

# GRIFFIOEN.

## RECORD OF TITLE

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We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

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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**                    **CB13K/554**  
**Land Registration District** **Canterbury**  
**Date Issued**                17 June 1974

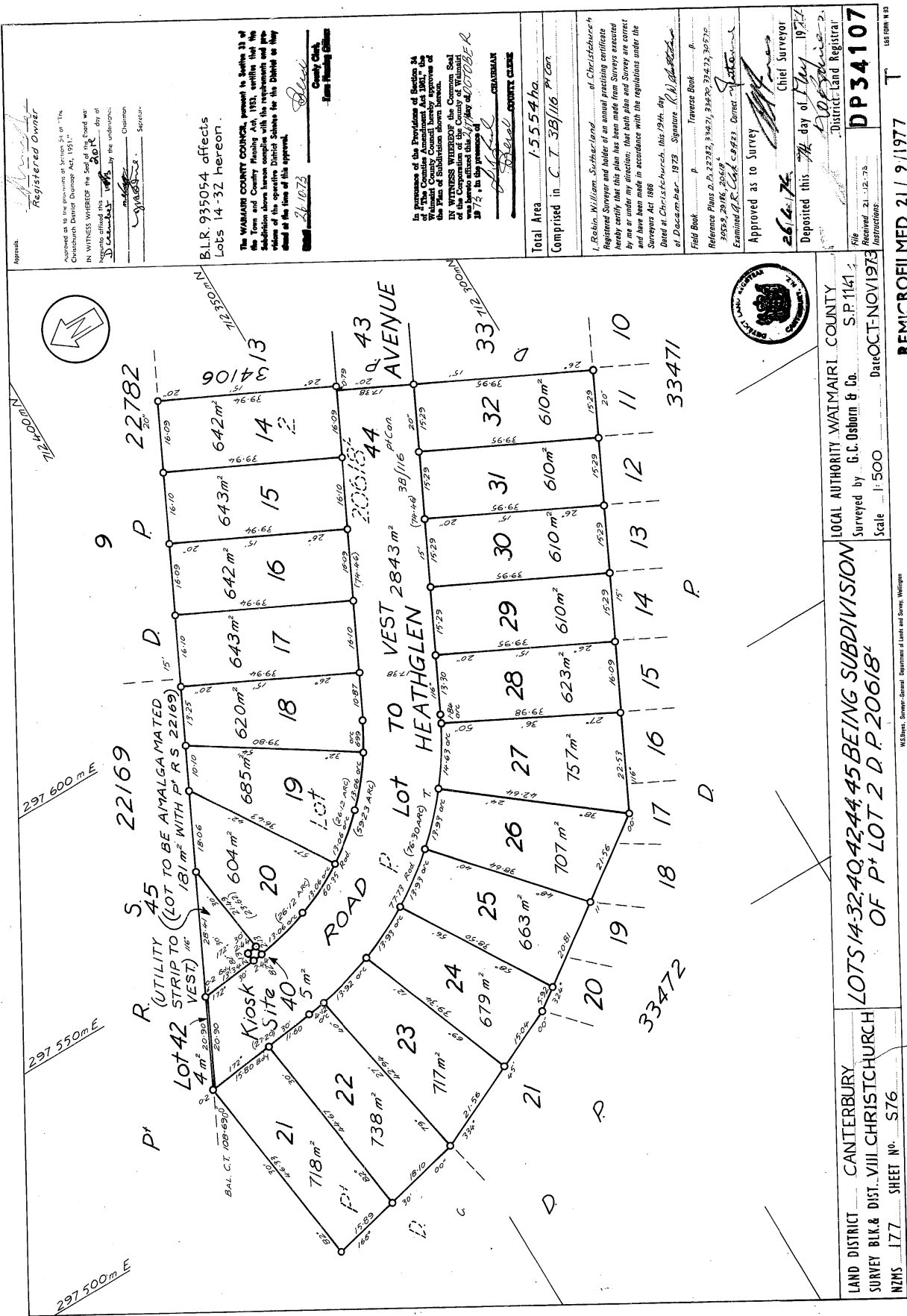
**Prior References**  
CB3B/116

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**Estate**                        Fee Simple  
**Area**                         643 square metres more or less  
**Legal Description**        Lot 15 Deposited Plan 34107  
**Registered Owners**  
Kelvin Allan Wood and Daniel Allan Blackburn-Wood

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**Interests**  
935054 Resolution imposing Building Line Restriction - 7.11.1973 at 9:50 am  
Fencing Provision in Transfer 39735.2 - 23.6.1975 at 9:25 am  
Land Covenant in Transfer 39735.2 - 23.6.1975 at 9:25 am  
11656401.3 Mortgage to ANZ Bank New Zealand Limited - 16.1.2020 at 2:04 pm



Approved: *[Signature]*  
 Registered Owner  
 authorized as to the provisions of Section 34 of the  
 Christchurch District Drainage Act, 1951,  
 IN WITNESS WHEREOF the Seal of the Board was  
 hereunto affixed this 21st day of  
 1977 by the undersigned:  
 Chairman  
 Secretary

B.L.R. 935054 affects  
 Lots 14-32 hereon.

The WAIMAIRI COUNTY COUNCIL, pursuant to Section 33 of  
 the Town and Country Planning Act, 1951, certifies that the  
 subdivision shown complies with the requirements and pro-  
 vision of this operative District Scheme for the District as they  
 stand at the time of this approval.

*[Signature]*  
 County Clerk  
 Euan Mackenzie Gillies

In presence of the President of Section 34  
 of the Counties Amendment Act 1967, the  
 Waimairi County Council hereby approves of  
 the Plan of Subdivision of the Common Seal  
 of the Corporation of the County of Waimairi  
 was hereto affixed this 21st day of OCTOBER  
 1977 in the presence of  
 CHAIRMAN  
 COUNTY CLERK

Total Area 1.5554 ha  
 Comprised in C.T. 3B/116 p/Con

I, Robin William Sutherland, of Christchurch  
 Registered Surveyor and holder of an annual practicing certificate  
 hereby certify that this plan has been made from surveys executed  
 by me or my assistants, that both plan and surveys are correct  
 and have been made in accordance with the regulations under the  
 Surveyors Act 1966

Dated at Christchurch, this 19th day  
 of December, 1977. Signature *[Signature]*

Field Book p. Traverse Book p.  
 References Plus D.P. 22782, 33427, 33430, 33432, 30572,  
 35583, 29498, 20664  
 Examined by *[Signature]* District Registrar

Approved as to Survey  
 26/1/77  
 Chief Surveyor  
 Deposited this 21st day of May 1977  
 District Land Registrar

File No. DP 34107  
 Printed 21/12/75  
 Instructions

LAND DISTRICT CANTERBURY  
 SURVEY BLK & DIST. VIII CHRISTCHURCH  
 NZMS 177 SHEET NO. S76

LOCAL AUTHORITY WAIMAIRI COUNTY  
 Surveyed by G.C. Osborn & Co. S.P. 1141  
 Date OCT-NOV 1973

Scale 1:500

LOTS 14-32, 40, 42, 44, 45 BEING SUBDIVISION  
 OF P\* LOT 2 D P 2006/8

REMICROFILMED 21 / 9 / 1977

Supplied by Wilbur Samuel Ltd, Christchurch, New Zealand.  
 Withheld - Survey - District Department of Lands and Survey, Wellington.

39735.2 T

Approved by the D.L.R. Canterbury

No. 540645

New Zealand

(C)

# Memorandum of Transfer

40e.

CYRIL LEONARD LOVE SMITH of Christchurch Company Director

1. Here state nature of estate or interest.

being registered as the proprietor of an estate<sup>1</sup> in fee simple

subject however to such encumbrances liens and interests as are notified by memoranda under-

2. District, county, hundred or township.

written or endorsed hereon in all that piece of land situated in ~~the~~ Block VIII of the Christchurch Survey District

3. Here state the area, exclusive of roads, intersecting the same, if any.

containing<sup>3</sup> SIX HUNDRED AND FORTY THREE SQUARE METRES (643m<sup>2</sup>)

4. Here state rights-of-way, privileges or easements, if any, intended to be conveyed, and if the land to be dealt with contain all that is included in an existing grant or certificate, of title, or lease refer thereto for description and diagram; otherwise set forth the boundaries in chains, links or feet and refer to a plan thereof on margin of or annexed to the instrument, or deposited in the Registry Office.

be the same a little more or less<sup>4</sup> Lot 15 on Deposited Plan 34107 being all the land comprised and described in Certificate of Title Volume 13K Folio 554 (Canterbury Registry)

PURSUANT TO an agreement dated the 2nd day of September 1974

TRANSFER, MORTGAGE, LEASE, ASSIGNMENT and AGREEMENT stamped with duty of \$ 80 on 14.9.75  
*[Signature]*  
Dist. Commissioner of Inland Revenue

21X. Stamp Duty 0/21

14-V-75 13115 -DTY \*\*\*\*\*0.40

In consideration of the sum of EIGHT THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$8,750.00)

paid to me by HAWKSTON HOLDINGS LIMITED a duly incorporated company having its registered office at Christchurch

the receipt of which sum I hereby acknowledge

Do hereby Transfer to the said HAWKSTON HOLDINGS LIMITED

all my estate and interest in the said piece of land

In Witness whereof I have hereunto signed my name this 12<sup>TH</sup>  
day of MAY One thousand nine hundred and  
70 seventy ~~two~~ <sup>FIVE</sup>

Signed by the said

CYRIL LEONARD LOVE SMITH

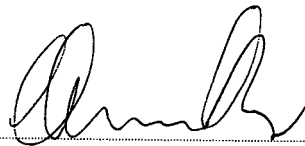
in the presence of

Witness—

Name Alie

Occupation Shop

Address Castland



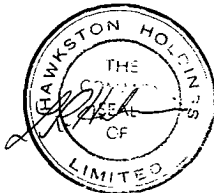
AND IN CONSIDERATION of the said transfer the transferee  
DOETH HEREBY COVENANT with the transferor:

1. NOT to erect on the said Lot 15 Deposit Plan No. 34107 any sheet metal fences of any description to the intent that this covenant shall be a restrictive covenant running with the said Lot 15 Deposit Plan No. 34107 for the benefit of all the other lots on Deposit Plan No. 34107.

2. NOT to erect on the said Lot 15 Deposit Plan No. 34107 any building within a distance of 25 feet from the road frontage or frontages of the said Lot to the intent that this covenant shall be a restrictive covenant running with the said Lot 15 Deposit Plan No. 34107 for the benefit of all the other lots on Deposit Plan No. 34107.

3. THAT the transferor shall not be liable to contribute towards the cost of erection of any dividing fence between the land hereby transferred and any adjoining land owned by the transferor but this proviso shall not enure for the benefit of any transferee of any such adjoining land from the transferor.

THE COMMON SEAL of HAWKSTON )  
HOLDINGS LIMITED was hereto )  
affixed in the presence of: )



No.

Correct for the purposes of the Land Transfer Act.

# TRANSFER of LAND

Solicitor for the Purchaser

Situated in Block VIII of the Chch Survey District

CYRIL LEONARD LOVE SMITH Vendor

HAWKSTON HOLDINGS LIMITED Purchaser

SECTION  
add or stated below

2 131

Particulars entered in the Register Book,

Vol. Folio

on the

District Land Registrar  
Assistant of the District of Canterbury

LAND & DEEDS	
Nature: Memo of Transfer	
Firm:	
Date:	
Time:	
Fee \$ :	
Abstract No.	



FEES PAID HEREON AVAILABLE

TO 22/1/75 18.8.75 ALR

039735/2

131/554

District Land Registrar  
Christchurch No. 1

June 23 9 25 AM '75



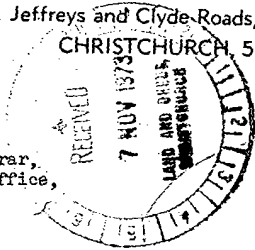
935054 BLR

ADDRESS ALL COMMUNICATIONS  
TO THE COUNTY CLERK

REF.  
TELEPHONE 517-109  
PRIVATE BAG  
FENDALTON

# WAIMAIRI COUNTY COUNCIL

Cnr. Jeffreys and Clyde Roads, Fendalton  
CHRISTCHURCH 5.



File S.P. 1141

5 November, 1973.

The District Land Registrar,  
Lands & Deeds Registry Office,  
Private Bag,  
CHRISTCHURCH

Dear Sir,

Resolution Approving Survey Plan Relative to  
Scheme Plan No. 1141

I have to advise that in accordance with Section 34 of the Counties  
Amendment Act, 1961, the Waimairi County Council has approved the Survey  
Plan of Subdivision of

Pt. Lot 2, D.P. 20618  
(C.T. 3B/116)

and imposes a condition that no building or hoardings are erected

on Lots 1 to 39 (inclusive) within 13.26 of the middle line or 4.57 metres  
of the side lines of Lots (43 and 44) being "Road to Vest".

~~conditional on the granting or reserving of easements shown in the  
memorandum of easements endorsed on the said Survey Plan, conditional  
upon Lot being amalgamated with the land  
in C.T. and one certificate of title being  
issued in accordance therewith and further authorised the County  
Chairman and County Clerk to sign and seal the said Survey Plan on  
behalf of the Council.~~

*affects*  
Pt. C.T. 3B/116

*Affects*  
*D.Ps.*  
*34106, 34107*

Yours faithfully,

*Reid*  
(J. Reid)  
COUNTY CLERK.

*Plan not in*

*13K/540-*  
*was 1-39.*  
*DP 34106*

935054

55

Particulars entered in Register-book  
 15K/1019, 1249 15F/976, 977, 15K/95, 96  
 No 8/417, 1482 Vol. folio  
 No 1492, 1493, 15B/1013, 1014 16B/103, 104 No F/863, 804  
 153, 15K/540, 541, 543-545, 547, 549-564, 566-571 780, 781  
 573-577 571  
 the 7<sup>th</sup> day November 1973 at 950

*[Signature]*  
 Land Registrar,  
 CANTERBURY

= No 238042/1 Re-imposing the  
 within Building Line Restriction  
 affecting D.P. 42665 & 42715  
 6/8/1779 at 11.54a *[Signature]*

2011

LAND & DEEDS	
Nature:	<i>[Handwritten]</i>
Filed:	<i>[Handwritten]</i>
7 NOV 1973	
Time:	<i>[Handwritten]</i>
Fee:	<i>[Handwritten]</i>
Abstract No.	8219

