Property Title

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

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.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

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	**99727**
Land Registration District	**Wellington**
Date Issued	22 April 2004

Prior References
73642

Estate	Fee Simple
Area	703 square metres more or less
Legal Description	Lot 50 Deposited Plan 324718
Registered Owners	

Christopher Alan Lehen and Brenda Elizabeth Lehen

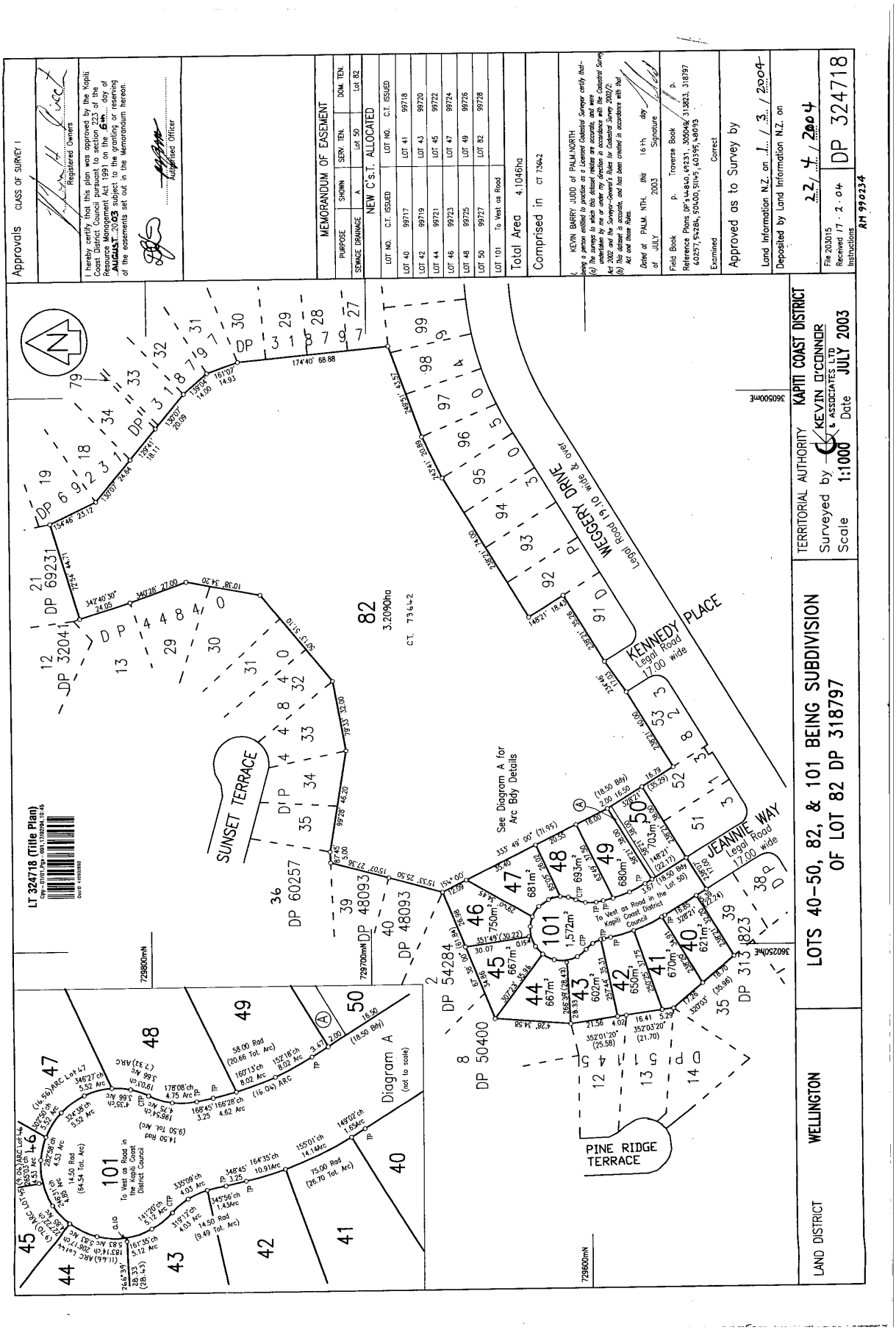
Interests

Subject to a right to drain sewage over part marked A on DP 324718 created by Easement Instrument 5975653.4 - 22.4.2004 at 9:00 am

The easements created by Easement Instrument 5975653.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 5975653.5 - 22.4.2004 at 9:00 am

Fencing Covenant in Transfer 6024162.2 - 31.5.2004 at 9:00 am


Approvals CLASS OF SURVEY I
Registered Owners
I hereby certify that this plan was approved by the Kapiti Coast District Council pursuant to section 223 of the Resource Management Act 1991 on the 6th day of AUGUST 2003 subject to the granting or reserving of the easements set out in the Memorandum hereon.
Authorised Officer
MEMORANDUM OF EASEMENT
PURPOSE SHOWN SERV. TEN. DOM. TEN.
SEWAGE DRAINAGE A Lot 50 Lot 82
NEW C's.T. ALLOCATED
LOT NO. C.T. ISSUED LOT NO. C.T. ISSUED
LOT 40 99717 LOT 41 99718
LOT 42 99719 LOT 43 99720
LOT 44 99721 LOT 45 99722
LOT 46 99723 LOT 47 99724
LOT 48 99725 LOT 49 99726
LOT 50 99727 LOT 82 99728
LOT 101 To Vest as Road
Total Area 4.1046ha
Comprised in CT 7364/2
KEVIN BARRY JUDD of PALMERSTON NORTH
being a person entitled to practise as a Licensed Cadastral Surveyor certify that-
(a) The survey to which this dataset relates was made by me or under my supervision and is accurate, complete in all respects and was executed in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Dated at PALMERSTON NTH. this 16th day of JULY 2003
Signature
Field Book p. Traverse Book p.
Reference Plans DP's 48402, 69231, 32041, 48093, 60257, 54284, 50400, 31795, 60595, 48093
Examined Correct
Approved as to Survey by
Land Information N.Z. on 1. / 3. / 2004
Deposited by Land Information N.Z. on
22. 4. / 2004
File 203015
Received 17 - 2 - 04
Instructions
DP 324718
AH 990234
LT 324718 (Title Plan)
TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by KEVIN O'CONNOR & ASSOCIATES LTD
Scale 1:1000 Date JULY 2003
LAND DISTRICT WELLINGTON
LOTS 40-50, 82, & 101 BEING SUBDIVISION OF LOT 82 DP 318797
SUNSET TERRACE
KENNEDY PLACE
Legal Road 17.00 wide
JEANNIE WAY
Legal Road 17.00 wide
PINE RIDGE TERRACE
WESCOBERRY DRIVE
Legal Road 19.10 wide & over
See Diagram A for Arc Bdy Details
Diagram A
(not to scale)
To Vest as Road in the Kapiti Coast District Council
DP 69231
DP 32041
DP 48402
DP 60257
DP 48093
DP 54284
DP 50400
DP 31795
82 3.2090ha CT. 7364/2
729800mN
729700mN
729600mN
360500mE
360250mE