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 **SA29D/257**

Land Registration District **South Auckland**

Date Issued 20 May 1983

Prior References
SA24D/48

Estate Fee Simple - 1/6 share

Area 2229 square metres more or less

Legal Description Lot 6 Deposited Plan South Auckland 24689

Registered Owners
Martin James Litt as to a 1/2 share
Karen Margot Litt as to a 1/2 share

Estate Leasehold

Instrument L H466312.5

Term 999 years from 29.4.1983

Legal Description Flat E Deposited Plan South Auckland 33620, Carport H Deposited Plan South Auckland 33620 and Shed K Deposited Plan South Auckland 33620

Registered Owners
Martin James Litt as to a 1/2 share
Karen Margot Litt as to a 1/2 share

Interests

Subject to a sewage right (in gross) over part marked I on DPS 24689 in favour of The Te Awamutu Borough Council created by Transfer H201957.2 (Affects Fee Simple)

Appurtenant hereto is a right of way specified in Easement Certificate H201957.3 (Affects Fee Simple)

Subject to a right of way and rights to convey electricity and telephone services over parts marked D, H and D' and a sewage right over part marked H on DPS 24689 specified in Easement Certificate H201957.3 (Affects Fee Simple)

Some of the easements specified in Easement Certificate H201957.3 are subject to Section 351E (1) (a) Municipal Corporations Act 1954 (See DPS 24689)

H466312.1 Lease of Flat A, Carport M and Shed P DPS 33620 Term 999 years from 29.4.1983 Composite CT SA29D/253 issued - 20.5.1983 at 1:40 pm (Affects Fee Simple)

H466312.2 Lease of Flat B, Carport N and Shed Q DPS 33620 Term 999 years from 29.4.1983 Composite CT SA29D/254 issued - 20.5.1983 at 1:40 pm (Affects Fee Simple)

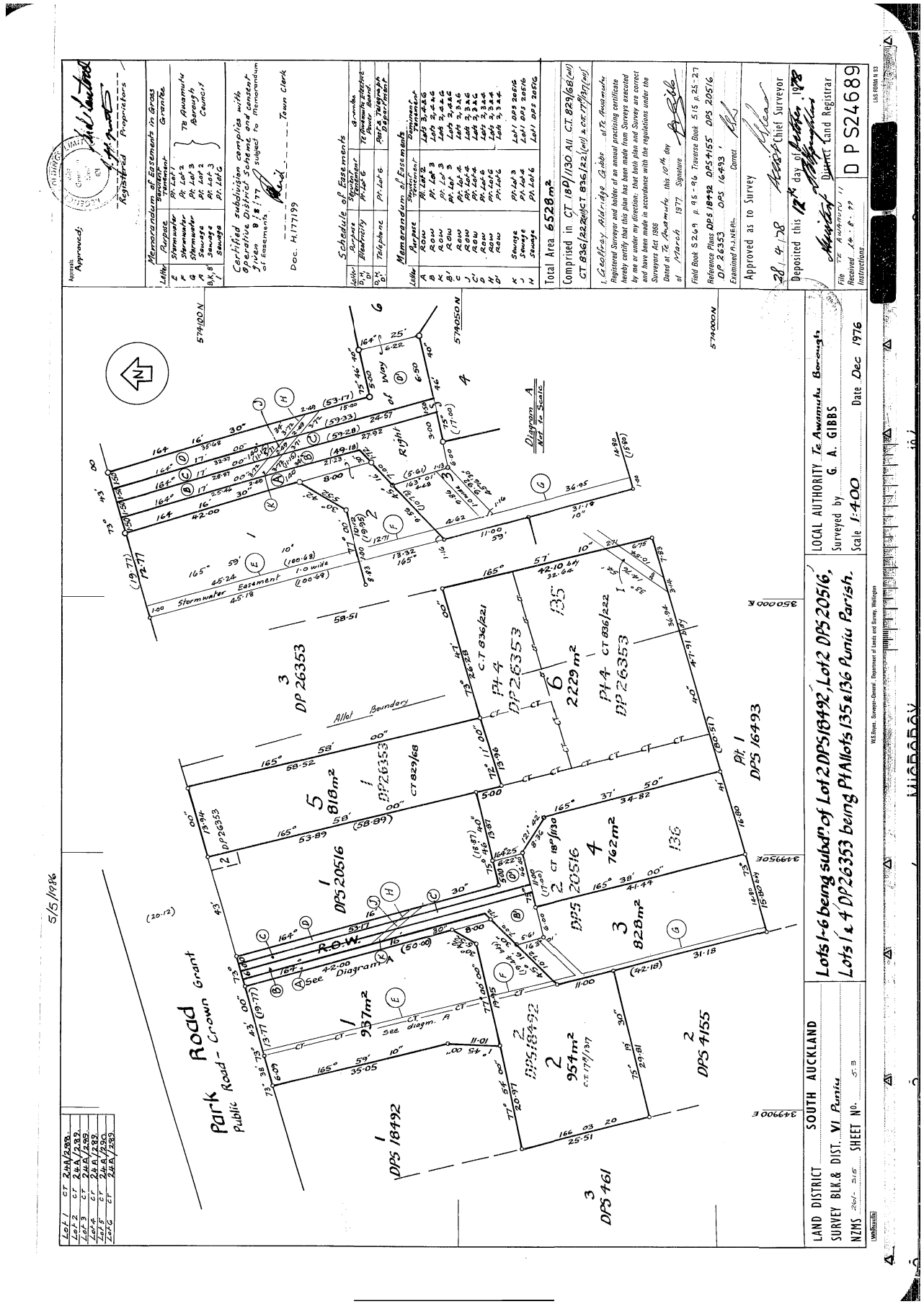
H466312.3 Lease of Flat C, Carport O and Shed R DPS 33620 Term 999 years from 29.4.1983 Composite CT SA29D/255 issued - 20.5.1983 at 1:40 pm (Affects Fee Simple)

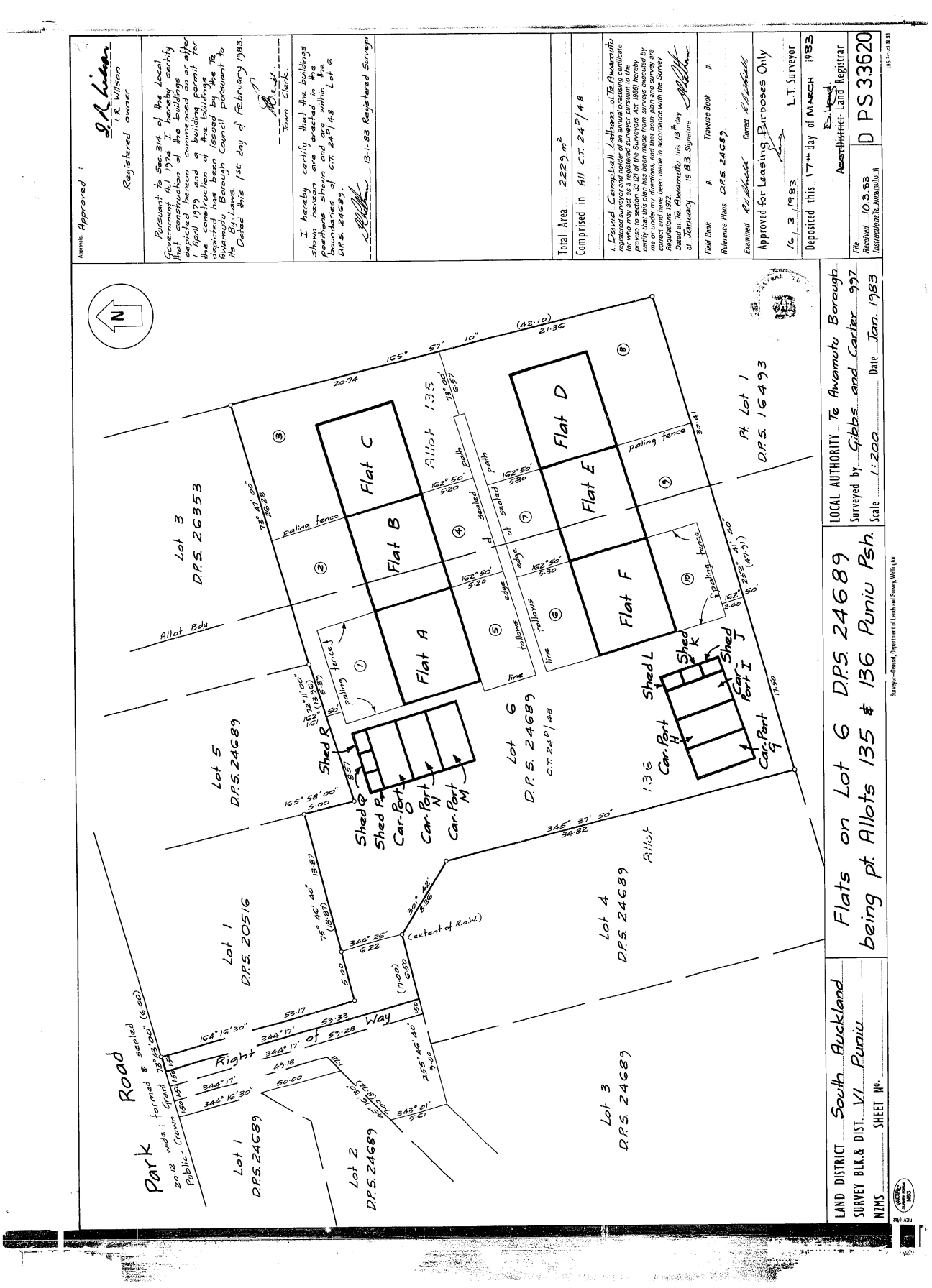
H466312.4 Lease of Flat D, Carport G and Shed J DPS 33620 Term 999 years from 29.4.1983 Composite CT SA29D/256 issued - 20.5.1983 at 1:40 pm (Affects Fee Simple)

H466312.5 Lease of Flat E, Carport H and Shed K DPS 33620 Term 999 years from 29.4.1983 Composite CT SA29D/257 issued - 20.5.1983 at 1:40 pm (Affects Fee Simple)

H466312.6 Lease of Flat F, Carport I and Shed L DPS 33620 Term 999 years from 29.4.1983 Composite CT SA29D/258 issued - 20.5.1983 at 1:40 pm (Affects Fee Simple)

12790515.2 Mortgage to ANZ Bank New Zealand Limited - 25.8.2023 at 12:12 pm


Approved:
Registered Proprietors
Memorandum of Easements in Gross
Certified subdivision complies with Operative District Scheme and consent given 8/8/77 subject to Memorandum of Easements
Town Clerk
Doc. H.177199
Schedule of Easements
Memorandum of Easements
Total Area 6528m²
Comprised in CT 18D/1130 All CT 829/68 (all) CT 836/222 (all) CT 836/221 (all) & CT 17A/137 (all)
Approved as to Survey
Chief Surveyor
Deposited this 12th day of October 1978
District Land Registrar
DPS24689
Park Road
Public Road - Crown Grant
Diagram A
Not to Scale
Allot Boundary
Stormwater Easement
R.O.W.
See Diagram A
See diagm. A
LOCAL AUTHORITY Te Awamutu Borough
Surveyed by G. A. GIBBS
Scale 1:400
Date Dec 1976
Lots 1-6 being subdn of Lot 2 DPS 18492, Lot 2 DPS 20516, Lots 1 & 4 DP 26353 being Pt Allots 135 & 136 Puniu Parish.
LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK.& DIST. VI Puniu
NZMS 261-315 SHEET No. 5.3
5/5/1986


Approved: Approved
I.K. Wilson
Registered owner
Pursuant to Sec. 348 of the Local Government Act 1974 I hereby certify that construction of the buildings depicted hereon commenced on or after April 1978 and a building permit for the construction of the buildings depicted has been issued by the Te Awamutu Borough Council pursuant to its By-Laws. Dated this 1st day of February 1983.
Town Clerk.
I hereby certify that the buildings shown hereon are erected in the positions shown and are within the boundaries of C.T. 24D/48 Lot 6 D.P.S. 24689.
13.1.83 Registered Surveyor
Total Area 2229 m²
Comprised in All C.T. 24D/48
I, David Campbell Latham of Te Awamutu registered surveyor and holder of an annual practising certificate (which is now in force) authorising me to practise in terms of section 33 (2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, and that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.
Dated at Te Awamutu this 13th day of January 1983 Signature
Field Book A Traverse Book A
Reference Plans D.P.S. 24689
Examined R.J. Wilson Correct R.J. Wilson
Approved for Leasing Purposes Only
16/3/1983
L.T. Surveyor
Deposited this 17th day of MARCH 1983
D. Wood
Asst District Land Registrar
File
Received 10.3.83
Instructions Te Awamutu
D PS 33620
LINZ Form N 93
LOCAL AUTHORITY Te Awamutu Borough
Surveyed by Gibbs and Carter 997
Scale 1:200 Date Jan. 1983
Flats on Lot 6 D.P.S. 24689
being pt. Allots 135 & 136 Puniu Psh.
LAND DISTRICT South Auckland
SURVEY BLK. & DIST. VI Puniu
NZMS SHEET No.
Survey-General, Department of Lands and Survey, Wellington
N
Flat A
Flat B
Flat C
Flat D
Flat E
Flat F
Lot 1 D.P.S. 16493
Lot 3 D.P.S. 26353
Lot 5 D.P.S. 24689
Lot 6 D.P.S. 24689 C.T. 24D/48
Lot 4 D.P.S. 24689
Lot 3 D.P.S. 24689
Lot 2 D.P.S. 24689
Lot 1 D.P.S. 24689
Lot 1 D.P.S. 20516
Allot 135
Allot 136
Allot Bdy
paling fence
sealed path
edge of sealed path follows line
Shed P
Shed Q
Shed R
Shed L
Shed K
Shed J
Car-Port H
Car-Port I
Car-Port G
Car-Port M
Car-Port N
Car-Port O
Park
20.12 wide, formed & sealed (6.00) Public Crown Grant
Right of Way
(Extent of Row)
Road
165° 57' 10" (42.10) 21.36
20.74
165° 58' 00" 5.00
345° 37' 50" 34.82
344° 25' 6.22
344° 17' 59.33
344° 16' 30" 53.17
344° 17' 52.28
344° 17' 49.18
344° 16' 30" 50.00
343° 01' 5.61
255° 46' 40" 9.00
75° 43' 00" 13.87
75° 43' 00" 26.28
162° 50' 5.20
162° 50' 5.30
162° 50' 2.40
165° 58' 00" 5.00
30.41
22.86
17.50
8.57
6.57
19.00
17.00
6.60
5.00
50'
40'
30'
20'