



**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 **NA117A/116**
Land Registration District **North Auckland**
Date Issued 21 April 1998
Prior References
NA53D/800

Estate Fee Simple
Area 718 square metres more or less
Legal Description Lot 9 Deposited Plan 186767
Registered Owners
Conall Milligan Berg and Angel-Marie Bradbury

Interests

D263746.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 21.4.1998 at 3:39 pm (DP 186767)

D263746.5 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 (DP 186767) - 21.4.1998 at 3:39 pm

Appurtenant hereto are rights of way and stormwater, water supply, electricity supply & telecommunications rights specified in Easement Certificate D263746.9 - 21.4.1998 at 3:39 pm

Subject to a right of way over part marked F and a stormwater right over part marked J on DP 186767 specified in Easement Certificate D263746.9 - 21.4.1998 at 3:39 pm

The easements specified in Easement Certificate D263746.9 are subject to Section 243 (a) Resource Management Act 1991

12664657.3 Mortgage to ANZ Bank New Zealand Limited - 20.4.2023 at 11:38 am

20 MAY 1998

Approved by the District Land Registrar, South Auckland No. 351560
 Approved by the District Land Registrar, North Auckland, No. 4380/81
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

D 263 746.9
EC

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

22We ONERAHI HEIGHTS LIMITED

being the registered proprietor(s) 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 **North Auckland** on the day of 19 under No. 186767 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.

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 Stormwater Water Supply, Electricity Supply Telecommunications	Lot 10	B	Lots 4,5,7,8,9	117 117A/111 to 112 line 117 117A/111A to 119 line
Right of Way Stormwater Water Supply Electricity Supply Telecommunications	Lot 4	C	Lots 5,7,8,9,10	
Right of Way Stormwater Water supply, Electricity Supply, Telecommunications	Lot 5	D	Lots 4,7,8,9,10	
Right of Way	Lot 8	E	Lot 9	
Right of Way	Lot 9	F	Lot 8	
Right of Way and Stormwater	Lot 15	G	Lot 10	of 186766
Stormwater	Lot 10	I	Lots 9(12)15,16	
Stormwater	Lot 9	J	Lots 10(12)15,16	
Stormwater	Lot 15	L	Lots (12)16	
Stormwater	Lot 16	M	Lots (12)15	

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: See attached

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

Dated this day of

19

Signed by the above-named

in the presence of

Witness

Occupation

Address

- 1.1 Each of the easements referred to in the Schedule shall be forever appurtenant to the dominant tenement.

2. ELECTRICITY

- 2.1 The following provisions shall apply to the electricity easement referred to herein:

The grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to lead and convey electricity without interruption or impediment (except during any periods of necessary renewal and/or repair) from the public street adjoining the servient land by means of conduits, cables or pipes laid or to be laid under the surface of and through the soil of the specified area to the dominant land.

3. TELECOMMUNICATIONS

- 3.1 The following provisions shall apply to the telephone easement referred to herein:

The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to convey telephone and similar services without interruption or impediment (except during any periods of necessary renewal and/or repair) from the public street adjoining the servient land by means of conduit, cables or pipes laid or to be laid under the surface of and through the soil of the specified area to the dominant land.

4. STORMWATER

- 4.1 The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) at all times to convey water stormwater by means of pipes drains through and under that specified area to or from the dominant land.

5. RIGHT OF WAY

- 5.1 The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to go pass and repass with or without vehicles, horses or other animals carts, carriages and motor vehicles of any description through over and along that specified area to the dominant land.

6. WATER

- 6.1 The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) at all times to convey water by means of pipes drains through and under that specified area to or from the dominant land.



**DECLARATION OF NON-REVOCATION OF POWER OF ATTORNEY
AND AUTHORITY TO EXECUTE INSTRUMENT**

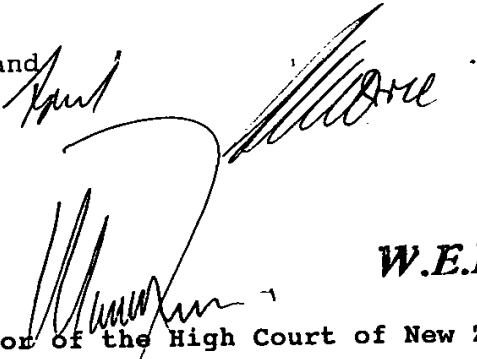
**Pursuant to Part IX Protection of Personal and Property
Rights Act 1988**

I **ROBERT THOMAS NORRIE** of Auckland in New Zealand,
solemnly and sincerely declare as follows:

1. BY enduring Power of Attorney dated 16 March 1998 ("the document) **MAX ANDREW MATHERS** of Whangarei, Company Director ("the Donor") appointed me as attorney for the donor on the terms and subject to the conditions set out in the document.
2. A copy of the Power of Attorney has been deposited in the Land Transfer Office at Auckland on _____ under No. 257830.2
3. AT the date hereof I have not received any notice or information of the revocation of that appointment by the death of the Donor or otherwise.
4. THE document is in all respects in force at the date hereof by virtue of its terms and the provisions of Part IX of the Personal and Property Rights 1988.
5. I am authorised by the document to execute the annexed instrument.
6. THE instrument complies with all conditions and restrictions (if any) set out in the document.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at Auckland
this 6 day of April
1998 before me:


W.E.Finn

A Solicitor of the High Court of New Zealand

**DECLARATION OF NON-REVOCATION OF POWER OF ATTORNEY
AND AUTHORITY TO EXECUTE INSTRUMENT**

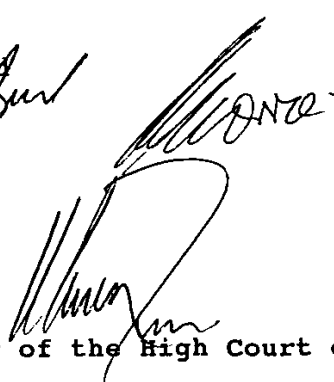
**Pursuant to Part IX Protection of Personal and Property
Rights Act 1988**

I, **ROBERT THOMAS NORRIE** of Auckland in New Zealand,
solemnly and sincerely declare as follows:

1. BY enduring Power of Attorney dated 16 March 1998 ("the document") **BRENT GARY OLSEN** of Auckland, Company Director ("the Donor") appointed me as attorney for the donor on the terms and subject to the conditions set out in the document.
2. A copy of the Power of Attorney has been deposited in the Land Transfer Office at Auckland on _____ under No. **D 257830.1**
3. AT the date hereof I have not received any notice or information of the revocation of that appointment by the death of the Donor or otherwise.
4. THE document is in all respects in force at the date hereof by virtue of its terms and the provisions of Part IX of the Personal and Property Rights 1988.
5. I am authorised by the document to execute the annexed instrument.
6. THE instrument complies with all conditions and restrictions (if any) set out in the document.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at Auckland
this 6 day of April
1998 before me:



W.E. Finn

A Solicitor of the High Court of New Zealand

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

1.1 All the easements set out in the schedule on page 1 of this Easement Certificate shall be subject to the following terms conditions covenants or restrictions.

(a) The Grantee shall in exercising the Grantee's rights in relation to each of the easements:

(i) take all reasonable steps to minimise disturbance to the Grantor and

(ii) cause as little disturbance as is reasonably practical to the surface of the Grantor's land and

(iii) restore the surface of the Grantor's land as nearly as practical to it's original condition and repair any other damage caused in exercising of the Grantee's rights in relation to the easements.

(b) All pipes, cables, wires, conduits or other means of conveying a service must be installed underground at an appropriate depth beneath the surface of the land.

DATED this 6 day of

1998

ONERAHI HEIGHTS LIMITED
by its Directors MAX ANDREW
MATHERS and BRENT GARY OLSEN
by their attorney ROBERT
THOMAS NORRIE in
the presence of:

Witness:

Occupation:

Address:

W. E. Finn
Lovegrove Finn Harborne
Solicitors
P.O. Box 25 066
St. Heliers

LOVEGROVE FINN HARBORNE SOLICITORS NOMINEE COMPANY LIMITED being the mortgagee under Mortgage No. D.204181.4 consents to the within written Easement Certificate.

DATED this 6 day of

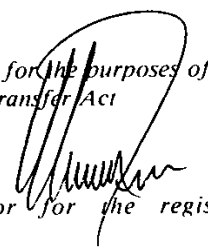
1998

LOVEGROVE FINN HARBORNE
SOLICITORS NOMINEE COMPANY
LIMITED by its Directors
WARREN EDWARD FINN and
KEVIN WAYNE HARBORNE
in the presence of:

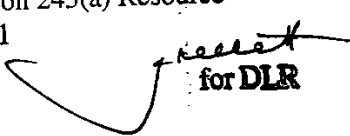
EASEMENT CERTIFICATE

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

Correct for the purposes of the
Land Transfer Act


Solicitor for the registered proprietor

The ~~above~~/within easements when created ~~will~~
~~be~~/are subject to Section 243(a) Resource
Management Act 1991


for DLR

LOVEGROVES
SOLICITORS
ST HELIERS

3.39 21.APR.98
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR
1174/111 + 112
114-119

LINZ COPY

