RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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R.W. Muir
Registrar-General of Land

Identifier **NL13B/474**

Land Registration District **Nelson**

Date Issued 19 May 2000

Prior References
NL12C/160

Estate Fee Simple

Area 5059 square metres more or less

Legal Description Lot 2 Deposited Plan 19992

Registered Owners
Stephen Mark Croll and Susan Christine Croll

Interests

318430.1 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Transmit electricity	Section XIX Waimea South District - CT NL13B/295	A-B DP 15661	Lot 2 Deposited Plan 19992 - herein	

318430.8 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey electrical energy	Lot 1 Deposited Plan 19107 - CT NL12C/813	E-F DP 19107	Lot 2 Deposited Plan 19992 - herein	
Convey electrical energy	Lot 1 Deposited Plan 18201 - CT NL12A/1233	I-J DP 18201	Lot 2 Deposited Plan 19992 - herein	
Convey electrical energy	Lot 4 Deposited Plan 18201 - CT NL12A/1226	E-F DP 18201	Lot 2 Deposited Plan 19992 - herein	
Convey electrical energy	Lot 20 Deposited Plan 18201 - CT NL12A/1242	G-H DP 18201	Lot 2 Deposited Plan 19992 - herein	
Convey electrical energy	Lot 4 Deposited Plan 15298 - CT NL12A/1243	O-P & Q-R DP 15298	Lot 2 Deposited Plan 19992 - herein	

328827.6 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Rights of way and rights to transmit telephone communications	Lot 2 Deposited Plan 16341 - CT NL10C/541	A DP 16341	Lot 2 Deposited Plan 19992 - herein	

Rights of way and rights to transmit telephone communications	Lot 3 Deposited Plan 16341 - CT NL12C/542	B DP 16341	Lot 2 Deposited Plan 19992 - herein
Rights of way and rights to transmit telephone communications	Lot 4 Deposited Plan 16341 - CT NL10C/543	C D & E DP 16341	Lot 2 Deposited Plan 19992 - herein
Transmit electrical energy	Lot 4 Deposited Plan 16341 - CT NL10C/543	K-M & E DP 16341	Lot 2 Deposited Plan 19992 - herein

The easements specified in Easement Certificate 328827.6 are subject to Section 243(a) Resource Management Act 1991

367424.3 Easement Certificate specifying the following easements - 1.5.1997 at 11.11 am

Type	**Servient Tenement**	**Easement Area**	**Dominant Tenement**	**Statutory Restriction**
Right of way and right to transmit telephonic communications	Lot 5 Deposited Plan 18388 - CT NL12B/362	A DP 18388	Lot 2 Deposited Plan 19992 - herein	

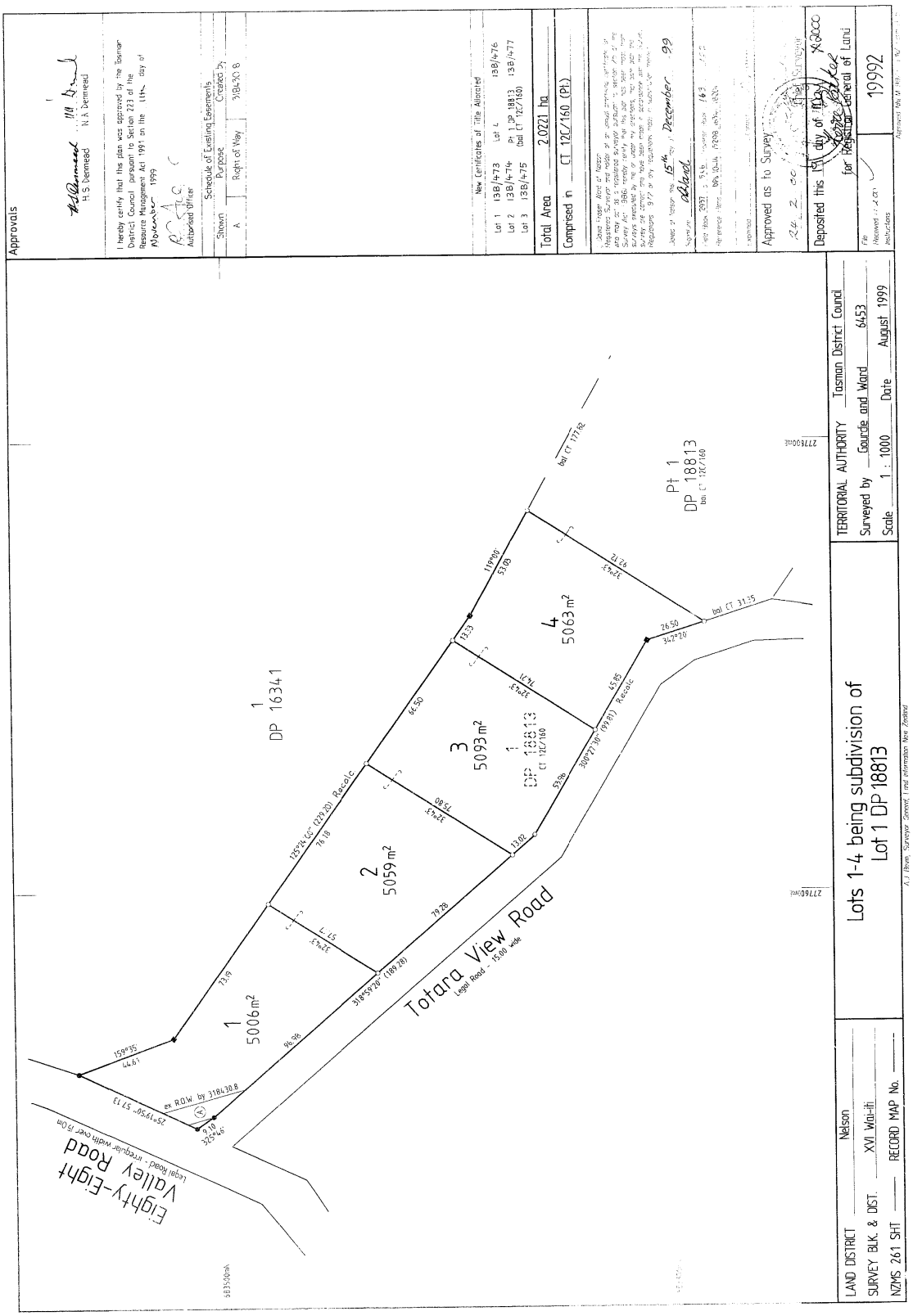
The easements specified in Easement Certificate 367424.3 are subject to Section 243(a) Resource Management Act 1991

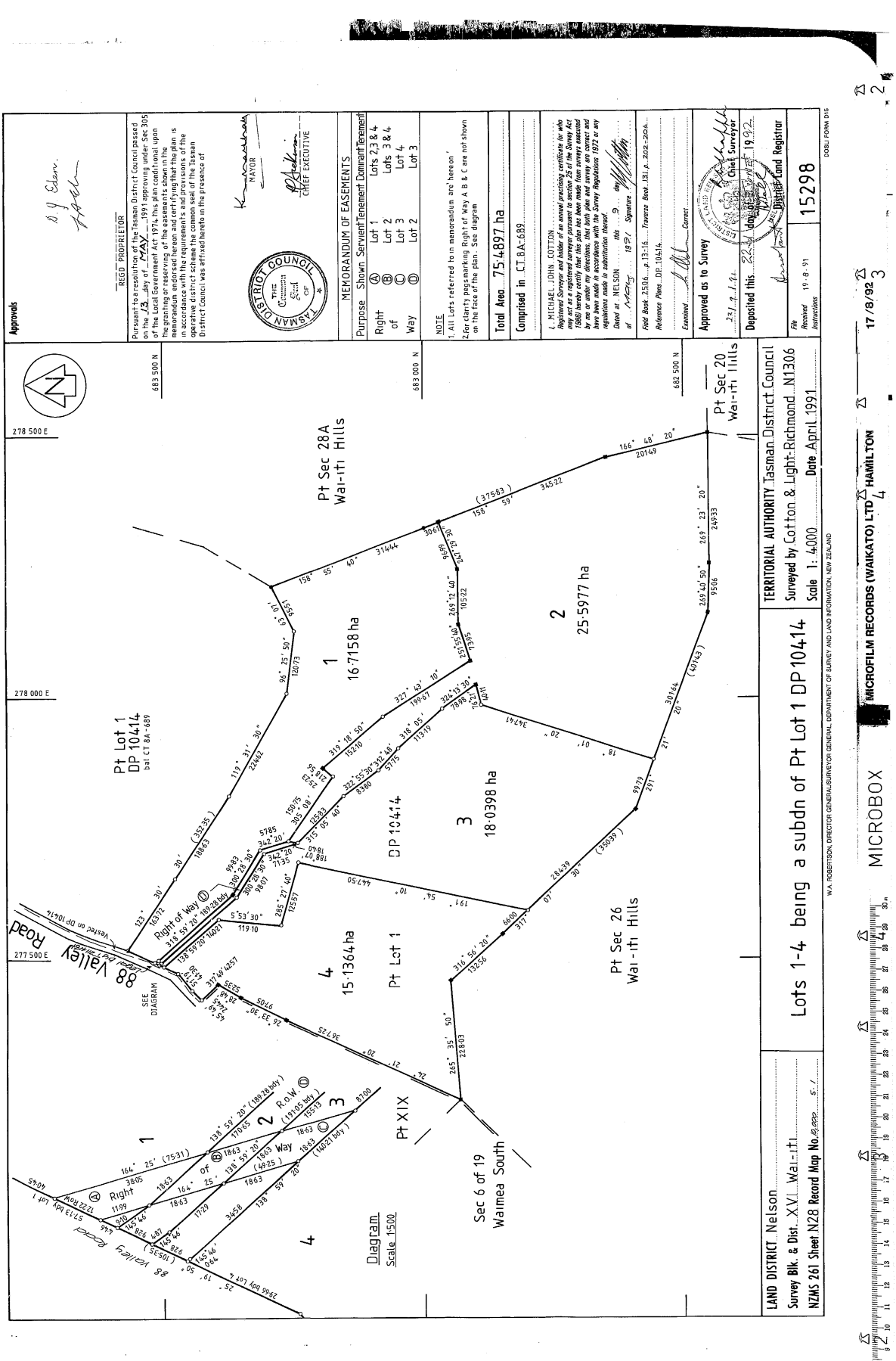
374763.2 Consent Notice under Section 221(1) Resource Management Act 1991 by The Tasman District Council - 30.1.1998 at 1.20 pm

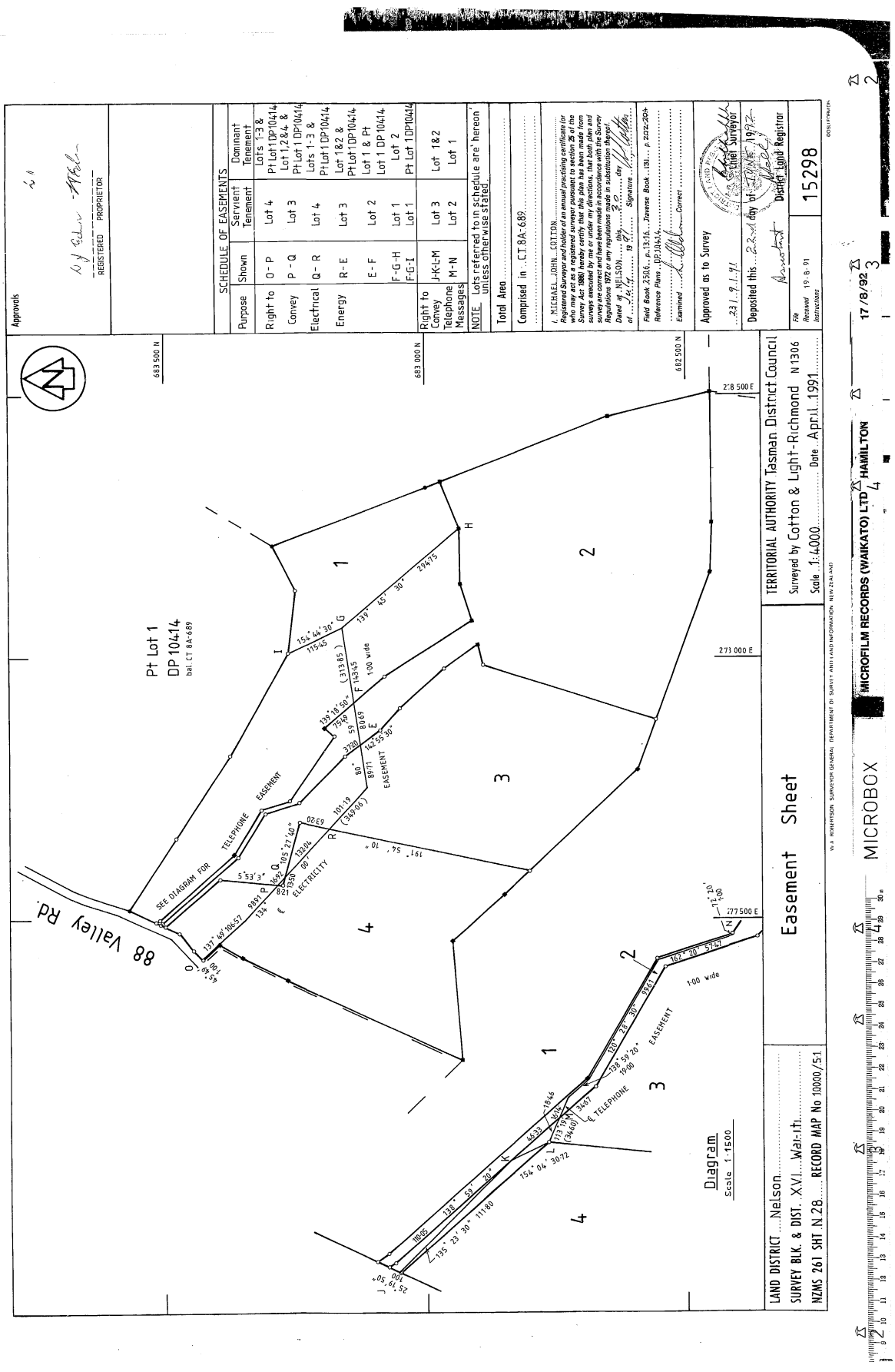
397588.3 Consent Notice under Section 221(1) Resource Management Act 1991 by The Tasman District Council - 19.5.2000 at 11.25 am

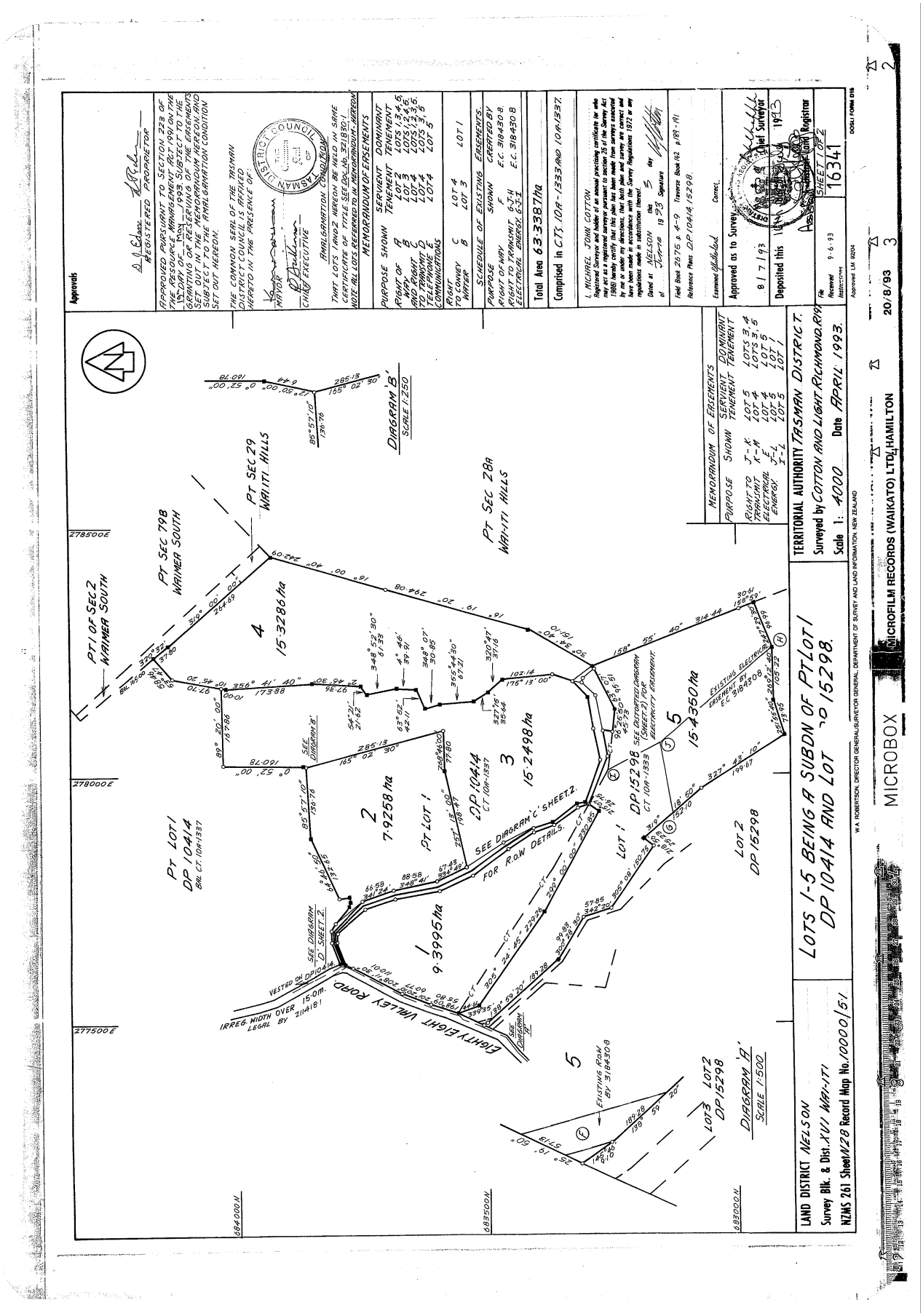
Land Covenant in Transfer 398756.1 - 28.6.2000 at 11.15 am

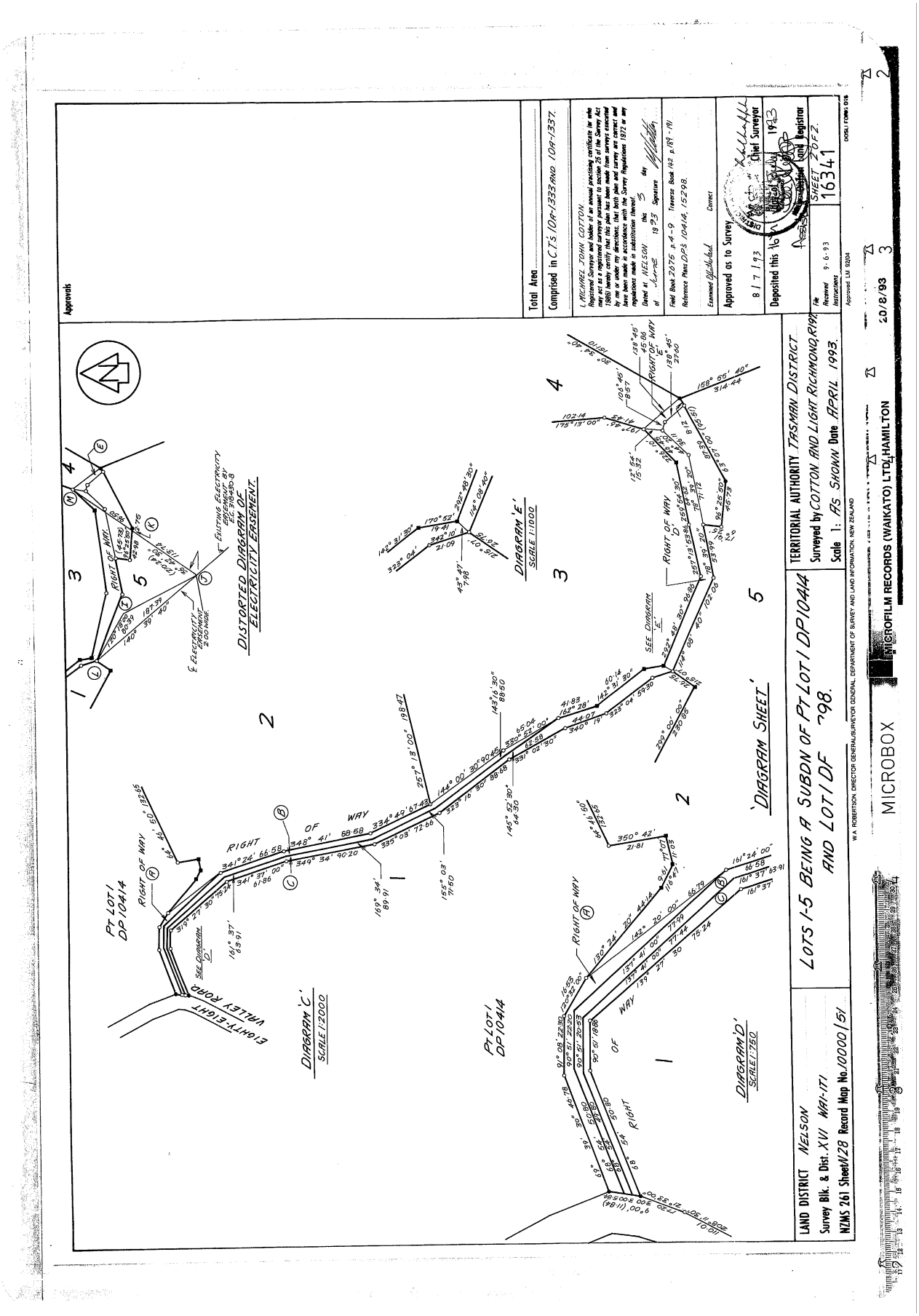
8695193.1 Mortgage to ASB Bank Limited - 17.2.2011 at 11:59 am

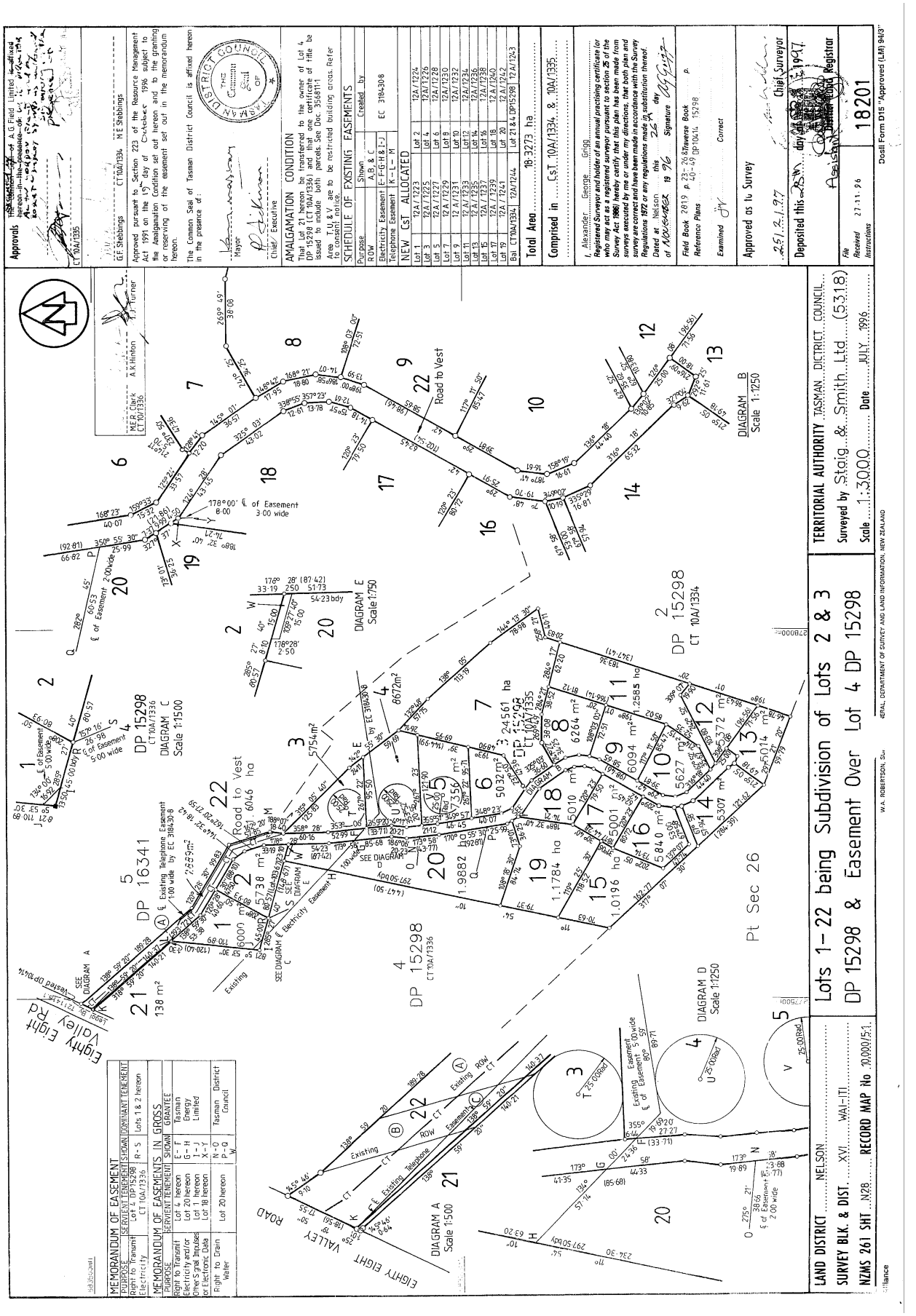

Approvals
N.S. Dennehead
I hereby certify that this plan was approved by the Tasman District Council pursuant to Section 223 of the Resource Management Act 1991 on the 11th day of November 1999
Authorised Officer
Schedule of Existing Easements
Shown
Purpose
Created by
A
Right of Way
3184308
New Certificates of Title Allocated
Lot 1 13B/474-73
Lot 2 13B/474-74
Lot 3 13B/474-75
Lot 4 13B/474-76
Pt 1 DP 18813 (bal CT 12C/160) 13B/474-77
Total Area 2.0221 ha
Comprised in CT 12C/160 (Pt.)
Approved as to Survey
Deposited this 15th day of December 1999
for Registrar-General of Land
File
Received
Instructions
Lots 1-4 being subdivision of Lot 1 DP 18813
TERRITORIAL AUTHORITY Tasman District Council
Surveyed by Gourdie and Ward 6453
Scale 1 : 1000 Date August 1999
LAND DISTRICT Nelson
SURVEY BLK. & DIST. XVI Wai-iti
NZMS 261 SHT RECORD MAP No.
Totara View Road
Legal Road - 15.00 wide
Eighty-Eight Valley Road
Legal Road - irregular width over 15.0m
DP 16341
Pt 1 DP 18813
bal CT 12C/160
bal CT 177/62
bal CT 31/35
1 5006m²
2 5059m²
3 5093m²
4 5063m²
1 DP 18813 CT 12C/160
ex R.O.W. by 3184308
Recalc
5775600mE
5776600mE


Approvals
REGD PROPRIETOR
Pursuant to a resolution of the Tasman District Council passed on the 13 day of MAY 1991 approving under Sec 305 of the Local Government Act 1974, this plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme the common seal of the Tasman District Council was affixed hereto in the presence of
MAYOR
CHIEF EXECUTIVE
TASMAN DISTRICT COUNCIL
MEMORANDUM OF EASEMENTS
Purpose Shown Servient Tenement Dominant Tenement
Right of Way A Lot 1 Lots 2,3 & 4
B Lot 2 Lots 3 & 4
C Lot 3 Lot 4
D Lot 2 Lot 3
NOTE
1. All Lots referred to in memorandum are hereon.
2. For clarity pegs marking Right of Way A B & C are not shown on the face of the plan. See diagram
Total Area 754897 ha
Comprised in CT 8A-689
I, MICHAEL JOHN COTTON
Registered Surveyor and holder of an annual practising certificate in force pursuant to the Surveyors Act 1986 hereby certify that the Survey Regulations 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at NELSON this 9 day of May 1991
Signature
Field Book 2306 p.13-16 Traverse Book 131 p. 202-206
Reference Plans DP 10414
Examined Correct
Approved as to Survey
23/9/91
Chief Surveyor
Deposited this 22nd day of October 1992
District Land Registrar
File Received 19.8.91
Instructions
15298
DOSLI FORM D15
TERRITORIAL AUTHORITY Tasman District Council
Surveyed by Cotton & Light Richmond N1306
Scale 1:4000 Date April 1991
Lots 1-4 being a subdn of Pt Lot 1 DP 10414
LAND DISTRICT Nelson
Survey Blk. & Dist. XVI Wai-iti
NZMS 261 Sheet N28 Record Map No.
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
Pt Lot 1 DP 10414 bal CT 8A-689
Pt Sec 28A Wai-iti Hills
Pt Sec 20 Wai-iti Hills
Pt Sec 26 Wai-iti Hills
Pt XIX
Sec 6 of 19 Waimea South
1 16.7158 ha
2 25.5977 ha
3 18.0398 ha
4 15.1364 ha
DP 10414
Pt Lot 1
88 Valley Road
Vested on DP 10414
Right of Way B
Right of Way C
R.O.W. C
Right of Way A
SEE DIAGRAM
Diagram Scale 1:500
278 500 E
278 000 E
277 500 E
683 500 N
683 000 N
682 500 N
MICROFILM RECORDS (WAIKATO) LTD HAMILTON
17/8/92
MICROBOX


Approvals
REGISTERED PROPRIETOR
SCHEDULE OF EASEMENTS
Purpose
Shown
Servient Tenement
Dominant Tenement
Right to Convey
O - P
Lot 4
Pt Lot 1 DP 10414 Lot 1,2 & 4 & Pt Lot 1 DP 10414
Convey
P - Q
Lot 3
Pt Lot 1 DP 10414 Lots 1-3 & Pt Lot 1 DP 10414
Electrical
Q - R
Lot 4
Lot 1 & 2 & Pt Lot 1 DP 10414
Energy
R - E
Lot 3
Lot 2 & Pt Lot 1 DP 10414
E - F
Lot 2
Lot 1 & Pt Lot 1 DP 10414
F-G-H
Lot 1
Lot 2
F-G-I
Lot 1
Pt Lot 1 DP 10414
Right to Convey Telephone Messages
J-K-L-M
Lot 3
Lot 1 & 2
M-N
Lot 2
Lot 1
NOTE Lots referred to in schedule are hereon unless otherwise stated.
Total Area
Comprised in CT 8A-689
I, MICHAEL JOHN COTTON
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 and any relevant rules made in relation thereto.
Dated at NELSON this 20 day of July 1992
Signature
Field Book 2506 pp 13-16 Traverse Book 131 pp 202-204
Reference Plans DP 10414
Examined
Correct
Approved as to Survey
23/9/91
Chief Surveyor
Deposited this 22nd day of JUNE 1992
District Land Registrar
File
Received 19 8 91
Instructions
15298
Pt Lot 1 DP 10414
bal CT 8A-689
88 Valley Rd
SEE DIAGRAM FOR TELEPHONE EASEMENT
ELECTRICITY
EASEMENT
1·00 wide
683 500 N
683 000 N
682 500 N
2 78 500 E
273 000 E
277 500 E
Easement Sheet
Diagram
Scale 1:1500
TERRITORIAL AUTHORITY Tasman District Council
Surveyed by Cotton & Light-Richmond N 1306
Scale 1:4000 Date April 1991
LAND DISTRICT Nelson
SURVEY BLK. & DIST. XVI Wai-iti
NZMS 261 SHT N 28 RECORD MAP No 10000/5:1
W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
MICROBOX
MICROFILM RECORDS (WAIKATO) LTD HAMILTON
17/8/92


Approvals
REGISTERED PROPRIETOR
APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 13TH DAY OF DECEMBER 1993 SUBJECT TO THE CONDITIONS SET OUT IN THE MEMORANDUM HEREON AND SUBJECT TO THE AMALGAMATION CONDITION SET OUT HEREON.
THE COMMON SEAL OF THE TASMAN DISTRICT COUNCIL IS AFFIXED HEREUNTO IN THE PRESENCE OF:
MAYOR
CHIEF EXECUTIVE
AMALGAMATION CONDITION
THAT LOTS 1 AND 2 HEREON BE HELD IN SAME CERTIFICATE OF TITLE SEE DOC.No. 321930.1
NOTE: ALL LOTS REFERRED TO IN MEMORANDUM HEREON
MEMORANDUM OF EASEMENTS
PURPOSE SHOWN SERVIENT TENEMENT DOMINANT TENEMENT
Right of Way A LOT 2 LOTS 1,3,4,5.
Right of Way B LOT 3 LOTS 1,2,4,5.
Right of Way C LOT 4 LOTS 1,2,3,5.
Telephone & Communications E LOT 4 LOT 5
Right to Convey Water C LOT 4 LOT 1
D LOT 3
SCHEDULE OF EXISTING EASEMENTS
PURPOSE SHOWN CREATED BY
Right of Way F E.C. 318430.8
Right to Transmit Electrical Energy G,F,H E.C. 318430.8
Total Area 63.3387ha
Comprised in CTS 10A/1333 AND 10A/1337.
I, MICHAEL JOHN COTTON, ... certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at NELSON this 5 day of June 1993 Signature
Field Book 26.75 p. 4-9 Traverse Book N2 p.189-191
Reference Plans DP 10414, 15298.
Examined Correct
Approved as to Survey 8/7/93
Deposited this 13th day of July 1993
File Reference 9-6-93 Approved LM 12204
SHEET 1 OF 2
16341
DOSLI FORM D16
MEMORANDUM OF EASEMENTS
PURPOSE SHOWN SERVIENT TENEMENT DOMINANT TENEMENT
Right to Transmit Electrical Energy J-K LOT 5 LOTS 3,4
K-M LOT 4 LOTS 3,5
E LOT 5 LOT 1
J-L LOT 5 LOT 1
L-E LOT 5
TERRITORIAL AUTHORITY TASMAN DISTRICT
Surveyed by COTTON AND LIGHT, RICHMOND. 1993.
Scale 1: 4000 Date APRIL 1993.
LOTS 1-5 BEING A SUBDN OF PT LOT 1 DP 10414 AND LOT 2 DP 15298.
LAND DISTRICT NELSON
Survey Blk. & Dist. XVI WAI-ITI
NZMS 261 Sheet M28 Record Map No. 10000/51
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
20/8/93
MICROFILM RECORDS (WAIKATO) LTD, HAMILTON
MICROBOX
DIAGRAM 'B' SCALE 1:250
DIAGRAM 'B' SCALE 1:500
PT SEC 29 WAITI HILLS
PT SEC 28A WAITI HILLS
PT SEC 79B WAIMEA SOUTH
PT 1 OF SEC 2 WAIMEA SOUTH
PT LOT 1 DP 10414 BDR. CT. 10A/1337
LOT 2 DP 15298
LOTS 3,4,5 DP 15298
EIGHTY EIGHT VALLEY ROAD
IRREG. WIDTH OVER 15.0m. LEGAL BY 211418.1
VESTED ON DP 10414
EXISTING ROW BY 318430.8
EXISTING ELECTRICAL EASEMENT BY E.C. 318430.8
SEE DIAGRAM 'C' SHEET 2 FOR R.O.W. DETAILS.
SEE DIAGRAM 'A' SHEET 2
SEE DIAGRAM 'B'
SEE DIAGRAM 'C' SHEET 2
SEE DIAGRAM 'D' SHEET 2 FOR ELECTRICITY EASEMENT
2785000E
2780000E
2775000E
6840000N
6835000N
6830000N
2 7.9258 ha
3 15.2498 ha
4 15.3286 ha
5 15.4350 ha
1 9.3995 ha
DP 10414 CT 10A/1337
DP 15298 CT 10A/1333


Approvals
Total Area
Comprised in C.T.S 10A/1333 AND 10A/1337.
I, MICHAEL JOHN COTTON
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at NELSON this 5 day of June 1993 Signature
Field Book 2075 p.4-9 Traverse Book 142 p.189-191
Reference Plans DPS 10414, 15298.
Examined Correct
Approved as to Survey
Deposited this 16 day of 8 1993
Chief Surveyor
Land Registrar
File Reference 9-6-93 Instructions
SHEET 2 OF 2.
16341
Approved LM 78204
DCRLI FORM: D16
TERRITORIAL AUTHORITY TASMAN DISTRICT
Surveyed by COTTON AND LIGHT RICHMOND, R190
Scale 1: AS SHOWN Date APRIL 1993.
LOTS 1-5 BEING A SUBDN OF PT LOT 1 DP 10414 AND LOT 1 DP 798.
LAND DISTRICT NELSON
Survey Blk. & Dist. XVII WAI-ITI
NZMS 261 Sheet N28 Record Map No. 10000 151
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
MICROFILM RECORDS (WAIKATO) LTD, HAMILTON
20/8/93
MICROBOX
DISTORTED DIAGRAM OF ELECTRICITY EASEMENT.
DIAGRAM 'E'
SCALE 1:1000
DIAGRAM 'C'
SCALE 1:2000
DIAGRAM 'D'
SCALE 1:750
'DIAGRAM SHEET'
PT LOT 1 DP 10414
EIGHTY-EIGHT VALLEY ROAD
RIGHT OF WAY
RIGHT OF WAY 'E'
RIGHT OF WAY 'D'
RIGHT OF WAY 'A'
RIGHT OF WAY 'B'
RIGHT OF WAY 'C'
SEE DIAGRAM 'E'
SEE DIAGRAM 'D'
EXISTING ELECTRICITY EASEMENT 4.00 WIDE EC 318450.8
ELECTRICITY EASEMENT 2.00 WIDE


Lots 1–22 being Subdivision of Lots 2 & 3
DP 15298 & Easement Over Lot 4 DP 15298
TERRITORIAL AUTHORITY TASMAN DISTRICT COUNCIL
Surveyed by Staig & Smith Ltd (5318)
Scale 1:3000 Date JULY 1996
LAND DISTRICT NELSON
SURVEY BLK. & DIST. XVI WAI-ITI
NZMS 261 SHT N28 RECORD MAP No 10,000/5:1
Approvals
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 19th day of October 1996 subject to the Amalgamation Condition set out hereon and to the granting or reserving of the easement set out in the memorandum hereon.
The Common Seal of Tasman District Council is affixed hereon in the presence of:
Mayor
Chief Executive
AMALGAMATION CONDITION
That Lot 4 DP 15298 be transferred to the owner of Lot 4 DP 15298 CT 10A/1336 and that one certificate of title be issued to include both parcels. See Doc. 356811:1
Area T,U & V are to be restricted building areas. Refer to consent notice.
SCHEDULE OF EXISTING EASEMENTS
Purpose | Shown | Created by
ROW | A,B & C |
Electricity Easement | E-F-G-H & I-J | EC 318430.8
Telephone Easement | K—L—M |
NEW CST ALLOCATED
Lot 1 12A/1223 Lot 2 12A/1224
Lot 3 12A/1225 Lot 4 12A/1226
Lot 5 12A/1227 Lot 6 12A/1228
Lot 7 12A/1229 Lot 8 12A/1230
Lot 9 12A/1231 Lot 10 12A/1232
Lot 11 12A/1233 Lot 12 12A/1234
Lot 13 12A/1235 Lot 14 12A/1236
Lot 15 12A/1239 Lot 18 12A/1240
Lot 19 12A/1241 Lot 20 12A/1242
Bal CT10A/1334 12A/1244 Lot 21 & 4 DP15298 12A/1243
Total Area 19.3273 ha
Comprised in Cst 10A/1334 & 10A/1335
I, Alexander George Grigg
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 35 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Nelson this 26th day of November 1996
Signature
Field Book 2819 p. 23–26 Traverse Book p.
Reference Plans 40–49 DP10414 15298
Examined Correct
Approved as to Survey
25.2.1997
Chief Surveyor
Deposited this 25th day of February 1997
Registrar
File
Received 27.11.96
Instructions
18201
MEMORANDUM OF EASEMENT
PURPOSE | SERVIENT TENEMENT | SHOWN | DOMINANT TENEMENT
Right to Transmit Electricity | Lot 4 DP15298 CT 10A/1336 | R-S | Lots 1 & 2 hereon
MEMORANDUM OF EASEMENTS IN GROSS
PURPOSE | SERVIENT TENEMENT | SHOWN | GRANTEE
Right to Transmit Electricity and/or Other Signals Impulses or Electronic Data | Lot 4 hereon | E-F | Tasman Energy Limited
Lot 20 hereon	G-H
Lot 1 hereon	I-J
Lot 18 hereon	X-Y
Right to Drain Water	Lot 20 hereon	N-O	Tasman District Council
	P-Q
	W-L
DIAGRAM A Scale 1:500
DIAGRAM B Scale 1:1250
DIAGRAM C Scale 1:1500
DIAGRAM D Scale 1:1250
DIAGRAM E Scale 1:750
Eighty Eight Valley Rd
Road to Vest
Pt Sec 26
DP 15298 CT 10A/1336
DP 16341
DP 15298 CT 10A/1334
Existing Telephone Easement 1.00 wide by EC 318430.8
Existing Electricity Easement
Existing ROW
Easement C
Existing Telephone
Existing Easement 5.00 wide
Easement 2.00 wide
W.A. ROBERTSON, Sur.
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Dosit Form D15 "Approved (LIA) 94/3"