



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA689/282**
Land Registration District **North Auckland**
Date Issued 17 June 1937

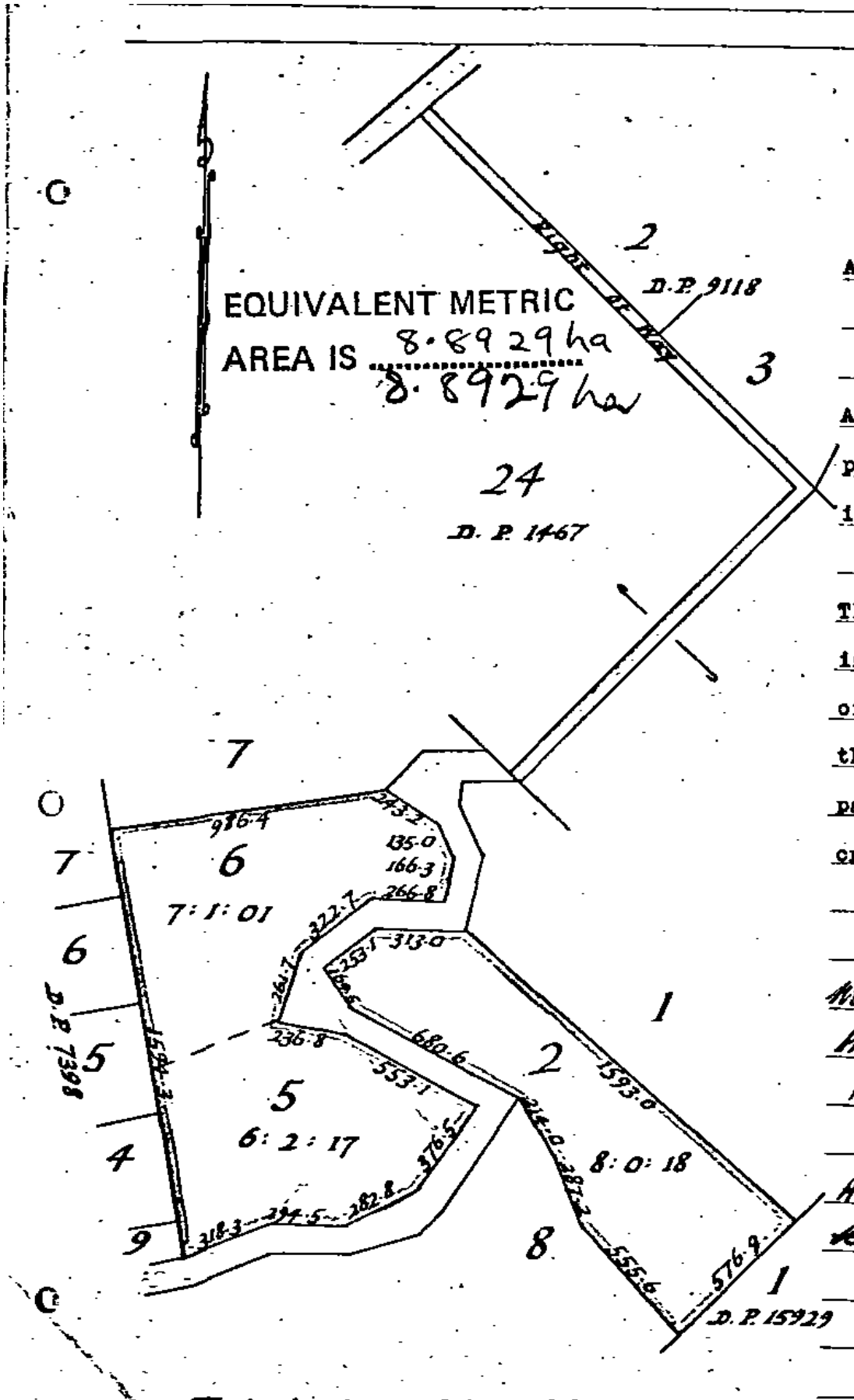
Prior References
NA610/252

Estate Fee Simple
Area 8.8930 hectares more or less
Legal Description Lot 2 and Lot 5-6 Deposited Plan 19157
Registered Owners
S. Babich & Sons Limited

Interests

Fencing Agreement in Transfer 47597

Subject to drain storm water from the road coloured pink on DP 19157 on to any part or parts of lots 2 and 5 on the said DP 19157 in favour of the Waitemata County Council created by Transfer 216390





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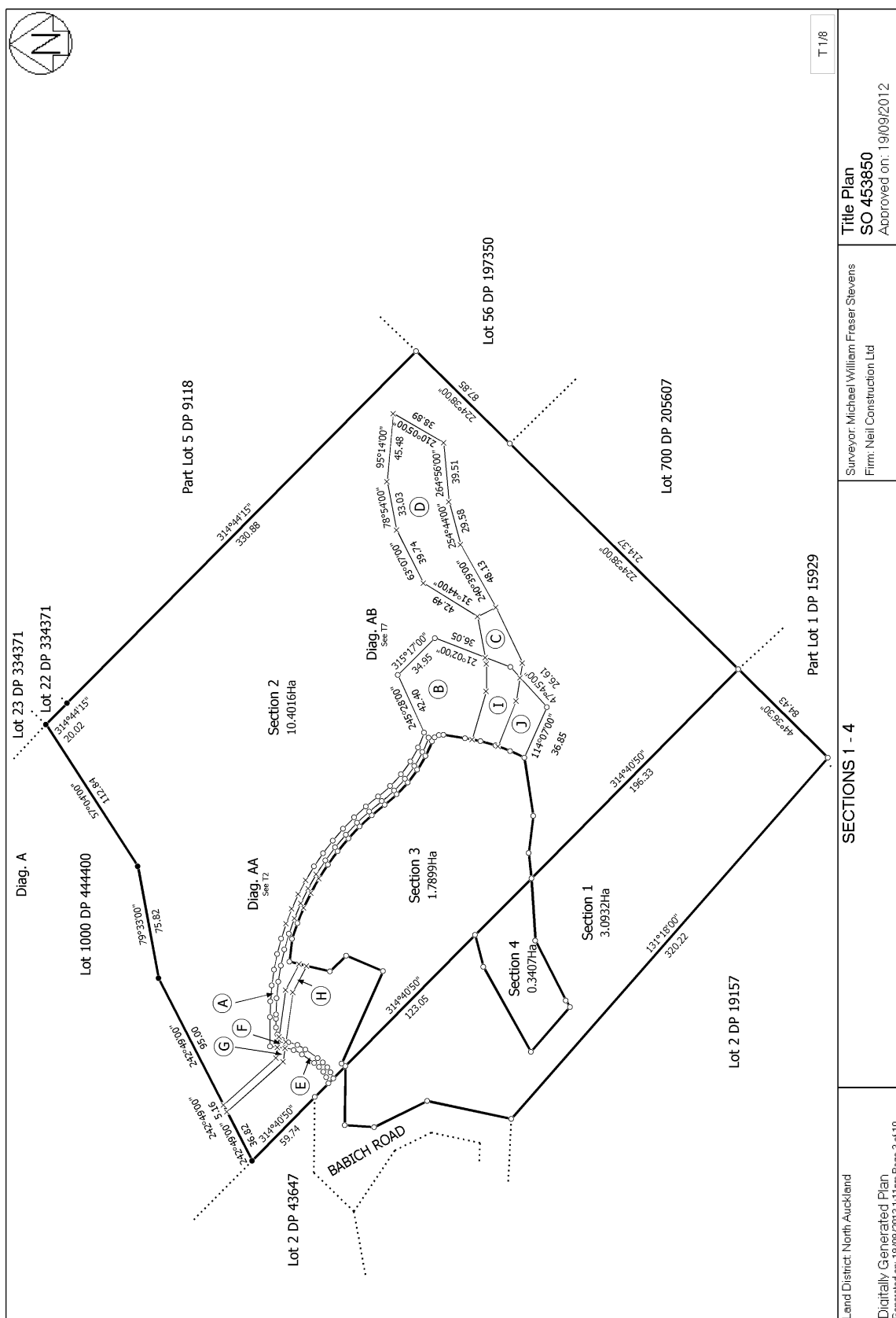
Identifier **628370**
Land Registration District **North Auckland**
Date Issued 05 May 2014

Prior References
NA498/103

Estate Fee Simple
Area 3.0932 hectares more or less
Legal Description Section 1 Survey Office Plan 453850
Registered Owners
S.Babich & Sons Limited

Interests

Subject to a right to drain stormwater over part coloured pink on DP 19157 created by Transfer 216390 - 7.10.1927 at 12:15 pm
9376587.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 22.4.2013 at 9:25 am



View Instrument Details



Instrument No	9376587.1
Status	Registered
Date & Time Lodged	22 April 2013 09:25
Lodged By	Pinker, Gaylene Ella
Instrument Type	Compensation Certificate



Affected Computer Registers	Land District
NA498/103	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Alastair Robin Dougal as Crown or Local Authority Representative on 22/04/2013 08:18 AM

*** End of Report ***

19 Babich Road, Ranui

COMPENSATION CERTIFICATE

TO: The Registrar-General of Land

PURSUANT to section 19 of the Public Works Act 1981 this Compensation Certificate is forwarded to you to be deposited in your Registry and a memorial registered against the title of the land.

(a) Description of the land affected by this Certificate:

An estate in fee simple being Lot 1 Deposited Plan 19157 in Computer Freehold Register NA498/103 (North Auckland Registry).

(b) Brief particulars of agreement:

Agreement under section 17 of the Public Works Act 1981 dated 16 April 2013 between **S. BABICH & SONS LIMITED** as "Owner" and **AUCKLAND COUNCIL** as "Council" whereby the Owner and Council agreed Council should forthwith proceed to take and acquire under the provisions of the Public Works Act 1981, part of the land for a public work, namely stormwater management.

(c) Name and address of each person other than the local authority who is party to the agreement:

Owner's Name: S. Babich & Sons Limited
 Owner's Address: c/- Land Compensation Consultants Limited, P O Box 112330,
 Penrose, Auckland 1642 (Att: Paul Cassin)

(d) The place where and hours during which a copy of agreement may be inspected and reference by which document may be identified:

The offices of Auckland Council, Legal Services, Level 1, Civic Building, 1 Greys Avenue, Auckland, on Mondays to Fridays between the hours of 9am and 5pm (ref: LEX 4144).

DATED this

19th

day of

April

2013

SIGNED for and on behalf of
AUCKLAND COUNCIL under delegated
 authority in the presence of:

Witness signature



Manager Property / Democracy Services Manager /
 General Counsel

Full Name

Gaylene Pinker
 Legal Executive

Occupation

Auckland

Address



216390 TE 01011870

Approved by the District Land Registrar Auckland, No. 920

New Zealand

Memorandum of Transfer.

12/6

WE JOE BABICH and STIPAN BABICH both of Henderson Farmers
(hereinafter called "the Grantors")

being registered as proprietors of an estate in fee simple

8-2-00.
8-0-18
6-2-17
1-3-22
25-0-17



subject, however, to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon, in those pieces of land containing together Twenty-five acres seventeen perches. more or less being the lots numbered one two five and nine on the Plan deposited in the Land Registry Office at Auckland as Number 19157 being parts of.. allotments six A and one hundred and ninety Parish of Waipareira and being part of the land in CERTIFICATES OF TITLE VOLUME 176 FOLIO 238 and VOLUME 256 -Subject to Memoranda of Mortgage Numbers 132403 and 146557 and to Caveat 9651-FOLIO 216 WHEREAS the Grantors have requested the Body Corporate known as THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF WAITEMATA (hereinafter called "the Grantee") to accept a dedication of a certain road shewn on the ... said Plan which the Grantee has agreed to do upon the Grantors granting the easements hereinafter set forth N O W THIS INSTRUMENT WITNESSETH that in pursuance of the said Agreement and in consideration of the premises The Grantors do and each of them doth hereby transfer and grant unto the Grantee. its successors and assigns full right liberty and license at all times hereafter to concentrate storm water on and drain the same from the said road ... shewn on the said plan and therein coloured red in outline on to the lands .. hereinbefore described with full power to the Grantee its successors or assigns to concentrate such water on to all or any part or parts of the said .. land without being responsible for any damage caused thereby or by the deposit of silt or debris brought on to the said land or any part or parts thereof by such water AND the Grantors do and each of them doth hereby for themselves and each of them for his executors administrators and assigns and the registered proprietor or proprietors for the time being of the said lands covenant with the Grantee its successors and assigns that the Grantors their executors administrators or assigns or such registered proprietor or proprietors as .. aforesaid will not at any time hereafter do or commit any act which will in any way interfere with the free passage of water over the said lands

IN WITNESS WHEREOF this Instrument has been executed the 4th

day of July one thousand nine hundred and twenty seven

SIGNED by the said JOE BABICH in the presence of: Joe Babich

SIGNED by the said STIPAN BABICH in the presence of: Stipan Babich

Mose Schiata Auckland

P.W.S. WE ELIZABETH SCHULZE HOEING and PERCY ^{WALTON} WALTER SMALLFIELD Mortgagees
by virtue of Memorandum of Mortgage Number 132403 of (inter alia) the
land described in the foregoing Grant of Easement DO HEREBY CONSENT
to the said Grant and to the registration of the same.

DATED at Auckland this 14th day of July 1929 One

SIGNED by the said ELIZABETH SCHULZE)
HOEING in the presence of:-)

E. J. Hoeing

Wm Jackson
Solicitor
Waikiki

P.W.S. SIGNED by the said PERCY ^{WALTON} WALTER)
SMALLFIELD in the presence of:-)

P. W. Smallfield

Wm Jackson
Solicitor
Waikiki

Wm
Maxwell

L.S. MAXWELL AND COMPANY LIMITED the Mortgagee by virtue of Memorandum
of Mortgage Number 146557 of (inter alia) the land described in the
foregoing Grant of Easement DOES HEREBY CONSENT to the said Grant
and to the registration of the same

DATED this 14th day of July One thousand nine
hundred and twenty seven

The Common Seal of L.S. MAXWELL &
COMPANY LIMITED was hereto affixed
in the presence of:-

Wm Maxwell, Director

Wm Maxwell, Director



I, PAUL WIRE the Caveator under Caveat Number 9651 HEREBY
CONSENT to the registration of the within Grant of Easement and
admit and agree that the interest protected by the said Caveat -
Number 9651 being and Agreement for Sale and Purchase of Lot
One (1) on Plan Number 19157 is subject to the within written -
Grant of Drainage Easement.

DATED at Swanson this Sixth day of August One
thousand nine hundred and twenty-seven.

Witness to the signature of)
Paul Wire as Caveator :-)

Paul Wire

Caveator.

B. J. Adams
Clerk to A. Hanna
Solicitor Auckland

N^o 216390

TRANSFER of

Easement over lots.
1, 2, 5, and 9 on Plan
No. 19157.

Correct for the purposes of the Land Transfer Act.

R. D. Bayne

Solicitor for Purchaser.

JOHN BABICH & ANOR: Vendors.

THE WAITEMATA COUNTY COUNCIL Purchaser.

Particulars entered in the Register Book, Vol. 176

Folio 238 and 256/216

7th day of October 1924 at

12.15 o'clock.

W. Johnston

District Land Registrar

of the District of Auckland.

W. Johnston

NORTH

19/10-24
17.15
✓
RUSSELL, CAMPBELL & McVEAGH,

Solicitors,

AUCKLAND.



