

RPNZ document ordering service

Document, Interest, Instrument: 227420

Property: 66 Manu Crescent, Upper Vogeltown, New Plymouth District

Legal Description: Lot 42 Deposited Plan 11577

CoreLogic Reference: 3091893/2

Processed: 10 October 2022

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

227420 EC

WE BRUCE NORMAN COWLEY and NEIL JAMES COWLEY both of New Plymouth,
Contractors

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown, on a plan of survey deposited in the Land Registry Office at New Plymouth on the day of 19 75 under No. are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 11577, 11578, 11579, 11580.
11577, 11578, 11579 11580.

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 52 D.P. 11577	Pt. Lot 52 (A) D.P. 11577	Lot 28 D.P. 11577	
Right of Way	Lot 51 D.P. 11577	Pt. Lot 51 (B) D.P. 11577	Lot 28 D.P. 11577	
Right of Way	Lot 61 D.P. 11577	Pt. Lot 61 (C) D.P. 11577	Lot 28 D.P. 11577	
Right of Way	Lot 48 D.P. 11579	Pt. Lot 48 (D) D.P. 11579	Lot 28 D.P. 11577	
Right of Way	Lot 49 D.P. 11579	Pt. Lot 49 (E) D.P. 11579	Lot 28 D.P. 11577	103/325
Right of Way	Lot 50 D.P. 11579	Pt. Lot 50 (F) D.P. 11579	Lot 28 D.P. 11577	
Right of Way	Lot 53 D.P. 11579	Pt. Lot 53 (G) D.P. 11579	Lot 28 D.P. 11577	
Right of Way Stormwater Disposal, Water Supply and Electricity Supply Telephone and Gas Reticulation	Lot 48 D.P. 11579	Pt. Lot 48 (D) D.P. 11579	Lot 52 (X) D.P. 11577 Lot 51 (Y) D.P. 11577 Lot 61 (Z) D.P. 11577 Lot 49 (W) D.P. 11579 Lot 50 (V) D.P. 11579 Lot 53 (U) D.P. 11579	

N.B. On no account should this margin be used

N.B. On no account should this margin be used

done.

TO SET OUT
IN FULL.
By Right to
Conveyance

1978
R.B. [Signature]

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

RIGHT TO CONVEY ELECTRICAL POWER

(a) Full and free right liberty licence and power to the Grantee to lay an electrical supply cable in through and under the servient tenement at a depth of not less than eighteen inches below the surface of the servient tenement and to make connections thereto for the purpose of transmitting electrical energy to the dominant tenement.

(b) For the aforesaid purposes and for the purpose of inspecting repairing replacing protecting renewing or duplicating such electrical supply cable to enter upon the servient tenement at all reasonable times by or with his or her or their agents servants electricians and workmen and with or without vehicles plant or appliances provided that any damage done or disturbance caused to the surface of the servient tenement or any part thereof or to any improvements thereon shall be made good by and the damage and the cost of repair thereof and of the restoration of such surface as a right-of-way paid for by the person who has caused authorised or committed such damage or disturbance.

RIGHT TO CONVEY TELEPHONIC COMMUNICATIONS

(a) Full and free right liberty licence and power to the Grantee to lay a telephone cable in through and under the servient tenement at a depth of not less than eighteen inches below the surface of the servient tenement and to make connections thereto for the purpose of connecting the dominant tenement to a telephone service.

(b) For the aforesaid purposes and for the purpose of inspecting repairing replacing protecting renewing or duplicating such telephone cable to enter upon the servient tenement at all reasonable times by or with his or her or their agents servants and workmen and with or without vehicles plant or appliances provided that any damage done or disturbance caused to the surface of the servient tenement or any part thereof or to any improvements thereon shall be made good by and the damage and the cost of repair thereof and of the restoration of such surface as a right-of-way paid for by the person who has caused authorised or committed such damage or disturbance.

RIGHT TO CONVEY GAS

(a) Full and free right liberty licence and power to the Grantee to lay a gas supply cable in through and under the servient tenement at a depth of not less than eighteen inches below the surface of the servient tenement and to make connections thereto for the purpose of transmitting gas to the dominant tenement.


(b) For the aforesaid purposes and for the purpose of inspecting repairing replacing protecting renewing or duplicating such gas supply cable to enter upon the servient tenement at all reasonable time by or with his or her or their agents servants electricians and workmen and with or without vehicles plant or appliances provided that any damage done or disturbance caused to the surface of the servient tenement or any part thereof or to any improvements thereon shall be made good by and the damage and the cost of repair thereof and of the restoration of such surface as a right-of-way paid for by the person who has caused authorised or committed such damage or disturbance.

N.B. On no account should this margin be used

N.B. On no account should this margin be used

AR
SAC

Servient Tenement				
Nature of Easement (e.g. Right of Way, etc.)	Lot Nos. or other legal description	Colour or Other Means of Identifi- cation, of Part Subject to Easement	Dominant Tenement Lot Nos. or other Legal Description	Title Reference
Right of Way Stormwater Disposal, Water Supply and Electricity Supply Telephone and Gas Reticulation	Lot 49 D.P. 11579	Pt. Lot 49 (E) D.P. 11579	Lot 52 (A)	
			D.P. 11577	
			Lot 51 (B)	
			D.P. 11577	
			Lot 61 (C)	
			D.P. 11577	
			Lot 48 (D)	✓
			D.P. 11579	
			Lot 50 (E)	
			D.P. 11579	
"	Lot 50 D.P. 11579	Pt. Lot 50 (F) D.P. 11579	Lot 53 (G)	✓
			D.P. 11579	
			Lot 52 (A)	
			D.P. 11577	
			Lot 51 (B)	
			D.P. 11577	
			Lot 61 (C)	
			D.P. 11577	
			Lot 48 (D)	✓
			Lot 49 (E)	✓
"	Lot 53 D.P. 11579	Pt. Lot 53 (G) D.P. 11579	Lot 50 (F)	✓
			D.P. 11579	
			Lot 52 (A)	✓
			D.P. 11577	
			Lot 51 (B)	
			D.P. 11577	
			Lot 61 (C)	
			D.P. 11577	
			Lot 48 (D)	✓
			D.P. 11579	
"	Lot 52 D.P. 11577	Pt. Lot 52 (A) D.P. 11577	Lot 49 (E)	✓
			D.P. 11579	
			Lot 50 (F)	✓
			D.P. 11579	
			Lot 52 (A)	✓
			D.P. 11577	
			Lot 61 (C)	done
			D.P. 11577	
			Lot 48 (D)	✓
			D.P. 11579	
"	Lot 51 D.P. 11577	Pt. Lot 51 (B) D.P. 11577	Lot 49 (E)	✓
			D.P. 11579	
			Lot 50 (F)	✓
			D.P. 11579	
			Lot 53 (G)	✓
			D.P. 11579	
			Lot 52 (A)	✓
			D.P. 11577	
			Lot 61 (C)	done
			D.P. 11577	
"	Lot 61 D.P. 11577	Pt. Lot 61 (C) D.P. 11577	Lot 48 (D)	✓
			D.P. 11579	
			Lot 49 (E)	✓
			D.P. 11579	
			Lot 50 (F)	✓
			D.P. 11579	
			Lot 53 (G)	✓
			D.P. 11579	
			Lot 52 (A)	✓
			D.P. 11577	
"	Lot 61 D.P. 11577	Pt. Lot 61 (C) D.P. 11577	Lot 51 (B)	done
			D.P. 11577	
			Lot 48 (D)	✓
			D.P. 11579	
			Lot 49 (E)	✓
"	Lot 61 D.P. 11577	Pt. Lot 61 (C) D.P. 11577	Lot 50 (F)	✓
			D.P. 11579	
			Lot 53 (G)	✓
			D.P. 11579	
			Lot 52 (A)	done
"	Lot 61 D.P. 11577	Pt. Lot 61 (C) D.P. 11577	Lot 51 (B)	done
			D.P. 11577	
			Lot 48 (D)	✓
			D.P. 11579	
			Lot 49 (E)	✓
"	Lot 61 D.P. 11577	Pt. Lot 61 (C) D.P. 11577	Lot 50 (F)	✓
			D.P. 11579	
			Lot 53 (G)	✓
			D.P. 11579	
			Lot 52 (A)	done

APL
S.M.C. 

Servient Tenement

Nature of Easement	Lot Nos. or other legal description	Colour or Other Means of Identification, of Part Subject to Easement	Dominant Tenement Lot Nos. or other legal Description	Title Reference
Sewerage Disposal	Lots 52 D.P. 11577	Pt. Lot 52 (A) D.P. 11577	Lots 54, 32, 31 D.P. 11577	done
"	Lot 53 D.P. 11579	Pt. Lot 53 (G) D.P. 11579	Lots 54, 32, 31, 52 D.P. 11577	
"	Lot 50 D.P. 11579	Pt. Lot 50 (F) D.P. 11579	Lots 54, 32, 31, 52 D.P. 11577	
"	Lot 52 D.P. 11577	Pt. Lot 52 (A) D.P. 11577	Lot 51 D.P. 11577	done
"	Lot 53 D.P. 11579	Pt. Lot 53 (G) D.P. 11579	Lot 51 D.P. 11577	
"	Lot 50 D.P. 11579	Pt. Lot 50 (F) D.P. 11579	Lot 51 D.P. 11577	
"	Lot 35 D.P. 11577	Pt. Lot 35 (a to B) D.P. 11577	Lot 36 D.P. 11577	
"	Lot 39 D.P. 11577	Pt. Lot 39 (c to b) D.P. 11577	Lot 38 D.P. 11577	
"	Lot 41 D.P. 11577	Pt. Lot 41 (e to d) D.P. 11577	Lot 40 D.P. 11577	
"	Lot 42 D.P. 11577	Pt. Lot 42 (g to f) D.P. 11577	Lot 43 D.P. 11577	done
"	Lot 44 D.P. 11577	Pt. Lot 44 (k to h) D.P. 11577	Lot 45 D.P. 11577	
"	Lot 46 D.P. 11577	Pt. Lot 46 (y to C) D.P. 11577	Lot 47 D.P. 11577	
"	Lot 52 D.P. 11577	Pt. Lot 52 D.P. 11577 (m to p to q to s)	Lot 54 D.P. 11577	
"	Lot 52 D.P. 11577	Pt. Lot 52 D.P. 11577 (o to n to p to q to s)	Lot 32 D.P. 11577	
"	Lot 52 D.P. 11577	Pt. Lot 52 (r to q to s) D.P. 11577	Lot 31 D.P. 11577	
"	Lot 50 D.P. 11579	Pt. Lot 50 (d to x) D.P. 11579	Lot 53 D.P. 11579	
"	Lot 50 D.P. 11579	Pt. Lot 50 (u to t to x) D.P. 11579	Lots 54, 32, 52 31 D.P. 11577	
"	Lot 50 D.P. 11579	Pt. Lot 50 (w to v to x) D.P. 11579	Lot 51 D.P. 11577	
"	Lot 49 D.P. 11579	Pt. Lot 49 (a to b to c) D.P. 11579	Lot 48 D.P. 11579	
Right of Way	Lot 10 D.P. 11578	Pt. Lot 10 (H) D.P. 11578	Lot 11 D.P. 11578	done

↑ 11578? (new Lot 1 DP 1186) FROM Schedule

MP
S.P.L.
[Signature]

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

N.B. On no account should this margin be used

N.B. On no account should this margin be used

Dated this

19

day of

November

19 75

Signed by the above-named BRUCE NORMAN
COWLEY and NEIL JAMES COWLEY


B.N. Cowley
N.J. Cowley

in the presence of

Witness

Occupation

Address


Newbury

EASEMENT CERTIFICATE

IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein.

Correct for purposes of the Land Transfer Act

(Solicitor for) the registered proprietor

except the R.O.W. over lot 10 DP 11578 appurtenant to lot 11 DP 11578
The easements referred to herein when created will be subject to section 37 (1) (a) of the Counties Amendment Act 1961.

Particulars entered in the Register.

book Vol 03/ Fol 367, 368,

(see also within) 03/369, 370.

as per request

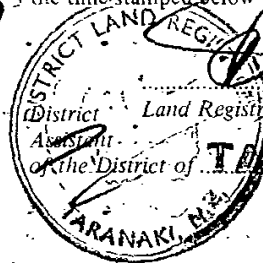
22-1-1976

227 420

Transfer 282469.3 Surrender of the Right of Way easement herein over (now) Lot 1 DP 11862 (C.T. D4/232) appurtenant to Lot 11 DP 11578 (C.T. D3/353) created by Transfer 228504 - 6.10.1981 at 12.16 p.m.

A.L.R.

Particulars entered in the Register as shown in the schedule of land herein on the date and at the time stamped below



JAN 22 2 27 PM '76

DISTRICT LAND REGISTRAR
NEW PLYMOUTH NO. 1

(See request)

22-1-1976

227 420

BILLING & CO.,
SOLICITORS,
NEW PLYMOUTH.

FILE NO.

NOV 21 12 03 PM '75

DISTRICT LAND REGISTRAR
NEW PLYMOUTH NO. 1