

# Property Guru document ordering service

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**Guaranteed Title: 562251**

**CoreLogic Reference: 2896492/1**

**Processed: 06 November 2020**

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**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** 562251  
**Land Registration District** Taranaki  
**Date Issued** 26 January 2012

**Prior References**  
534482

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**Estate** Fee Simple  
**Area** 782 square metres more or less  
**Legal Description** Lot 20 Deposited Plan 446384  
**Registered Owners**  
Kevin John Tait, Robyn Mary Tait and David Logan Moss

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**Interests**

Land Covenant in Easement Instrument 8644434.3 - 3.12.2010 at 2:45 pm  
Land Covenant in Easement Instrument 8644434.4 - 3.12.2010 at 2:45 pm  
Fencing Covenant in Easement Instrument 8644434.4 - 3.12.2010 at 2:45 pm  
8969448.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.1.2012 at 11:14 am  
Land Covenant in Easement Instrument 8969448.4 - 26.1.2012 at 11:14 am  
Fencing Covenant in Easement Instrument 8969448.4 - 26.1.2012 at 11:14 am  
Subject to a right of way, right to drain sewage and right to convey water over part marked H and right to drain water over parts marked L and H all on DP 446384 created by Easement Instrument 8969448.5 - 26.1.2012 at 11:14 am  
Appurtenant hereto is a right of way and right to drain water and sewage created by Easement Instrument 8969448.5 - 26.1.2012 at 11:14 am  
Some of the easements created by Easement Instrument 8969448.5 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to convey telecommunications and computer media over part H on DP 446384 in favour of Telecom New Zealand Limited created by Easement Instrument 8969448.6 - 26.1.2012 at 11:14 am  
Subject to a right (in gross) to convey electricity and gas over part marked H on DP 446384 in favour of Powerco Limited created by Easement Instrument 8969448.7 - 26.1.2012 at 11:14 am  
9333002.3 Mortgage to ANZ Bank New Zealand Limited - 8.3.2013 at 12:26 pm



## Title Plan - DP 446384

<b>Survey Number</b>	DP 446384
<b>Surveyor Reference</b>	9066
<b>Surveyor</b>	Allen Adrian Juffermans
<b>Survey Firm</b>	Juffermans Surveyors Ltd
<b>Surveyor Declaration</b>	I Allen Adrian Juffermans, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 11 Nov 2011 11:10 AM

### Survey Details

<b>Dataset Description</b>	Lots 7 & 19-25 being a subdivision of Lot 7 DP 435401		
<b>Status</b>	Deposited		
<b>Land District</b>	Taranaki	<b>Survey Class</b>	Class A
<b>Submitted Date</b>	11/11/2011	<b>Survey Approval Date</b>	11/11/2011
		<b>Deposit Date</b>	26/01/2012

### Territorial Authorities

New Plymouth District

### Comprised In

CT 534482

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 20 Deposited Plan 446384	Fee Simple Title	0.0782 Ha	562251
Lot 21 Deposited Plan 446384	Fee Simple Title	0.0752 Ha	562252
Lot 22 Deposited Plan 446384	Fee Simple Title	0.0594 Ha	562253
Lot 23 Deposited Plan 446384	Fee Simple Title	0.1250 Ha	562254
Lot 24 Deposited Plan 446384	Fee Simple Title	0.5834 Ha	562255
Lot 7 Deposited Plan 446384	Vesting on Deposit for Local Purpose Reserve	0.0426 Ha	576010
Area H Deposited Plan 446384	Easement		
Area I Deposited Plan 446384	Easement		
Area L Deposited Plan 446384	Easement		
Area M Deposited Plan 446384	Easement		
Area N Deposited Plan 446384	Easement		
Lot 19 Deposited Plan 446384	Fee Simple Title	0.0654 Ha	562256
	Road	0.1494 Ha	
Area J Deposited Plan 446384	Land Covenant		
Area K Deposited Plan 446384	Land Covenant		
<b>Total Area</b>		<b>1.1786 Ha</b>	

## Schedule / Memorandum

**Land Registration District  
TARANAKI**

**Plan Number  
DP 446384**

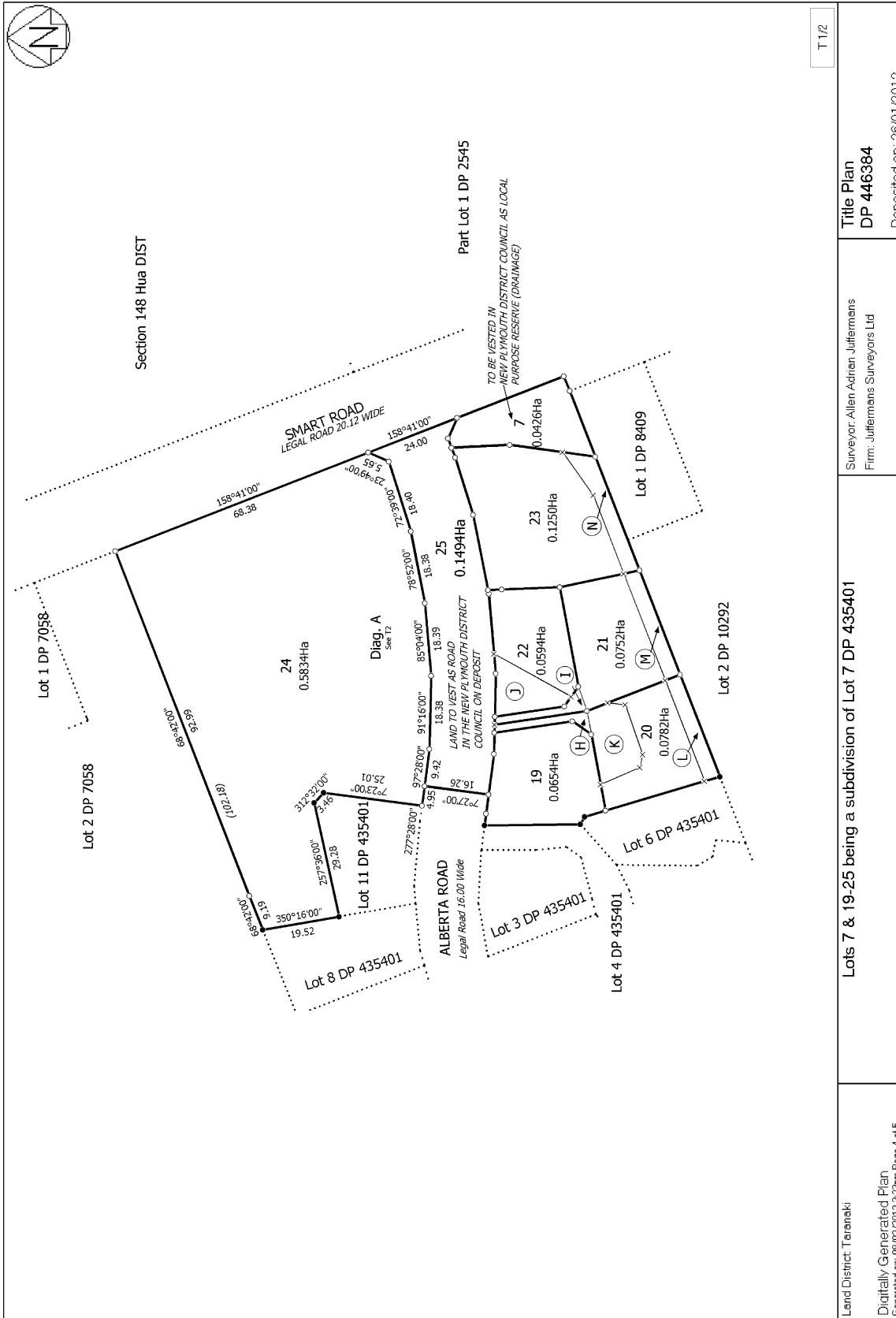
<b>Memorandum of Easements</b>			
<b>Purpose</b>	<b>Shown</b>	<b>Servient Tenement</b>	<b>Dominant Tenement</b>
Rights of Way	H	Lot 20 DP 446384	Lot 21 DP 446384
	I	Lot 21 DP 446384	Lot 20 DP 446384
Rights to drain sewage	H	Lot 20 DP 446384	Lots 19,21 & 22 DP 446384
	I	Lot 21 DP 446384	Lots 19,20 & 22 DP 446384
Rights to drain storm water	L	Lot 20 DP 446384	Lot 2 DP 10292 & Lot 6 DP 435401
	M	Lot 21 DP 446384	Lot 2 DP 10292, Lot 20 DP 446384 & Lot 6 DP 435401
	N	Lot 23 DP 446384	Lot 2 DP 10292, Lots 20, 21 DP 446384 & Lot 6 DP 435401
	H	Lot 20 DP 446384	Lot 19 DP 446384

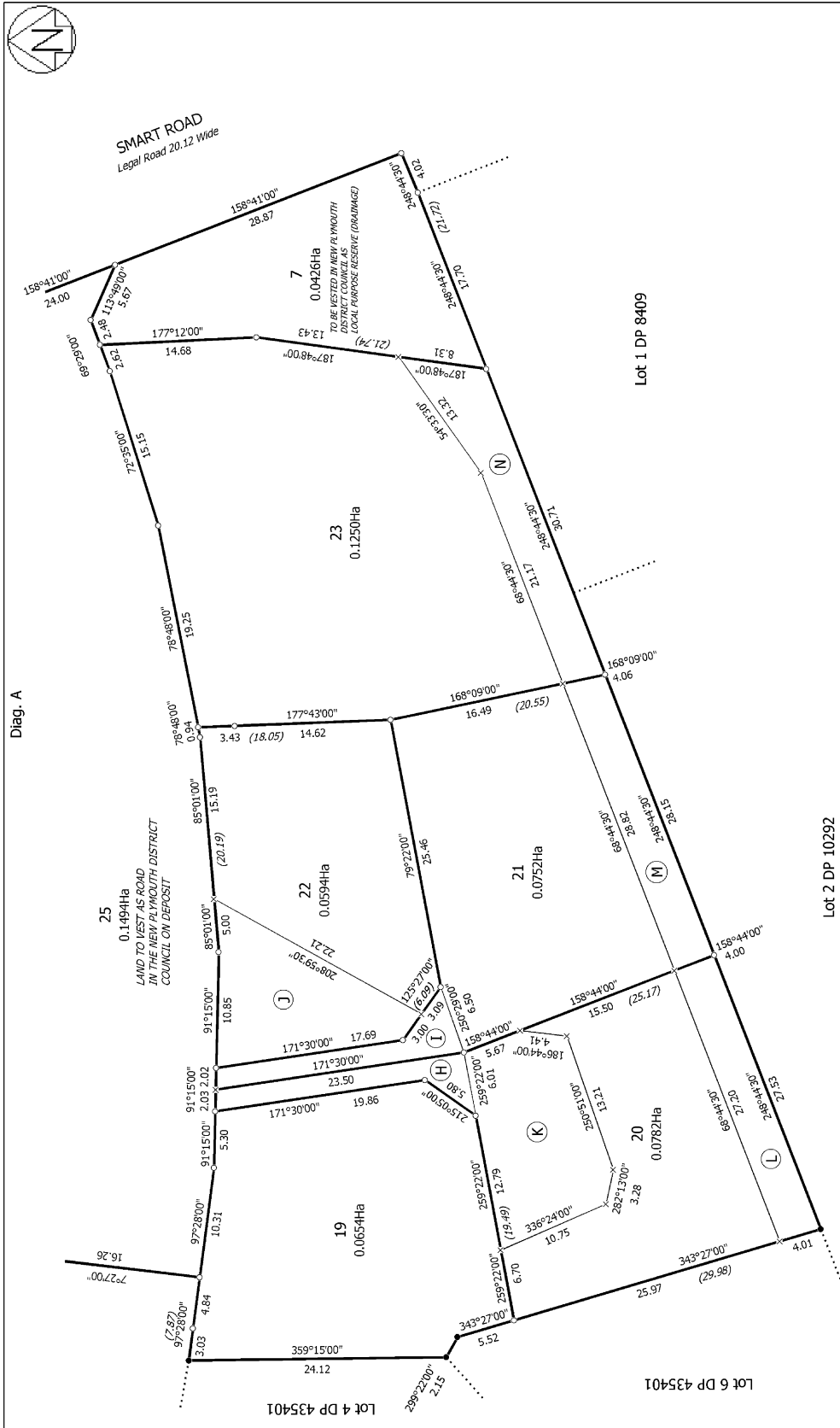
## Schedule / Memorandum

	I	Lot 21 DP 446384	Lot 19 & 20 DP 446384
Rights to convey water	H	Lot 20 DP 446384	Lot 21 DP 446384

<b>Schedule of Easements in Gross</b>			
<b>Purpose</b>	<b>Shown</b>	<b>Servient Tenement</b>	<b>Grantee</b>
Rights to convey gas and electricity,	H	Lot 20 DP 446384	Powerco Ltd
	I	Lot 21 DP 446384	
Rights to convey telephonic communications and computer media	H	Lot 20 DP 446384	Telecom New Zealand Ltd
	I	Lot 21 DP 446384	

Areas marked J and K are subject to Land Covenants.





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Title Plan  
DP 446384

Surveyor: Allen Adrian Jullermans  
Firm: Jullermans Surveyors Ltd

Lots 7 & 19-25 being a subdivision of Lot 7 DP 435401

Land District: Taranaki  
Digitally Generated Plan  
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Deposited on: 28/01/2012