



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 175426  
**Land Registration District** North Auckland  
**Date Issued** 26 January 2005  
**Prior References**  
119474

**STATEMENT OF PASSING OVER INFORMATION:**

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

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**Estate** Fee Simple  
**Area** 66 square metres more or less  
**Legal Description** Lot 18 Deposited Plan 342732  
**Registered Owners**  
Tikhon Tasenko and Olga Tasenko

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**Estate** Fee Simple - 1/15 share  
**Area** 1002 square metres more or less  
**Legal Description** Lot 22 Deposited Plan 342732  
**Registered Owners**  
Tikhon Tasenko and Olga Tasenko

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**Interests**

5270575.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.7.2002 at 11:38 am

5664447.9 Encumbrance to 435 West Residents Association Incorporated - 21.7.2003 at 9:00 am

Appurtenant hereto is a right of way and water supply, electricity and telecommunications easement created by Easement Instrument 6051990.6 - 22.6.2004 at 9:00 am

6272398.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 5.1.2005 at 9.00 am and entered 26.1.2005 at 9.01 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 342732)

Subject to party wall easement over parts marked AB and AC and a pedestrian right of way over parts marked AL and AO on DP 342732 created by Easement Instrument 6272398.5 - produced 5.1.2005 at 9.00 am and entered 26.1.2005 at 9.01 am

Appurtenant hereto are party wall easements created by Easement Instrument 6272398.5 - produced 5.1.2005 at 9.00 am and entered 26.1.2005 at 9.01 am (Affects Lot 18)

The easements created by Easement Instrument 6272398.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a water supply (in gross) over parts marked AK and AL on DP 342732 in favour of Waitakere City Council created by Easement Instrument 6272398.6 - produced 5.1.2005 at 9.00 am and entered 26.1.2005 at 9.01 am

The easements created by Easement Instrument 6272398.6 are subject to Section 243 (a) Resource Management Act 1991

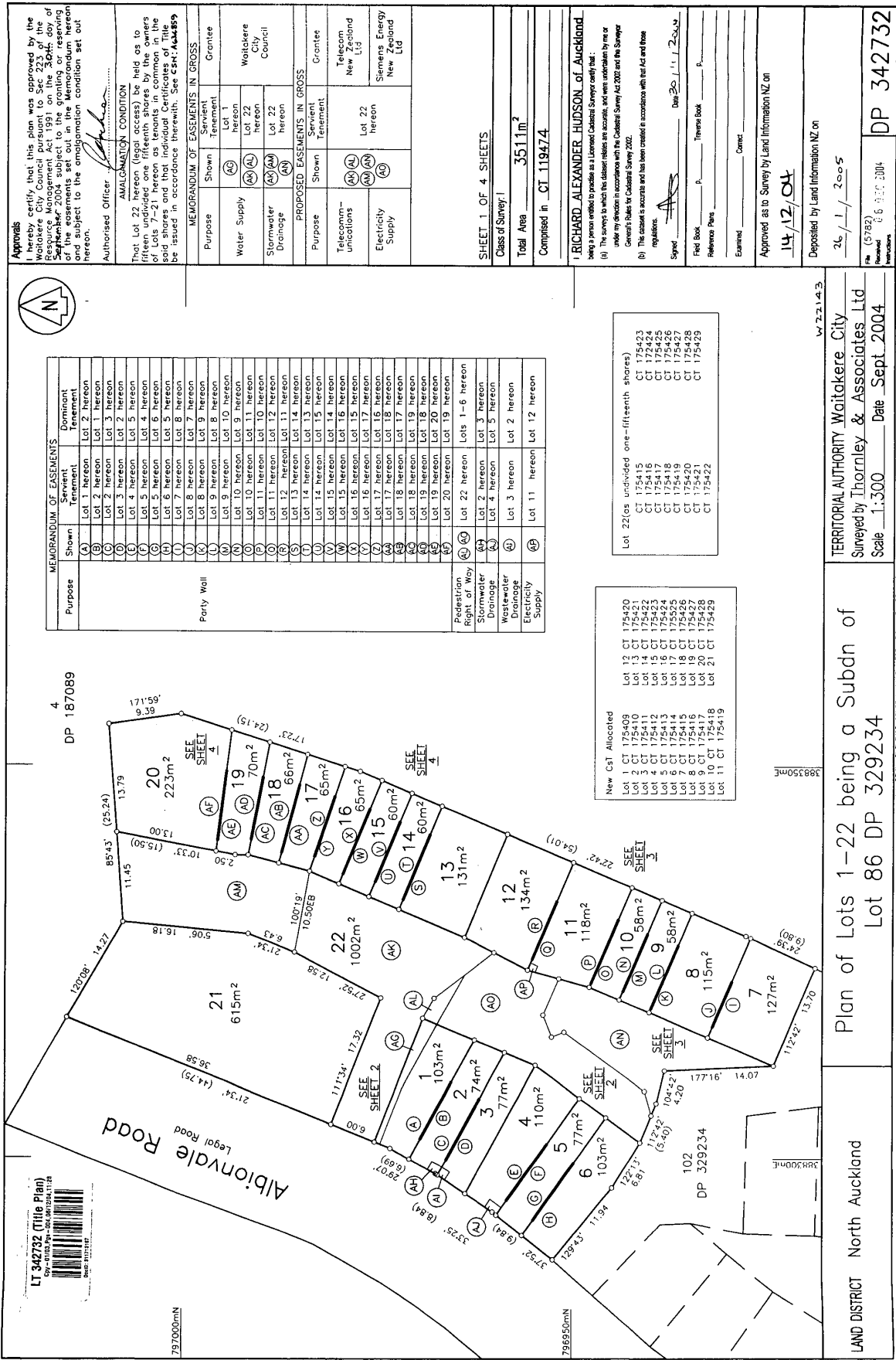
Subject to a drainage easement (in gross) over parts marked AK, AM and AN on DP 342732 in favour of Waitakere City Council created by Easement Instrument 6272398.7 - produced 5.1.2005 at 9.00 am and entered 26.1.2005 at 9.01 am

The easements created by Easement Instrument 6272398.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a electricity easement (in gross) over parts marked AK, AL, AM, AN & AO on DP 342732 in favour of Vector

Limited created by Transfer 6338505.1 - 8.3.2005 at 9:00 am

9438258.3 Mortgage to Bank of New Zealand - 5.7.2013 at 1:04 pm



**Approvals**  
I hereby certify that this plan was approved by the Waitakere City Council pursuant to Sec 223 of the Resource Management Act 1991 on the 30th day of September 2004, subject to the granting or reserving of easements in accordance with the provisions of the Act and subject to the amalgamation condition set out hereon.

Authorised Officer: *[Signature]*

**AMALGAMATION CONDITION**  
That Lot 22 hereon (legal access) be held as to fifteen undivided one fifteenth shares by the owners of the other lots shown on this plan as common property and that the following Certificate of Title be issued in accordance therewith. See CS# A44889

MEMORANDUM OF EASEMENTS IN GROSS	
Purpose	Shown
Water Supply	(AL) Lot 1 hereon
Stormwater Drainage	(AM) Lot 2 hereon (AN) Lot 22 hereon
PROPOSED EASEMENTS IN GROSS	
Purpose	Shown
Telecomm-unications	(AL) Lot 22 hereon (AN) Lot 22 hereon
Electricity Supply	(AO) Lot 22 hereon

SHEET 1 OF 4 SHEETS  
Class of Survey 1  
Total Area 3511m<sup>2</sup>  
Comprised in CT 119474

**RICHARD ALEXANDER HUDSON of Auckland**  
being a person entitled to practice as a Licensed Cadastral Surveyor only that:  
(a) The surveys to which this plan relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002.  
(b) The cabinet is accurate and has been created in accordance with the Act and these regulations.

Signed: *[Signature]* Date: 25/11/2004  
Field Book: P. Theme Book: P.  
Examined: \_\_\_\_\_ Correct: \_\_\_\_\_  
Approved as to Survey by Land Information NZ on 14/12/04  
Deposited by Land Information NZ on 26/1/2005  
File No (S782) 60 000 2004  
DP 342732

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Party Wall	(A)	Lot 1 hereon	Lot 2 hereon
	(B)	Lot 2 hereon	Lot 3 hereon
	(C)	Lot 3 hereon	Lot 4 hereon
	(D)	Lot 4 hereon	Lot 5 hereon
	(E)	Lot 5 hereon	Lot 6 hereon
	(F)	Lot 6 hereon	Lot 7 hereon
	(G)	Lot 7 hereon	Lot 8 hereon
	(H)	Lot 8 hereon	Lot 9 hereon
	(I)	Lot 9 hereon	Lot 10 hereon
	(J)	Lot 10 hereon	Lot 11 hereon
	(K)	Lot 11 hereon	Lot 12 hereon
	(L)	Lot 12 hereon	Lot 13 hereon
	(M)	Lot 13 hereon	Lot 14 hereon
	(N)	Lot 14 hereon	Lot 15 hereon
	(O)	Lot 15 hereon	Lot 16 hereon
	(P)	Lot 16 hereon	Lot 17 hereon
	(Q)	Lot 17 hereon	Lot 18 hereon
	(R)	Lot 18 hereon	Lot 19 hereon
	(S)	Lot 19 hereon	Lot 20 hereon
	(T)	Lot 20 hereon	Lots 1-6 hereon
(U)	Lot 22 hereon	Lot 3 hereon	
(V)	Lot 22 hereon	Lot 4 hereon	
(W)	Lot 22 hereon	Lot 5 hereon	
(X)	Lot 22 hereon	Lot 2 hereon	
(Y)	Lot 22 hereon	Lot 12 hereon	

Lot 22 (as undivided one-fifteenth shares)  
CT 175415  
CT 175416  
CT 175417  
CT 175418  
CT 175419  
CT 175420  
CT 175421  
CT 175422

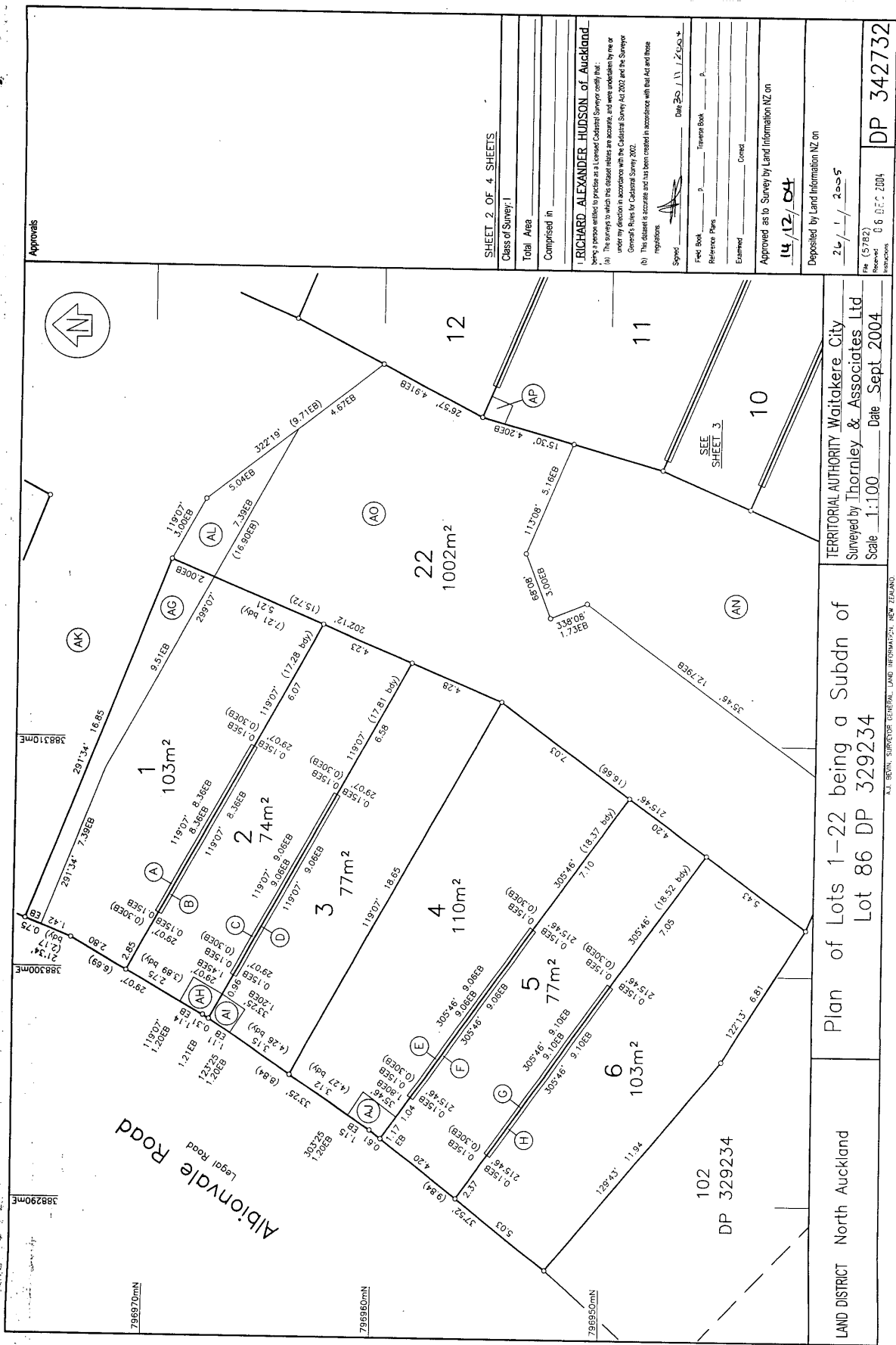
New CST Allocated  
Lot 1 CT 175408  
Lot 2 CT 175410  
Lot 3 CT 175411  
Lot 4 CT 175412  
Lot 5 CT 175413  
Lot 6 CT 175414  
Lot 7 CT 175415  
Lot 8 CT 175416  
Lot 9 CT 175417  
Lot 10 CT 175418  
Lot 11 CT 175419

W 2214-5  
TERRITORIAL AUTHORITY Waitakere City  
Surveyed by Thornley & Associates Ltd  
Scale 1:300 Date Sept 2004

Plan of Lots 1-22 being a Subdn of Lot 86 DP 329234

LAND DISTRICT North Auckland

APPROVED PLAN 89702



Approvals

SHEET 2 OF 4 SHEETS

Class of Survey: 1

Total Area

Comprised in

RICHARD ALEXANDER HUDSON of Auckland

being a person entitled in practice as a Licensed Cadastral Surveyor certify that:

(a) This survey to which this plan relates is accurate, and was undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002.

(b) This plan is accurate and has been prepared in accordance with that Act and those regulations.

Signed: Date: 25/11/2004

Field Book: Reference Pages: Tenures Book: P. A.

Examined: Correct

Approved as to Survey by Land Information NZ on 14/12/04

Deposited by Land Information NZ on 26/1/2005

File (S782) Received: 06 DEC 2004

DP 342732

TERRITORIAL AUTHORITY Waitakere City

Surveyed by Thornley & Associates Ltd

Scale 1:100 Date Sept 2004

LAND DISTRICT North Auckland DP 329234

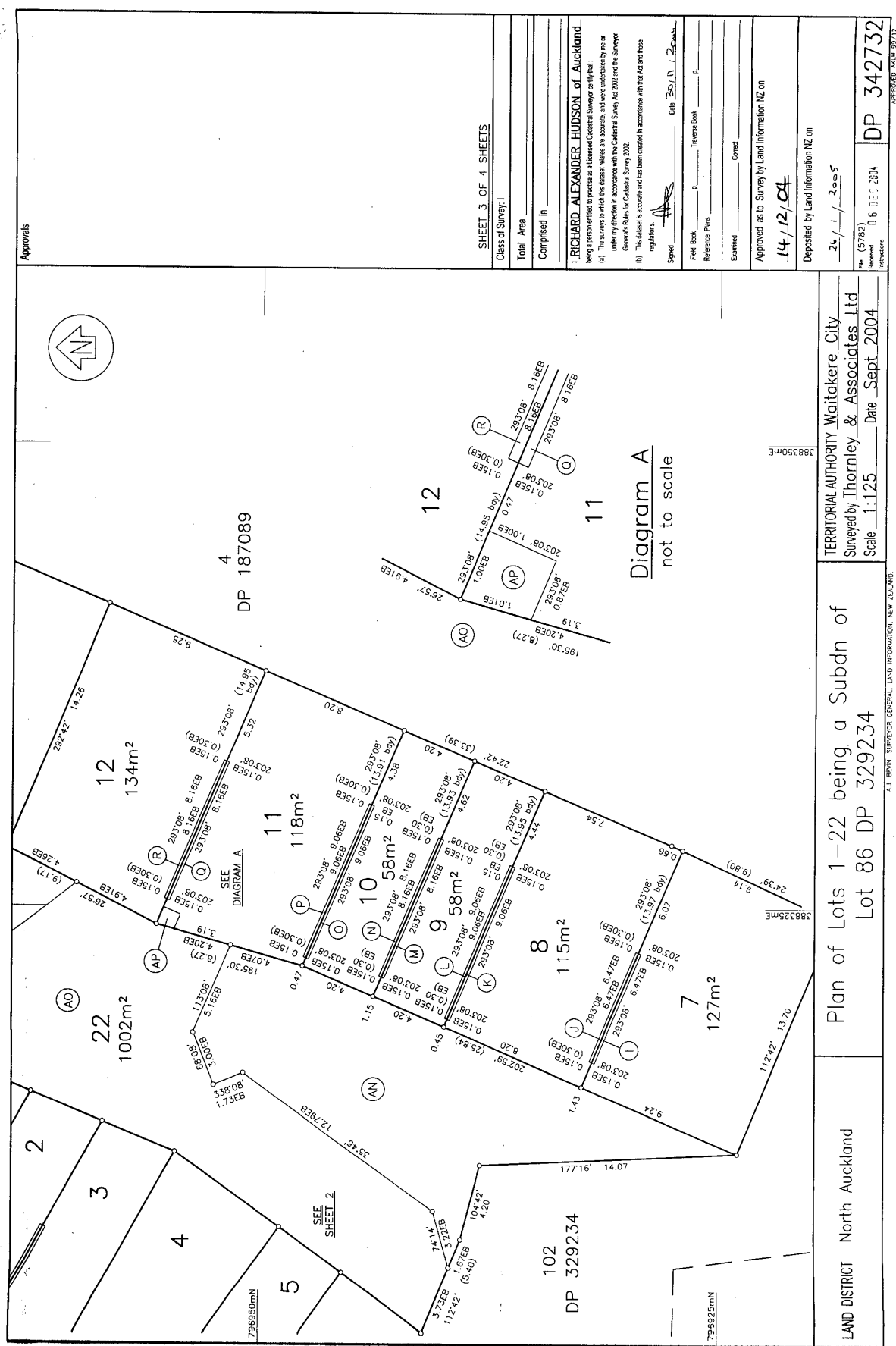
Plan of Lots 1-22 being a Subdn of Lot 86 DP 329234

Scale 1:100 Date Sept 2004

TERRITORIAL AUTHORITY Waitakere City  
Surveyed by Thornley & Associates Ltd  
Scale 1:100 Date Sept 2004

LAND DISTRICT North Auckland  
DP 329234

AJ BEVEN, SURVEYOR (GENERAL LAND INFORMATION, NEW ZEALAND)



Approvals

SHEET 3 OF 4 SHEETS

Total Area \_\_\_\_\_  
 Comprised in \_\_\_\_\_  
 Class of Survey: I

**RICHARD ALEXANDER HUDSON of Auckland**  
 being a person entitled to practice as a Licensed Cadastral Surveyor certify that:  
 (a) The surveys to which this cadastral plan are accurate, and were conducted by me or  
 under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor  
 General's Rules for Cadastral Survey 2002.  
 (b) This cadastral plan is accurate and has been created in accordance with the Act and those  
 regulations.

Signed \_\_\_\_\_ Date 25/11/2004  
 Field Book \_\_\_\_\_ Traverse Book \_\_\_\_\_  
 Reference Plans \_\_\_\_\_  
 Examined \_\_\_\_\_  
 Correct \_\_\_\_\_

Approved as to Survey by Land Information NZ on  
14/12/04

Deposited by Land Information NZ on  
24/1/2005

File (5782)  
 Received 06 DEC 2004  
 Proprietors

DP 342732

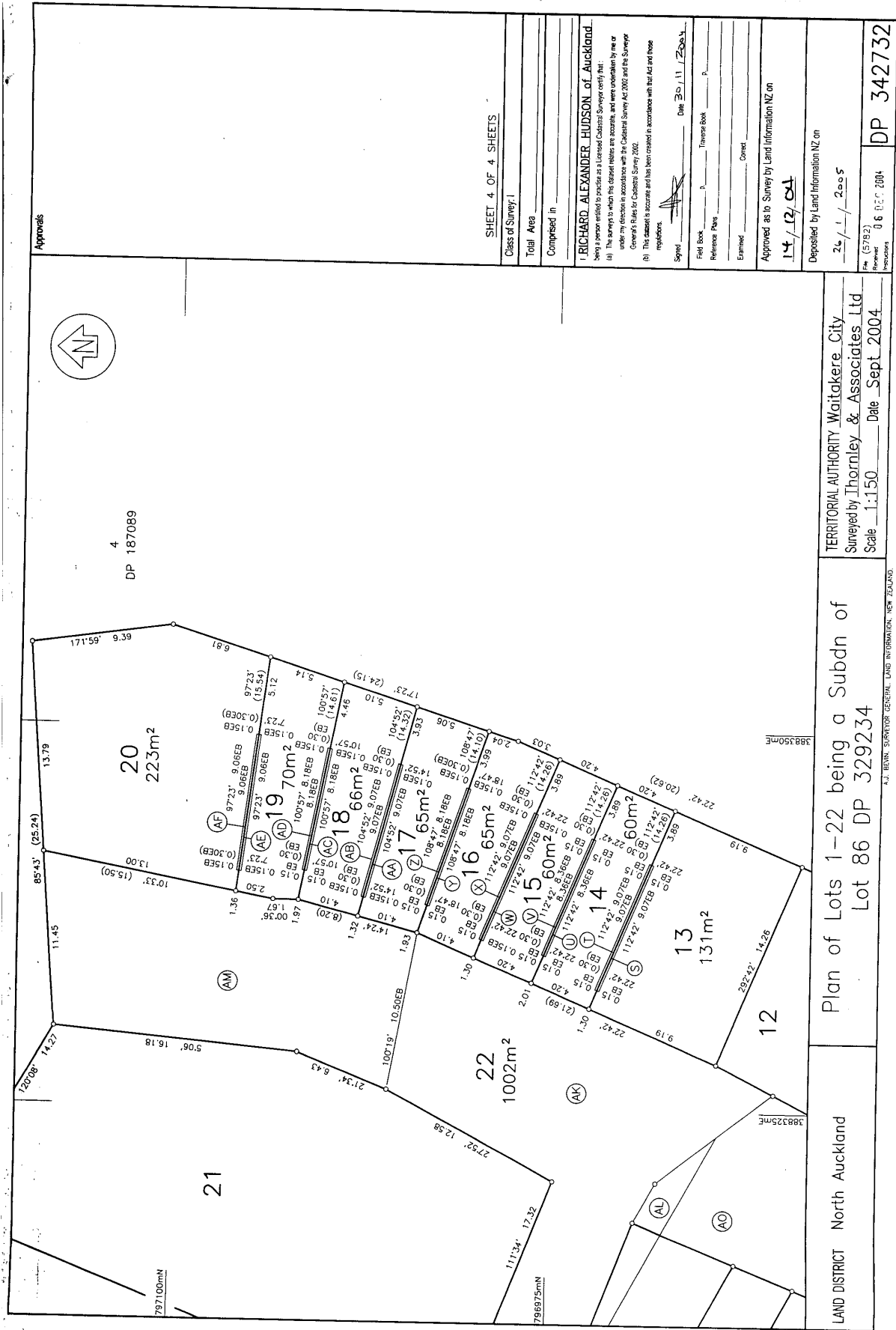
APPROVED PLAN 99712

TERRITORIAL AUTHORITY Waitakere City  
 Surveyed by Thornley & Associates Ltd  
 Scale 1:125 Date Sept 2004

Plan of Lots 1-22 being a Subdn of  
 Lot 86 DP 329234

LAND DISTRICT North Auckland

AJ BEVIN SURVEYOR GENERAL LAND INFORMATION NEW ZEALAND



Approvals

SHEET 4 OF 4 SHEETS

Class of Survey/ Total Area Composed in

**RICHARD ALEXANDER HUDSON of Auckland**  
 Being a person entitled to practice as a Licensed Cadastral Surveyor certify that:  
 (a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002.  
 (b) This document is accurate and has been created in accordance with that Act and those regulations.

Signed: *[Signature]* Date: 30/11/2004  
 Field Book: \_\_\_\_\_ Traverse Book: \_\_\_\_\_  
 Reference Plans: \_\_\_\_\_  
 Examined: \_\_\_\_\_ Correct: \_\_\_\_\_

Approved as to Survey by Land Information NZ on

14/12/04

Deposited by Land Information NZ on

26/1/2005

File: (5793)  
 Received: 9 DEC 2004  
 Depositors: DP 342732  
 APPROVED PLAN 997/3

TERRITORIAL AUTHORITY Waitakere City  
 Surveyed by Thornley & Associates Ltd  
 Scale 1:150 Date Sept 2004

Plan of Lots 1-22 being a Subdn of  
 Lot 86 DP 329234

LAND DISTRICT North Auckland