

RPNZ document ordering service

Guaranteed Title: SA34B/407

Property: 183A Windermere Drive, Poike, Tauranga City

Legal Description: Flat 1 Deposited Plan South Auckland 37930

CoreLogic Reference: 3184805/1

Processed: 25 March 2024

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier SA34B/407
Land Registration District South Auckland
Date Issued 03 September 1985

Prior References
SA31B/233

Estate Fee Simple - 1/2 share
Area 1001 square metres more or less
Legal Description Lot 21 Deposited Plan South Auckland
34641

Registered Owners
Rebecca Rolleston as Executor

Estate	Leasehold	Instrument	L H611683.2
		Term	999 years commencing on 12.4.1985
Legal Description	Flat 1 Deposited Plan South Auckland 37930		

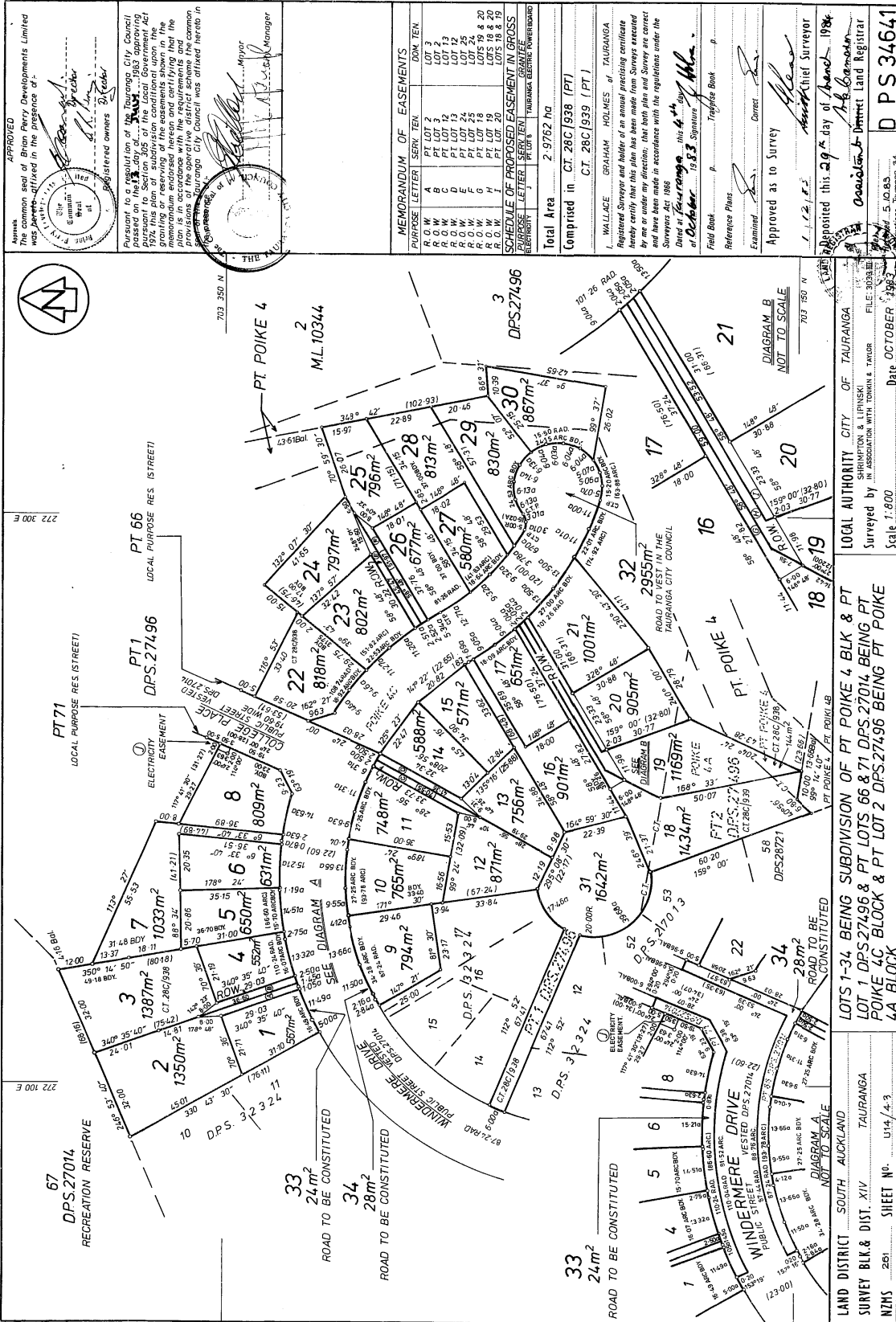
Registered Owners
Rebecca Rolleston as Executor

Interests

H611683.2 Lease of Flat 1 DP South Auckland 37930 Term 999 years commencing on 12.4.1985 Composite CT
SA34B/407 issued - 3.9.1985 (Affects Fee Simple)

Land Covenant in Lease H611683.2 - 3.9.1985 (Affects Fee Simple)

B186601.3 Lease of Flat 2 and Garage 2 DPS 66982 Term 999 years commencing on 18.1.1994 Composite CT
SA53D/986 issued - 11.2.1994 at 2.10 pm (Affects Fee Simple)



APPROVED
The common seal of Brian Perry Developments Limited was hereunto affixed in the presence of -
[Signature]
Registered owners
[Signature]
Mayor

Pursuant to a resolution of the Tauranga City Council passed on the 15th day of... 1983 approving... 1972 this plan of subdivision conditional upon the granting or reserving of the easements shown in the plan...
Date of Surveying this 4th day of October 1983
Signature of *[Signature]*
Field Book p. *[Page]*
Reference Plans p. *[Page]*
Examined *[Signature]* Correct
Approved as to Survey *[Signature]*
Deposited this 29th day of March 1984
Oswald Bennett Land Registrar
FILE: 30383
Scale 1:800
Date OCTOBER 1983

MEMORANDUM OF EASEMENTS

PURPOSE	LETTER	SERV. TEN.	DON. TEN.
R.O.W.	A	PT LOT 2	LOT 3
R.O.W.	B	PT LOT 12	LOT 13
R.O.W.	C	PT LOT 13	LOT 12
R.O.W.	D	PT LOT 13	LOT 24
R.O.W.	E	PT LOT 25	LOT 24
R.O.W.	F	PT LOT 18	LOTS 19 & 20
R.O.W.	G	PT LOT 20	LOTS 18 & 19
R.O.W.	H	PT LOT 20	LOTS 18 & 19

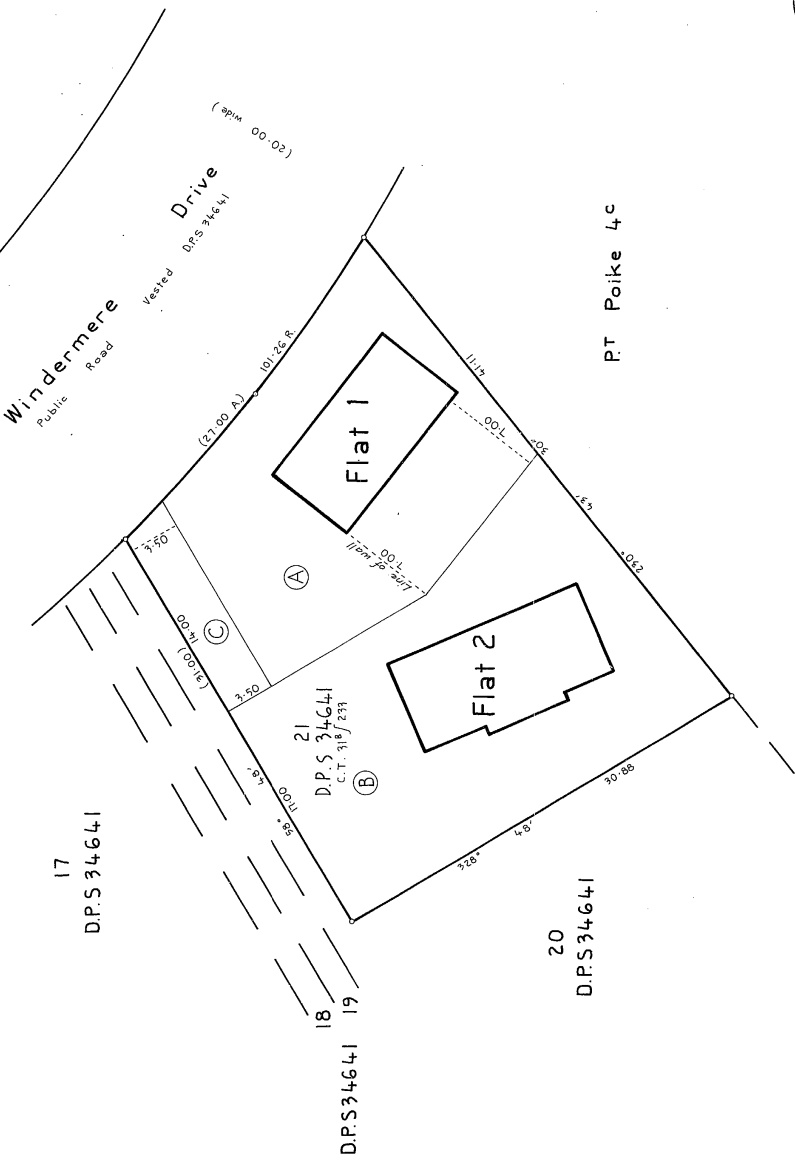
SCHEDULE OF PROPOSED EASEMENT IN GROSS

LETTER	SERV. TEN.	DONOR	RECIPIENT	REMARKS
A	PT LOT 2	LOT 3	LOT 3	ROADWAY EASEMENT
B	PT LOT 12	LOT 13	LOT 13	ROADWAY EASEMENT
C	PT LOT 13	LOT 12	LOT 12	ROADWAY EASEMENT
D	PT LOT 13	LOT 24	LOT 24	ROADWAY EASEMENT
E	PT LOT 25	LOT 24	LOT 24	ROADWAY EASEMENT
F	PT LOT 18	LOTS 19 & 20	LOTS 19 & 20	ROADWAY EASEMENT
G	PT LOT 20	LOTS 18 & 19	LOTS 18 & 19	ROADWAY EASEMENT
H	PT LOT 20	LOTS 18 & 19	LOTS 18 & 19	ROADWAY EASEMENT

Total Area 2.9762 ha
Comprised in CT 28C 938 (PT)
CT 28C 939 (PT)
L. WALLACE GRAHAM, HOLMES of TAURANGA
Registered Surveyor and holder of an annual practicing certificate
I hereby certify that this plan has been made from surveys executed
by me or under my direction, that both plan and survey are correct
and that these have been made in accordance with the regulations under the
Survey Act 1980.
Date of Surveying this 4th day of October 1983
Signature of *[Signature]*
Field Book p. *[Page]*
Reference Plans p. *[Page]*
Examined *[Signature]* Correct
Approved as to Survey *[Signature]*
Deposited this 29th day of March 1984
Oswald Bennett Land Registrar
FILE: 30383
Scale 1:800
Date OCTOBER 1983

8/10/1986
LOCAL AUTHORITY CITY OF TAURANGA
Surveyed by SHARON & IAN TAYLOR
Scale 1:800
Date OCTOBER 1983
LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK & DIST. XIV TAURANGA
NIMS 261 SHEET NO. U14/4-3
Printed by HUGHES BROTHERS LTD Wellington, New Zealand
E1604 7417

30-3-85



6 M. P. O'Connell - Str. Engr.
Registered Owners

Pursuant to Section 314 of the Local Government Act 1974, I hereby certify that construction of the buildings depicted hereon commenced on or after 1 April 1979 and a building permit for the construction of the buildings depicted has been issued by the Tauranga City Council pursuant to its By-laws Dated this 16 day of January --- 1985

W. P. O'Connell
City Manager

I hereby certify that the buildings shown hereon are erected in the positions shown and are within the boundaries of C.T. 318/233 Lot 21 D.P.S. 34641

W. P. O'Connell 24/1/85
Registered Surveyor

Total Area 1001 m²
Comprised in C.T. 318/233 (All)

L. Lock Macrae Speedy of Tauranga Registered Surveyor for an annual practicing certificate hereby certifies that this plan has been prepared by me or under my direction, that both plans and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1986

Dated at Tauranga this 21 day of January 1985 Signature **L. Lock Macrae Speedy**

Field Book p. 4 Traverse Book p. 4

Reference Plans D.P.S. 34641

Examined Correct **M. V. P. O'Connell**

Approved for leasing purposes only
11/3/1985 L.T. Surveyor

Deposited this 12 day of March 1985

United **United** Land Registrar
Received 6.3.1985
Instructions Tauranga 34

DPS37930



LOCAL AUTHORITY Tauranga City
Surveyed by Shrimpton Lipinski (6802)
Scale 1:200 Date December 1984

Plan of Flats situated on Lot 21 D.P.S.34641
being P.T. Poike 4c Block

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. XIV Tauranga
NZMS 261 SHEET No. U14/4.3
Tauranga 34

US (DM) 8.2

1/3 Shading - Shows General Department of Lands and Survey Warning