

CERTIFICATE OF TITLE



SUE & DAMIEN

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OWN
REAL ESTATE



**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

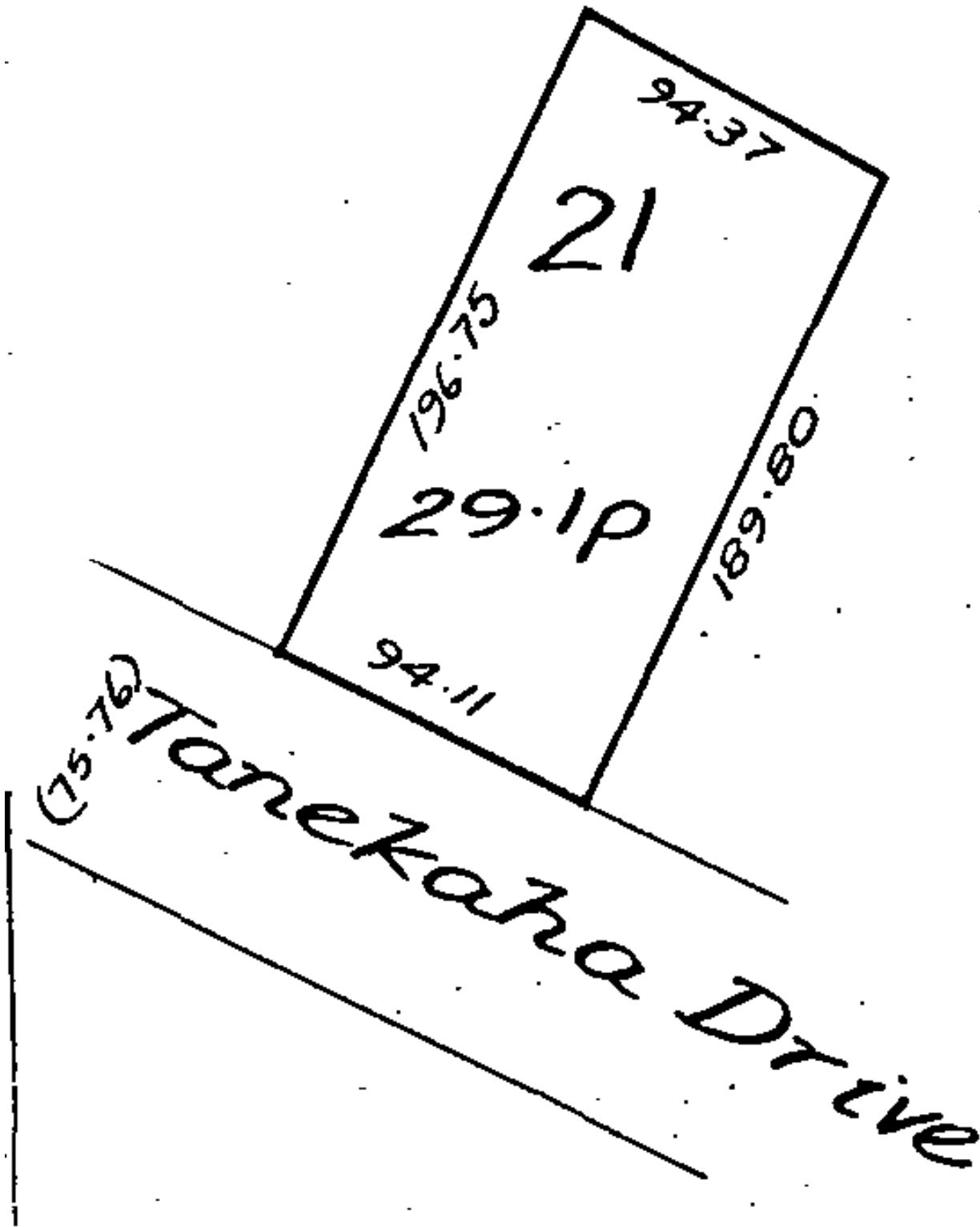
Identifier NA11B/12
Land Registration District North Auckland
Date Issued 10 May 1967

Prior References
NA1331/3

Estate Fee Simple
Area 736 square metres more or less
Legal Description Lot 21 Deposited Plan 57944

Registered Owners
Michael Martin Colin Baker and Denee Ruth Baker

Interests
K38346 Building Line Restriction
11155880.2 Mortgage to ASB Bank Limited - 27.6.2018 at 1:08 pm



CONDITIONS OF BUILDING LINE.

K38346 BLR

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act 1946, I, CHARLES ARNOLD LAWN, Deputy Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 1 to 9 (inclusive), 12 and 14 more particularly delineated in the Scheme Plan of the Town of Whangarei Extension No. 20, being a subdivision of Allotment 3~~5~~, part Allotment 3, Parahaki Parish and Closed Road, comprised in Certificate of Title Volume 231 Folio 101, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on Lots 1-9 (inclusive) and 12 within 8 feet of the side of Lot 13 (Road to be Dedicated) and on Lot 14 within 8 feet of North and North-east roadsides of Lot 13, aforesaid, as shown in the aforementioned scheme plan.

GIVEN under my hand this 25th day of October, 1951.

Signed: C.A. LAWN,
CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

I, CHARLES ARNOLD LAWN, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.

C.A. Lawn
DEPUTY
CHIEF SURVEYOR.

~~3~~ **church, always** ~~was~~ **was** the licensee **ma**, at any time pay to His Majesty either the whole or the purchase-money or any half-yearly instalment or instalments thereof remaining unpaid. The payment of any half-yearly instalment of the purchase-money so made shall affect the periodical continuity of half-yearly instalments, but the amount of purchase-money and interest included in the succeeding instalments payable hereunder shall be calculated as if the half-yearly periods corresponding to the instalments so paid had expired and run during which instalments of purchase-money and interest would otherwise have been payable shall be reduced accordingly.

The licensee will discharge and pay all rates, taxes, or other assessments imposed or levied by the local authority having jurisdiction within the area in which the said land is situate.

3. The licensee shall not at any time during the continuance of the license, without the previous consent in writing of the Land Board of the land district in which the said land is situated, remove any minerals from the said land, or commit any other species of waste in respect thereof.

~~Prohibited always,~~ and it is hereby agreed and declared, that if the licensee make default in the due and full payment of any instalment of the said price, or of any interest due in respect thereof, or in the observance or performance of any of the conditions expressed or implied in this license, the aforesaid Land Board may cause to be given to the licensee, or to any person who is for the time being in occupation of the land or of any part thereof, notice under the hand of the Commissioner of Crown Lands that if the moneys so in arrear are not paid within one calendar month after the date of the notice, or if the aforesaid conditions are not observed or performed within such time as may be fixed by the Land Board in that behalf, the Land Board will forfeit this license. **And** it is hereby agreed and declared that if the moneys so in arrear are not paid within one calendar month after the date of the aforesaid notice, or if the aforesaid conditions have not been observed or performed within the time so fixed, the Land Board may, in its discretion, without any further or other notice, by resolution forfeit this license, and thereupon the license and the contract between His Majesty and the licensee for the purchase of the land, and the interest of the licensee in the said land, shall absolutely cease and determine, and all moneys theretofore paid by the licensee under the surrendered license or under this license, or in respect of the said contract shall remain the property of His Majesty; but no such forfeiture shall relieve the licensee from his obligation to pay His Majesty any moneys in arrear under this license at the date of such forfeiture, or from any liability for any breach theretofore committed of the covenants herein expressed.

And it is hereby agreed and declared that these presents are intended to take effect as a license to occupy pending the completion of purchase by deferred payments under the provisions of section 6 and of section 8 of the Land Laws Amendment Act, 1926, and the provisions of the said section, and all other provisions of the Land Act, 1924, and the amendments thereof, applicable to such licenses shall be as binding on the parties hereto as if such provisions had respectively been set out herein at length.

In witness whereof the Commissioner of Crown Lands for the Land District of _____, on behalf of His Majesty the King, has hereunto set his hand, and these presents have also been executed by the licensee.

Signed by the Commissioner of Crown Lands, or behalf of His Majesty the King,
in the presence of—

Witness : _____ Commissioner of Crown Lands.

Occupation : _____

Address : _____

Signed by the above-named licensee, in the presence of—

Witness : _____

Occupation : _____

Address : _____

Licensee.



File 5/56

Chief Surveyor's Office,
Box 2206,
AUCKLAND. Cl.

25th October, 1951

MEMORANDUM for:

The District Land Registrar,
Box 2207,
AUCKLAND. Cl.

Scheme Plan No. 4548.

Town of Whangarei Etr. N° 20.

Owner : H. Bram.

Attached is a copy of the above-mentioned scheme plan for your record; also a copy of a Notice imposing a Building Line Restriction in pursuance of Section 5 of the Land Subdivision in Counties Act, 1946, for registration in compliance with Section 5 (4) of that Act.

Kindly inform me when registration has been completed.

T. S. Roe

T. S. Roe,
CHIEF SURVEYOR.

per RP

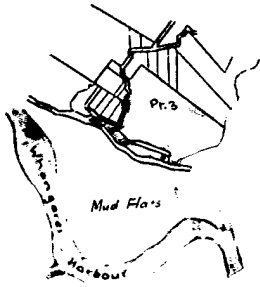
ENCLS.

Copy of Scheme Plan. N° 4548.
Copy of Notice. N° 313.

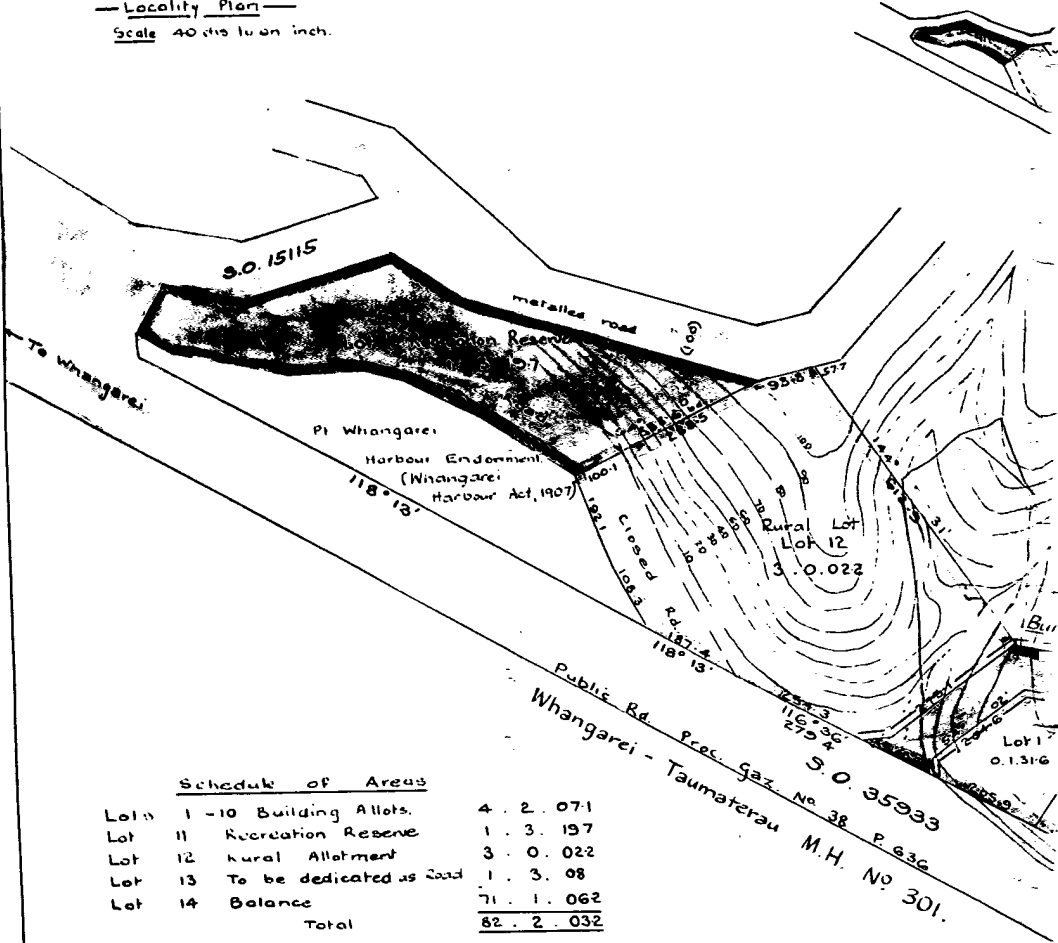


K38346 BLR

S.P.
T.011



— Locality Plan —
Scale 40 chs to an inch.



Schedule of Areas		
Lot 1	1-10 Building Allots.	4 . 2 . 071
Lot 11	Recreation Reserve	1 . 3 . 197
Lot 12	Rural Allotment	3 . 0 . 022
Lot 13	To be dedicated as Road	1 . 3 . 08
Lot 14	Balance	71 . 1 . 062
	Total	82 . 2 . 032

7/1/16

Town of Whangarei

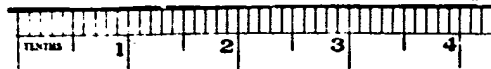
Scheme

Proposed Subⁿ of Pt. Allot
also Allot. 3B and 3C
Comprised in Pt. C.T. 231/10

WHANGAREI S.

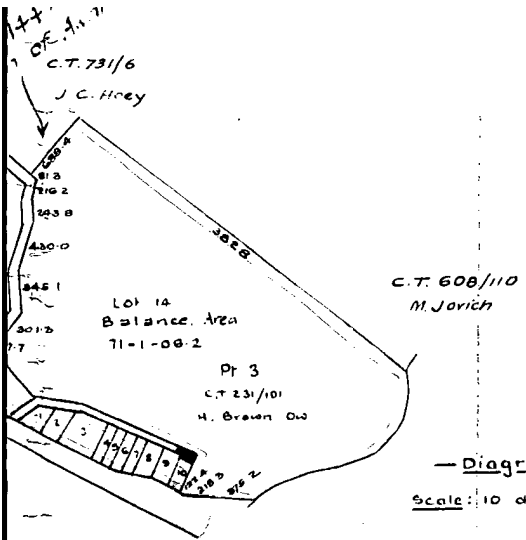
NTH. AUCKLAND LAND DIST.

Scale: 2 chains to an inch. Prepa

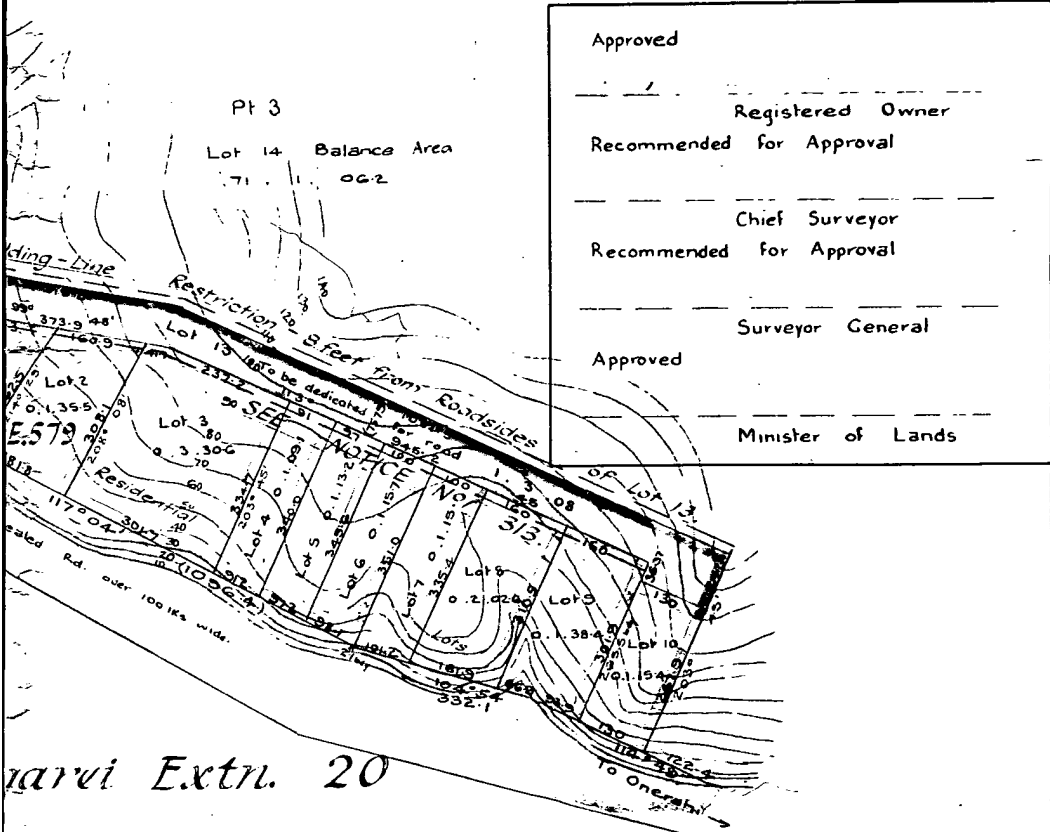


I hereby certify that this scheme
for drainage

Date of receipt of plan: 28.5.51, D.O. No. 5/52/210
 Date copy submitted to Local Authority: 23.8.51
 Section 3(1) of Act: 23.8.51
 Date of meeting of Committee of Local Authority: 20.9.51
 Date of issue of copy of approved plan: _____
 _____ Local Authority
 District Council



— Diagram —
 Scale: 10 chs to an inch.



Approved _____
 Registered Owner
 Recommended for Approval _____
 Chief Surveyor
 Recommended for Approval _____
 Surveyor General
 Approved _____
 Minister of Lands

Parahi Extn. 20

of
 3 Parahaki Parish
 H. Brown Owner

IX
 WHANGAREI COUNTY
 ed by R.S. Finch Reg. Surveyor.

ed by me in
 1 in Counties Act 1946

Robt S. Finch
 Reg. Surveyor.

makes adequate provision

Robt S. Finch
 Reg. Surveyor.

I, CHARLES ARNOLD LAWN hereby
 certify that this is a copy of
 a Scheme Plan approved in accordance
 with the provisions of the
 Land Subdivision in Counties Act,
 1946.

Charles Arnold Lawn
 DEPUTY CHIEF SURVEYOR

4548

K 38346

PARTICULARS EMPLOYED BY THE GLIDER BOARD
VOL. 2-31 FOLIO 101

THE 30 DAY OF *October* 1951
AT 10 O'CLOCK

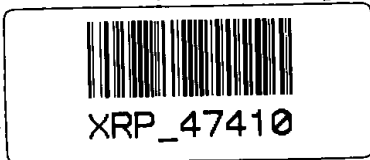
W. J. ...

Assistant ...

Noted on D.P. 5189

Air ...

Revised - 5.12.1951



XRP_47410

14865
127 A04 02



STATEMENT OF PASSING OVER

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