383
157 117384
158 117385
To vest as Local Purpose Reserve (Sewage Treatment) in the Western Bay of Plenty District Council
156
478 m²
LOT 151
60.4000ha
LOTS 1 - 158 BEING A SUBDIVISION OF LOT 1 DPS 78525
LAND DISTRICT SOUTH AUCKLAND
TERRITORIAL AUTHORITY Western Bay of Plenty District
Surveyed by LYSAGHT CONSULTANTS LTD
Scale NTS Date Sept - Dec 2003
SEE SHEET 2
SEE SHEET 4
1 DPS 91232
2 DPS 91232
2 DPS 27396

Transaction ID 90886018
Client Reference hmiddleton002

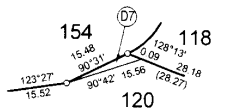


DIAGRAM G
NOT TO SCALE
(SEE SHEET 2)

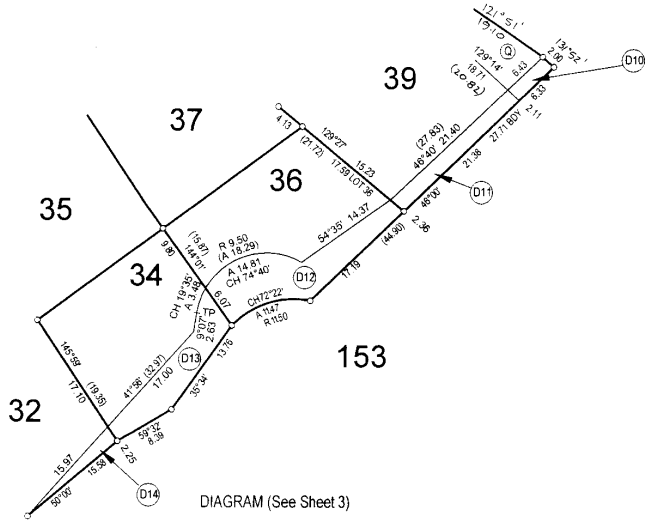


DIAGRAM (See Sheet 3)

Registered Owners

Class of Survey
Lots1-150, 152-154,156-158 Class I
Lot 151 Class III
Lot 155 Class II

Total Area 77.5750ha

Comprised in SA 62B/527

Ross Malcolm Dean

being a person entitled to practise as a Licensed Cadastral Surveyor certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-Generals Rules for Cadastral Survey 2002/2
(b) This dataset is accurate and has been created in accordance with that Act and those Rules

Signed Date 20/12/04

Field Book ____ p. ____ Traverse Book ____ p. ____
Reference Plans
Examined ____ Correct ____

Approved by Land Information New Zealand on
12.1.05

Deposited by Land Information New Zealand on
6/9/2005

File Received Instructions

DIAGRAMS OF EXISTING EASEMENTS

LAND DISTRICT SOUTH AUCKLAND	LOTS 1 - 158 BEING A SUBDIVISION OF LOT 1 DPS 78525	TERRITORIAL AUTHORITY Western BOP District Surveyed by LYSAGHT CONSULTANTS LTD F. 01813 Scale 1: 250 Date Sept - Dec 2003	DP 328738

Sheet 6 of 6

Search Copy Dated 21/05/26 3:27 pm, Page 7 of 7
Register Only