



**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** **185325**  
**Land Registration District** **South Auckland**  
**Date Issued** 15 June 2005

**Prior References**  
26881

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**Estate** Fee Simple  
**Area** 689 square metres more or less  
**Legal Description** Lot 14 Deposited Plan 345225  
**Registered Owners**  
Bevan Lee Spalding and Paul Raymond Clark

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**Interests**

Subject to Section 206 Land Act 1924  
6459095.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.6.2005 at 9:00 am  
Land Covenant in Easement Instrument 6459095.11 - 15.6.2005 at 9:00 am  
Fencing Covenant in Easement Instrument 6459095.11 - 15.6.2005 at 9:00 am  
13061646.3 Mortgage to Westpac New Zealand Limited - 22.7.2024 at 12:40 pm

**Approves** *[Signature]* Registered Owners

I hereby certify that this plan was approved by the Tauranga City Council pursuant to Section 223 of the Resource Management Act 1991 on the 27<sup>th</sup> day of December 2004, subject to the granting or reserving of the easements set out in the Memorandum hereon.

**Authorised Officer** *[Signature]* Sub 5644

**MEMORANDUM OF EASEMENTS**

PURPOSE	SHOWN	SEVEN	TENEMENT	DOMINANT TENEMENT
Right of Way	(A)	Lot 7 hereon	Lot 6 hereon	
Right to convey Water, Gas, Electricity, Telecomm.	(B)	Lot 26 hereon	Lots 24 & 25 hereon	
Right to drain Sewage, Stormwater	(J)	Lot 80 hereon	Lot 81 hereon	

**NOTE**  
Areas (C) - (G) are subject to a Building Restriction.  
SHEET 1 OF 3

**Class of Survey** ..... 1

**Total Area** ..... 8,062.2 ha

**Comprised in** ..... CT 26881

I, BAKENDAN JOHN HURKING, OF TAURANGA, being a person entitled to practice as a licensed cadastral surveyor, certify that:  
(a) The survey to which this diagram relates is accurate, and was undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2;  
(b) The diagram is a true and correct copy of the original, and has been created in accordance with that Act and those Rules.  
(Signature) ..... *[Signature]*  
(Date) ..... 17/12/05

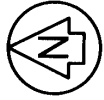
**Field Book** ..... A ..... Traverse Book  
**Reference Plans** DP 313676, DP 325482, DP 327140, DP 324380, DP 313835, DP 312980, SO 61611, SO 60524, SO 60333, DPS 92517, DPS 82993, DPS 76448, DPS 46978  
**Examined** ..... Correct

**Approval as to Survey by**  
Land Information New Zealand on 17/12/05

**Deposited by**  
Land Information New Zealand on 17/12/05

**File** ..... DP 345225  
**Received** ..... 17/12/05  
**Instructions** ..... DP 345225

Approved AKM 98/05



NEW C&T ALLOCATED				
LOT	CT	LOT	CT	
1	185312	21	185332	
2	185313	22	185333	
3	185314	23	185334	
4	185315	24	185335	
5	185316	25	185336	
6	185317	26	185337	
7	185318	27	185338	
8	185319	28	185339	
9	185320	29	185340	
10	185321	30	185341	
11	185322	31	185342	
12	185323	32	185343	
13	185324	33	185344	
14	185325	80	185345	
15	185326	81	185346	
16	185327	102	Road	
17	185328	104	L.P. Reserve	
18	185329	106	Road	
19	185330	107	185347	
20	185331			

MEMORANDUM OF EASEMENTS IN GROSS		
PURPOSE	SHOWN	GRANTEE
Right to drain Sewage, Stormwater	(A) Lot 11 hereon	Tauranga City Council
	(B) Lot 17 hereon	

SCHEDULE OF EASEMENTS IN GROSS		
PURPOSE	SHOWN	GRANTEE
Right to convey Electricity	(A) Lot 7 hereon	Power-Co
	(B) Lot 26 hereon	



LT 345225 (Title Plan)  
Surveyed by HARRISON GRIERSON CONSULTANTS LTD  
Scale 1:1500 Date NOVEMBER 2004

382000mE

381750mE

381500mE

**LAND DISTRICT** SOUTH AUCKLAND

**TERRITORIAL AUTHORITY** TAURANGA CITY

**Surveyed by** HARRISON GRIERSON CONSULTANTS LTD

**Scale** 1:1500 **Date** NOVEMBER 2004

**LOTS 1 - 33, 80, 81, 102, 104, 106 & 107 BEING A SUBDIVISION OF PART LOT 1 DPS 76448**

A.L. BEVIN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND, NEW ZEALAND

