

move.

title information

These records were obtained in April 2023.

RPNZ document ordering service

Guaranteed Title: TNL2/227

Property: 1A Squire Place, Blagdon, New Plymouth District

Legal Description: Lot 2 Deposited Plan 20553

CoreLogic Reference: 3125663/1

Processed: 12 April 2023

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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 **TNL2/227**

Land Registration District **Taranaki**

Date Issued 18 April 2000

Prior References

TNH3/690

Estate Fee Simple
Area 3960 square metres more or less
Legal Description Lot 2 Deposited Plan 20553
Registered Owners
Claire Denise Anderson and Jamie Andrew Alexander

Interests

Subject to a right (in gross) to take convey and lead water over part marked O on DP 20553 in favour of The New Plymouth City Council created by Grant 183957 pursuant to Section 30(1)(J) Maori Affairs Act 1953 - 8.4.1971 at 10.30 am

Subject to a right to drain sewage over part marked M on DP 20533 created by Transfer 356517.2 - 14.12.1988 at 11.11 am
The easements created by Transfer 356517.2 are subject to Section 309 (1) (a) Local Government Act 1974
469750.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 18.4.2000 at 10.50 am

Subject to a right (in gross) to drain stormwater over part marked K on DP 20553 in favour of The New Plymouth District Council created by Transfer 469750.8 - 18.4.2000 at 10.50 am

The easements created by Transfer 469750.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain sewage and drain stormwater specified in Easement Certificate 469750.9 - 18.4.2000 at 10.50 am

Subject to a right to drain sewage over part marked M on DP 20553 specified in Easement Certificate 469750.9 - 18.4.2000 at 10.50 am

The easements specified in Easement Certificate 469750.9 are subject to Section 243 (a) Resource Management Act 1991

10537113.3 Mortgage to TSB Bank Limited - 24.8.2016 at 3:39 pm





Approvals



MEMORANDUM OF BUILDING LOCATION RESTRICTION		
Pursuant to Section 220 (1)(d) of the Resource Management Act 1991.		
Shown	Servient Tenement	
(A) (B) (C)	Lot 1, hereon	
That no buildings to be erected within the area subject to the restriction.		
MEMORANDUM OF LOCATION RESTRICTION		
Pursuant to Section 220 (1)(d) of the Resource Management Act 1991.		
Shown	Servient Tenement	
(1)	Lot 1, hereon	
(2)	Lot 2, hereon	
(3)	Lot 3, hereon	
(4)	Lot 4, hereon	
(5)	Lot 5, hereon	
Building platform identified are adequate for light timber frame construction and the foundations of buildings are to be designed on the platform identified.		
Shown	Servient Tenement	
(6) — (H)	Inclusive	Lot 1, hereon
(I) — (P)	Inclusive	Lot 2, hereon
(R) — (AB)	Inclusive	Lot 3, hereon
(A) — (B)	Inclusive	Lot 4, hereon
(B) — (B)	Inclusive	Lot 5, hereon
That the foundations of buildings to be designed by a suitable qualified Engineer.		
Shown		
Lots 1, 2, 3, 4 & 5 hereon		
That stormwater from buildings and hard stand areas shall be fed into designed drainage systems and piped to the adjacent watercourse.		
MEMORANDUM OF HEIGHT OF FLOOR LEVEL RESTRICTION		
Pursuant to Section 220 (1)(c) of the Resource Management Act 1991.		
Shown		
Lots 3, 4 & 5 hereon		
The floor level of dwellings, including basement and garage shall be above 2.00 msl (Granada Datum 1970)		

MEMORANDUM OF EASEMENTS		
RE: Right to drain sewage		
Shown	Servient Tenement	Dominant Tenement
(H)	Lot 2, hereon	Lot 1, hereon
(A) (B) (C)	Lot 3, hereon	Lot 1, hereon
(D)	Lot 4, hereon	Lot 1, 2, 3 hereon
(E)	Lot 3, hereon	Lot 2, hereon
(F)	Lot 4, hereon	Lot 5, hereon
RE: Right to drain stormwater		
Shown	Servient Tenement	Dominant Tenement
(G)	Lot 3, hereon	Lot 2, hereon
(H)	Lot 3, hereon	Lot 4, hereon
MEMORANDUM OF EASEMENTS IN GROSS		
RE: Right to drain stormwater		
Shown	Servient Tenement	Grantee
(I)	Lot 1, hereon	New Plymouth District Council
(J)	Lot 2, hereon	
(K)	Lot 3, hereon	
(L)	Lot 3, hereon	
RE: Right to drain sewage		
Shown	Servient Tenement	Grantee
(M)	Lot 4, hereon	New Plymouth District Council
(N)	Lot 5, hereon	

SCHEDULE OF EXISTING EASEMENTS		
Shown	Purpose	Created by
(O) (A) (B) (C)	Water	E.C. 183957
(D) (E) (F)	Sewage	T. 337520.1.
(G) (H)	Stormwater	T. 337520.2.
(I) (J) (K) (L)	Sewage	T. 350323.3. T. 357437.3
(M) (N) (O) (P)	Sewage	T. 360608.2. T. 355895.2
(Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)	Sewage	T. 358096.2. T. 379344.1
(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)	Sewage	T. 356517.2
(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)	Sewage	T. 364476.4
(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)	Sewage	T. 386055.3

Sheet 3 of 3

TERRITORIAL AUTHORITY New Plymouth Dist
Surveyed by McKinlay & Co. K9916
Scale No. Scale Date Dec. 1999

LOTS 1 - 6 BEING A SUBDIVISION OF
PART MOTUROA 1A1B2 BLOCK

LAND DISTRICT Tararaki
SURVEY BLK & DST IV. Paitutu
NZMS 261 SH1 RECORD MAP No.

MCKINLAY & CO SURVEYORS LTD

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

17 MAY 2000

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