



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **1136454**
Land Registration District **South Auckland**
Date Issued 04 August 2023

Prior References

SA22D/769 SA29D/999 SA44C/676

Estate Fee Simple
Area 10.4916 hectares more or less
Legal Description Lot 1-3 Deposited Plan 592078
Registered Owners
Christopher Graham Venn and Joanne Alice Venn

Interests

Subject to Section 59 Land Act 1948 (affects part Lot 1 DP 592078 formerly Lot 1 DPS 12327 in SA44C/676)

Appurtenant to part Lot 3 DP 592078 formerly Lot 2 DP 30449 in SA44C/676 and Allotment 69 Parish of Mangapiko in SA22D/769 is a right of way created by Transfer 234866 - 1.10.1929 at 11:40 am

Subject to a right of way over part Lot 1 DP 592078 marked M, AD and AE, and over part Lot 3 DP 592078 marked J all on DP 592078 created by Transfer 234866 - 1.10.1929 at 11:40 am

Subject to a right of way over part Lot 1 DP 592078 marked A, D and H, and over part Lot 3 DP 592078 marked B, C, E, F, G, I, J, K, O, P, Q, S and T all on DP 592078 created by Proclamation S105336 - 31.5.1956 at 9:00 am

Appurtenant to Lot 2-3 DP 592078 and to part Lot 1 DP 592078 formerly Lot 1 DP 18196 and Lot 7 DP 20887 in SA44C/676 is a right of way created by Transfer S397503 - 23.2.1968 at 12:05 pm

Appurtenant to Lot 2 DP 592078, and to part Lot 1 DP 592078 formerly Lot 1 DPS 12327, Lot 1 DP 18196 and Lot 7 DP 20887 in SA44C/676, and to part Lot 3 DP 592078 formerly Lot 1 DP 18196, Lot 7 DP 20887 and Lot 2 DP 30449 in SA44C/676 is a right of way created by Transfer S413120 - 14.8.1968 at 10:00 am

Subject to a right of way over part Lot 1 DP 592078 marked A, D and H, and over part Lot 3 DP 592078 marked B, C, E, F, G, I, J, K, O, P, Q, S and T all on DP 592078 created by Transfer S413118 - 14.8.1968 at 10:00 am

11113898.3 Mortgage to Bank of New Zealand - 15.5.2018 at 4:05 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 592078)

Subject to a right of way and a right to convey gas, water, electricity and telecommunications, and to drain water and sewage over part Lot 1 DP 592078 marked A, D and H, and over part Lot 3 DP 592078 marked B, C, E, F, G, I, J, K, N, O, P, Q, S, T, X, Y, AG and AH, and to convey electricity over part Lot 1 DP 592078 marked AA, AB, AC and AD all on DP 592078 created by Easement Instrument 12780688.2 - 4.8.2023 at 4:43 pm

Some of the easements created by Easement Instrument 12780688.2 are subject to Section 243 (a) Resource Management Act 1991 (see DP 592078)

Subject to a right (in gross) to convey water over part Lot 1 DP 592078 marked R, and over part Lot 3 DP 592078 marked P, Q and S all on DP 592078 in favour of Waipa District Council created by Easement Instrument 12780688.3 - 4.8.2023 at 4:43 pm

12780688.4 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 4.8.2023 at 4:43 pm
(affects Lot 1 DP 592078)

12780688.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.8.2023 at 4:43 pm (affects Lot 1
DP 592078)

