



Record of Survey - DP 562489

Survey Number	DP 562489
Surveyor Reference	LAWN RD COTTAGES
Surveyor	Warren Bruce Gunn
Survey Firm	Technical Spatial Limited
Surveyor Declaration	I Warren Bruce Gunn, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 03 Nov 2022 12:03 PM

Survey Details

Dataset Description	LOTS 1 AND 2 BEING A SUBDIVISION OF RURAL SECTION 31, CLIVE SURVEY DISTRICT AND LOTS 7 TO 18 DEEDS PLAN 79 AND LOT 1 DP 439683		
Purpose	LT Subdivision		
Status	Deposited	Type	Survey
Land District	Hawkes Bay	Survey Class	Class B
Meridional Circuit	Hawkes Bay 2000	Vertical Datum	None

Survey Dates

Surveyed Date	10/05/2021	Certified Date	03/11/2022
Submitted Date	03/11/2022 12:03:41	Survey Approval Date	05/11/2022
Deposit Date	10/11/2022		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 20589	Hawkes Bay	0°00'00"
SO 4601	Hawkes Bay	0°00'00"
DP 6559	Hawkes Bay	0°00'00"
DP 28092	Hawkes Bay	0°00'00"
DP 378989	Hawkes Bay	0°00'00"
DP 439683	Hawkes Bay	0°00'00"
SO 6	Hawkes Bay	0°00'00"

Territorial Authorities

Hastings District

Comprised In

RT 534059
RT HBA4/358 Ltd

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 562489	Fee Simple Title	6.6681 Ha	1005321
Lot 2 Deposited Plan 562489	Fee Simple Title	0.1787 Ha	1005322



Record of Survey - DP 562489

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 562489	Easement		
Total Area		6.8468 Ha	

Mark and Vector

Survey Number DP 562489

Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
IS 2 DP 439683	IT 3 DP 378989	ob0	225°44'14" M			113.97 M		
IT 3 DP 378989	IT 2 DP 378989	ob17	209°17'30" M			69.15 M		
IT 2 DP 378989	IS 2 DP 439683	ob20	39°32'29" M			181.36 M		
IS 2 DP 439683	IT XIII SO 4601	ob1	182°10'59" M			189.344 M		
IT XIII SO 4601	IT 1 DP 378989	ob21	230°55'57" A	DP 378989	0°00'00"	10.80 A	DP 378989	
IT 1 DP 378989	IT 2 DP 378989	ob22	299°20'40" A	DP 378989	0°00'00"	114.57 A	DP 378989	
IS 2 DP 439683	IS 3 DP 439683	ob2	4°24'20" M			162.09 M		
IS 3 DP 439683	IS XI SO 4601	ob25	117°54'00" A	DP 439683	0°00'00"	45.57 A	DP 439683	
IS XI SO 4601	IS 2 DP 439683	ob27	200°36'30" M			149.87 M		
IS 2 DP 439683	IS 1 DP 439683	ob3	121°30'00" A	DP 439683	0°00'00"	138.15 A	DP 439683	
IS 1 DP 439683	IT 1 DP 378989	ob29	227°08'20" A	DP 439683	0°00'00"	181.99 A	DP 439683	
IT 3 DP 378989	IS XII SO 4601	ob18	115°00'00" A	DP 378989	0°00'00"	146.80 A	DP 378989	
IS XII SO 4601	IT XIII SO 4601	ob23	230°55'57" A	DP 378989	0°00'00"	75.51 A	DP 378989	
IT 3 DP 378989	PEG 10 DP 378989	ob19	311°05'30" A	DP 378989	0°00'00"	40.36 A	DP 378989	
PEG 10 DP 378989	UNMK DP 439683	ob30	117°02'00" A	DP 439683	0°00'00"	55.58 A	DP 439683	Class B
UNMK DP 439683	PEG (12) DP 12827	ob31	117°02'00" A	DP 378989	0°00'00"	15.92 A	DP 378989	Class B
PEG (12) DP 12827	PEG 8 DP 562489	ob33	117°02'00" A	DP 20589	0°00'00"	99.96 A	DP 20589	Class B
PEG 8 DP 562489	IS XII SO 4601	ob34	134°47'00" A	DP 20589	0°00'00"	15.13 A	DP 20589	
IS XII SO 4601	IV SO 4601	ob24	50°55'57" A	DP 6559	0°00'00"	218.80 A	DP 6559	
IV SO 4601	IS 1 DP 439683	ob36	236°30'30" A	DP 6559	0°00'00"	124.09 A	DP 6559	
IV SO 4601	IS I DP 28092	ob37	331°07'40" A	DP 28092	0°00'00"	69.14 A	DP 28092	
IS I DP 28092	III SO 4601	ob39	331°07'40" A	DP 28092	0°00'00"	22.69 A	DP 28092	
III SO 4601	IS XI SO 4601	ob40	297°06'21" A	SO 4601	0°00'00"	139.57 A	SO 4601	
IV SO 4601	PEG (4) DP 28092	ob38	258°01'00" A	DP 28092	0°00'00"	33.60 A	DP 28092	
PEG (4) DP 28092	DISK 17 DP 562489	ob41	297°04'40" A	DP 28092	0°00'00"	71.17 A	DP 28092	Class B
DISK 17 DP 562489	PEG (1) DP 28092	ob42	26°51'30" A	DP 28092	0°00'00"	67.59 A	DP 28092	
PEG (1) DP 28092	IS I DP 28092	ob44	127°55'00" A	DP 28092	0°00'00"	40.96 A	DP 28092	
IS 2 DP 439683	PEG 4 DP 439683	ob4	320°41'00" A	DP 439683	0°00'00"	21.66 A	DP 439683	
PEG 4 DP 439683	PEG 2 DP 439683	ob45	117°03'20" A	DP 439683	0°00'00"	162.73 A	DP 439683	
PEG 2 DP 439683	IS 1 DP 439683	ob46	221°55'00" A	DP 439683	0°00'00"	20.05 A	DP 439683	
PEG 1 DP 439683	PEG 2 DP 439683	ob50	50°51'20" A	DP 439683	0°00'00"	10.99 A	DP 439683	Class B
IS 3 DP 439683	IIB SO 4601	ob26	296°03'00" A	DP 439683	0°00'00"	35.08 A	DP 439683	

Mark and Vector

Survey Number DP 562489

Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
IIB SO 4601	IS 2 DP 439683	ob51	173°51'50"	M		178.014	M	
IIB SO 4601	IP IX SO 4601	ob52	297°06'21"	A DP 6559	0°00'00"	232.29	A DP 6559	
IS XI SO 4601	IS XIII SO 2935	ob28	297°06'21"	A DP 28092	0°00'00"	70.11	C	
IS XIII SO 2935	PEG 18 DP 542736	ob54	12°04'00"	A DP 28092	0°00'00"	15.25	A DP 28092	
PEG 18 DP 542736	UNMK 19 DP 562489	ob55	207°02'40"	A DP 439683	0°00'00"	20.12	C	
UNMK 19 DP 562489	PEG 201 DP 562489	ob56	116°59'30"	A DP 439683	0°00'00"	0.40	C	Class B
PEG 5 DP 562489	PEG (1) DP 28092	ob57	116°59'30"	A DP 439683	0°00'00"	122.00	C	
IP IX SO 4601	IT VIII DP 6559	ob53	297°06'21"	A DP 6559	0°00'00"	143.67	A DP 6559	
IT VIII DP 6559	IS VII DP 6559	ob58	245°23'30"	A DP 6559	0°00'00"	62.46	A DP 6559	
IS VII DP 6559	IP XI DP 6559	ob60	169°16'00"	A DP 6559	0°00'00"	260.03	A DP 6559	
IP XI DP 6559	IS XIIA DP 6559	ob61	116°45'00"	A DP 6559	0°00'00"	346.43	A DP 6559	
IS XIIA DP 6559	IS XII SO 4601	ob62	116°45'00"	A DP 6559	0°00'00"	116.64	A DP 6559	
IS XIIA DP 6559	IT III DP 12827	ob63	296°13'00"	A DP 439683	0°00'00"	347.70	A DP 439683	
PEG (11) DP 12827	PEG 9 DP 562489	ob66	117°02'00"	A DP 439683	0°00'00"	157.92	C	
PEG 9 DP 562489	PEG 10 DP 378989	ob68	117°02'00"	A DP 439683	0°00'00"	116.05	C	Class B
IT VIII DP 6559	VII SO 2935	ob59	117°06'21"	A DP 439683	0°00'00"	1.70	C	
VII SO 2935	PEG (1) DP 9410	ob70	74°24'00"	A DP 439683	0°00'00"	21.61	A DP 439683	
PEG (1) DP 9410	UNMK (2) DP 439683	ob71	207°05'45"	A DP 439683	0°00'00"	20.12	C	
UNMK (2) DP 439683	PEG (1) SO 6	ob72	117°05'45"	C		262.97	C	
PEG (1) SO 6	UNMK 19 DP 562489	ob73	117°05'45"	C		101.96	C	Class B
PEG (11) DP 12827	PEG (1) DP 6559	ob67	348°00'15"	A DP 6559	0°00'00"	250.21	A DP 6559	
PEG (1) DP 6559	IS VII DP 6559	ob74	338°11'00"	A DP 6559	0°00'00"	6.50	A DP 6559	
PEG (1) DP 6559	UNMK (1) DP 439683	ob75	65°23'20"	A DP 439683	0°00'00"	60.93	C	
UNMK (1) DP 439683	UNMK (2) DP 439683	ob76	117°05'45"	A DP 439683	0°00'00"	13.64	C	
UNMK DP 439683	PEG 3 DP 439683	ob32	27°11'30"	C		96.80	C	
PEG 9 DP 562489	PEG (1) SO 6	ob69	26°48'30"	C		241.90	C	Class B
PEG 8 DP 562489	PEG 7 DP 562489	ob35	50°51'20"	A DP 439683	0°00'00"	89.82	C	Class B
PEG 7 DP 562489	PEG 10 DP 562489	ob77	297°02'00"	C		50.80	C	Class B
PEG 3 DP 562489	PEG 4 DP 562489	ob80	117°02'00"	C		64.50	C	Class B

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Survey Number DP 562489

Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG 4 DP 562489	PEG (4) DP 28092	ob81	50°51'20"	A DP 439683	0°00'00"	66.78 C		Class B
DISK 17 DP 562489	PEG 6 DP 562489	ob43	296°59'30"	C		122.00 C		Class B
PEG 6 DP 562489	PEG 5 DP 562489	ob82	26°51'30"	C		67.58 C		Class B
PEG 7 DP 562489	PEG 1 DP 439683	ob78	50°51'20"	A DP 439683	0°00'00"	15.89 A DP 439683		Class B
PEG 2 DP 439683	PEG 4 DP 562489	ob47	50°51'20"	A DP 439683	0°00'00"	7.01 C		Class B
IS 2 DP 439683	PEG 7 DP 562489	ob5	123°56'00"	M		132.99 M		
IS 2 DP 439683	PEG 10 DP 562489	ob6	128°09'40"	M		82.79 M		
IS 2 DP 439683	PEG 3 DP 562489	ob7	106°33'20"	M		82.61 M		
IS 2 DP 439683	PEG 4 DP 562489	ob8	111°08'40"	M		146.50 M		
IS 2 DP 439683	PEG 8 DP 562489	ob9	162°44'20"	M		137.12 M		
IS 2 DP 439683	UNMK DP 439683	ob10	218°37'20"	M		100.19 M		
IS 2 DP 439683	PEG 9 DP 562489	ob11	269°55'40"	M		215.41 M		
IS 2 DP 439683	MA 11 DP 562489	ob12	354°03'40"	M		196.63 M		
IS 2 DP 439683	MA 12 DP 562489	ob13	62°11'00"	M		193.59 M		
IS 2 DP 439683	MA 13 DP 562489	ob14	89°02'30"	M		229.31 M		
IS 2 DP 439683	PEG (1) SO 6	ob15	333°45'10"	M		240.42 M		
IS 2 DP 439683	IR 16 DP 562489	ob16	7°32'20"	M		74.33 M		
IR 16 DP 562489	IR 15 DP 562489	ob84	135°46'00"	M		120.05 M		
IR 15 DP 562489	IS 2 DP 439683	ob87	277°31'00"	M		94.31 M		
IR 15 DP 562489	IR 14 DP 562489	ob88	204°47'40"	M		164.48 M		
IR 14 DP 562489	IS 2 DP 439683	ob90	351°22'40"	M		163.50 M		
IR 16 DP 562489	PEG 6 DP 562489	ob85	62°49'00"	M		7.42 M		
IR 16 DP 562489	PEG 5 DP 562489	ob86	30°15'00"	M		73.72 M		
IR 15 DP 562489	DISK 17 DP 562489	ob89	42°50'00"	M		46.42 M		
MA 13 DP 562489	DISK 18 DP 562489	ob95	250°14'00"	M		43.22 M		
DISK 18 DP 562489	PEG (4) DP 28092	ob83	297°04'40"	M		0.20 M		

Mark and Vector

Survey Number DP 562489

Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG 10 DP 562489	UNMK 101 DP 562489	ob79	27°02'00"	C		26.28 C		Class B
UNMK 101 DP 562489	UNMK 102 DP 562489	ob98	27°02'00"	C		3.00 C		Class B
UNMK 102 DP 562489	PEG 3 DP 562489	ob99	27°02'00"	C		1.72 C		Class B
PEG 3 DP 439683	PEG 4 DP 439683	ob49	27°11'30"	C		10.06 C		
PEG 3 DP 439683	PEG 1 DP 439683	ob48	117°03'20"	A DP 439683	0°00'00"	158.32 A DP 439683		
UNMK 101 DP 562489	UNMK 103 DP 562489	ob97	296°15'00"	C		89.81 C		Class B
UNMK 103 DP 562489	UNMK 104 DP 562489	ob100	23°09'00"	C		14.89 C		Class B
UNMK 104 DP 562489	UNMK 105 DP 562489	ob101	304°12'00"	C		9.69 C		Class B
UNMK 105 DP 562489	UNMK 106 DP 562489	ob102	210°01'00"	C		2.10 C		Class B
UNMK 106 DP 562489	UNMK 107 DP 562489	ob103	300°01'00"	C		2.09 C		Class B
UNMK 107 DP 562489	UNMK 108 DP 562489	ob104	30°01'00"	C		5.11 C		Class B
UNMK 108 DP 562489	UNMK 109 DP 562489	ob105	120°01'00"	C		2.09 C		Class B
UNMK 109 DP 562489	UNMK 110 DP 562489	ob106	124°12'00"	C		12.38 C		Class B
UNMK 110 DP 562489	UNMK 111 DP 562489	ob107	203°09'00"	C		14.52 C		Class B
UNMK 111 DP 562489	UNMK 102 DP 562489	ob108	116°15'00"	C		87.01 C		Class B
MA 11 DP 562489	MA 12 DP 562489	ob91	118°47'00"	M		218.57 M		
MA 12 DP 562489	MA 13 DP 562489	ob94	146°08'00"	M		104.18 M		
MA 13 DP 562489	IR 14 DP 562489	ob96	231°03'20"	C		263.27 C		
IT III DP 12827	IP XI DP 6559	ob65	48°01'00"	C		3.47 C		
MA 11 DP 562489	UNMK 19 DP 562489	ob93	169°53'00"	C		26.76 C		
PEG 201 DP 562489	PEG 5 DP 562489	ob109	116°59'30"	A DP 439683	0°00'00"	69.79 C		Class B
MA 11 DP 562489	PEG 201 DP 562489	ob92	169°13'00"	M		27.01 M		
IS XIIA DP 6559	IT 3 DP 378989	ob64	288°18'00"	C		30.45 C		

Mark Name	Mark Condition	Description
IIB SO 4601		N/A

Mark and Vector

Survey Number DP 562489
Meridional Circuit Hawkes Bay 2000

Mark Name	Mark Condition	Description
III SO 4601		N/A
IS 1 DP 439683		(- 0.20) In Grass Verge
IS 2 DP 439683		(- 0.20)
IS 3 DP 439683		(- 0.20) In Grass Verge
IS XI SO 4601		(- 0.20) In Grass Verge
IT 1 DP 378989		-0.3
IT 2 DP 378989		-0.3
IT 3 DP 378989		-0.3
IT XIII SO 4601		-0.15
IV SO 4601		N/A
PEG (1) SO 6		very old totara peg 0.3 deep
VII SO 2935		N/A

*** End of Report ***

Schedule / Memorandum

Land Registration District

Hawkes Bay

Survey Number

LT 562489

Territorial Authority (the Council)

Hastings District

Schedule of Easements

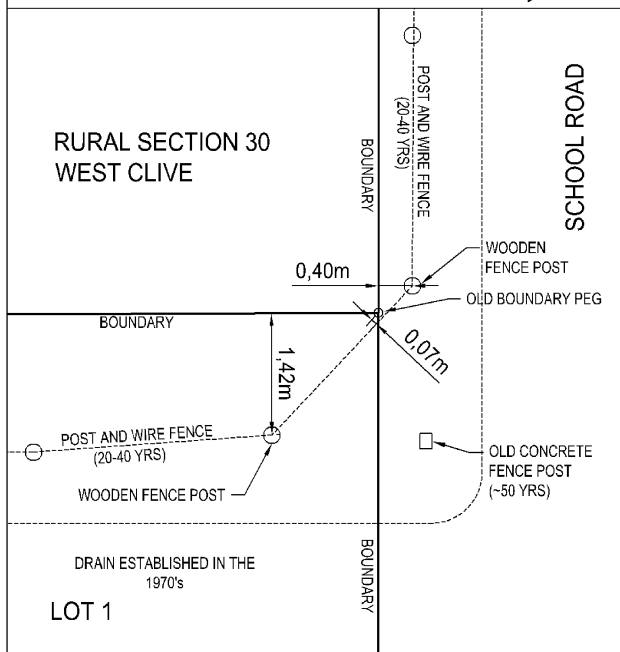
Last Edited: 21 Jun 2021 16:15:43

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Benefited Land</u> <u>(Dominant Tenement)</u>
Right to convey water	A	Lot 1	Lot 2
Right to convey electricity	A	Lot 1	Lot 2

OCCUPATION DIAGRAM - DETAILS

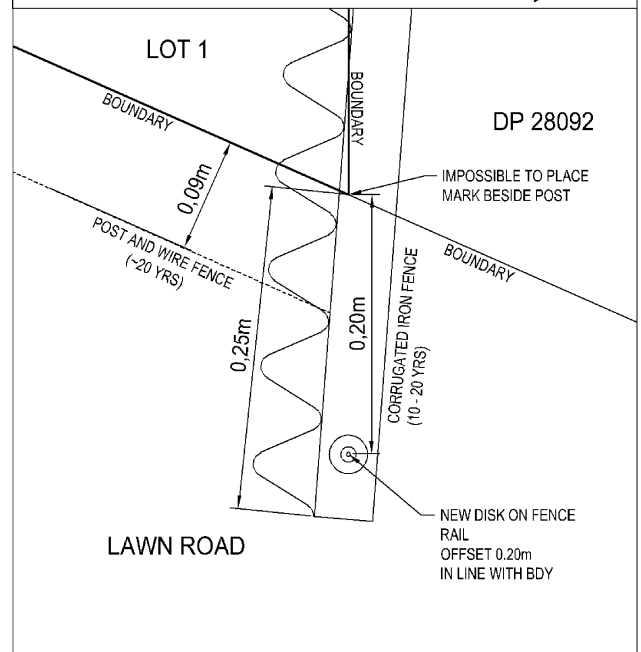
DETAIL 1

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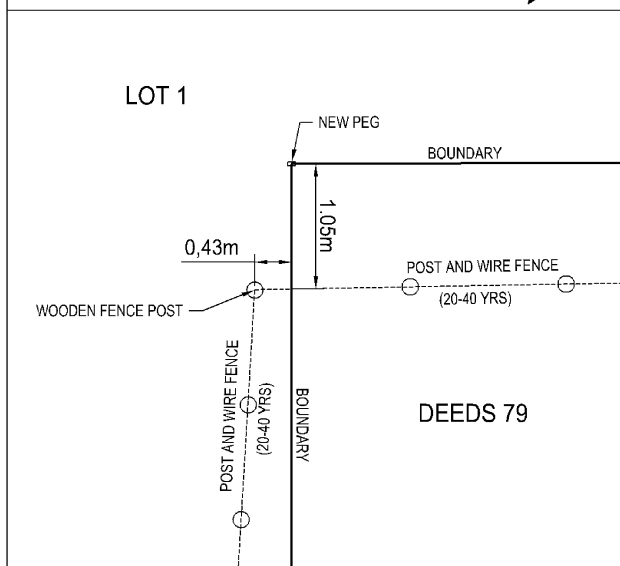
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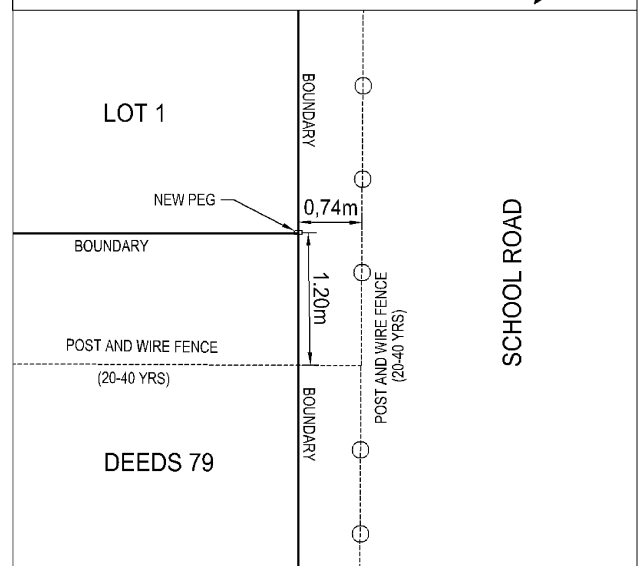
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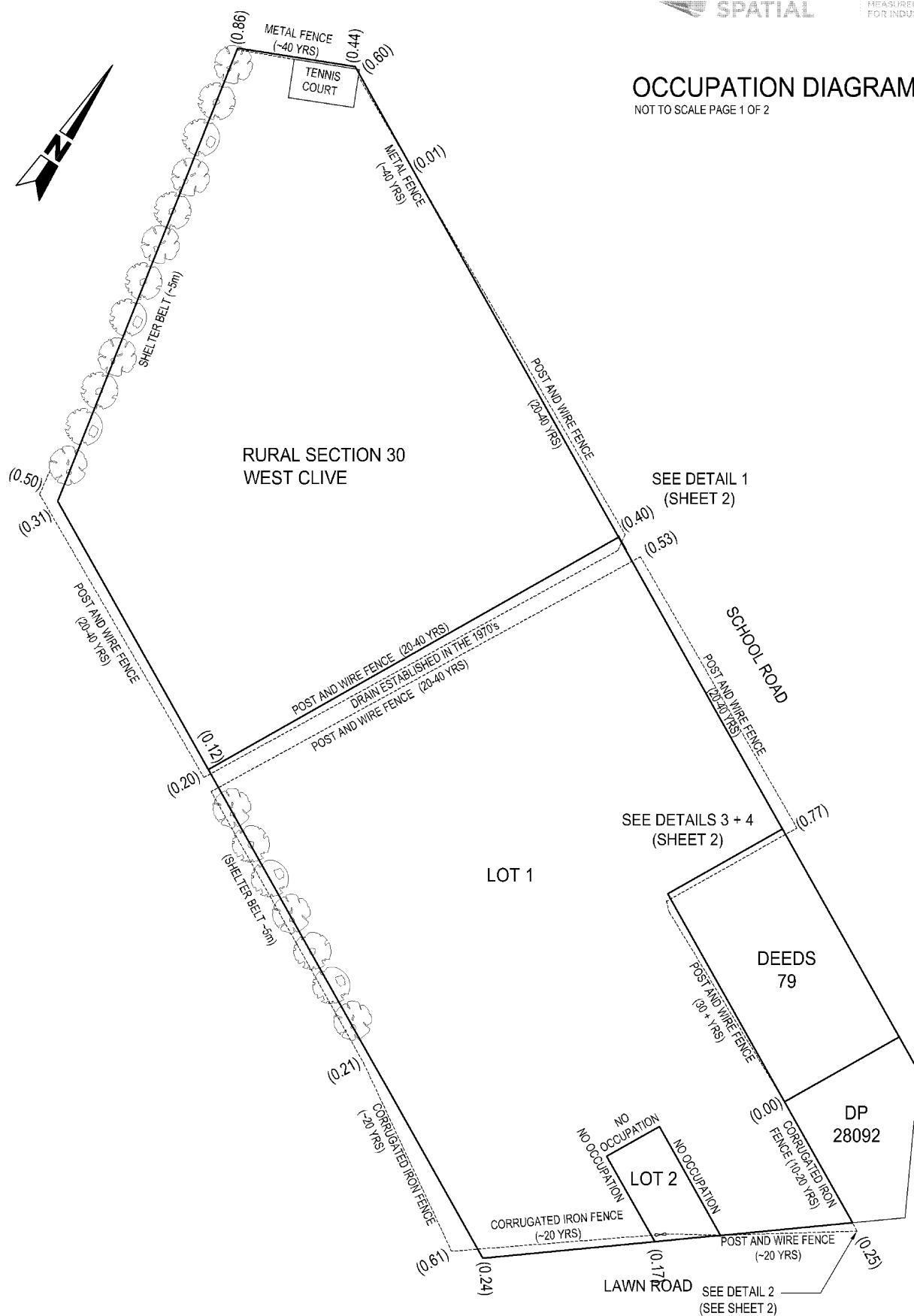
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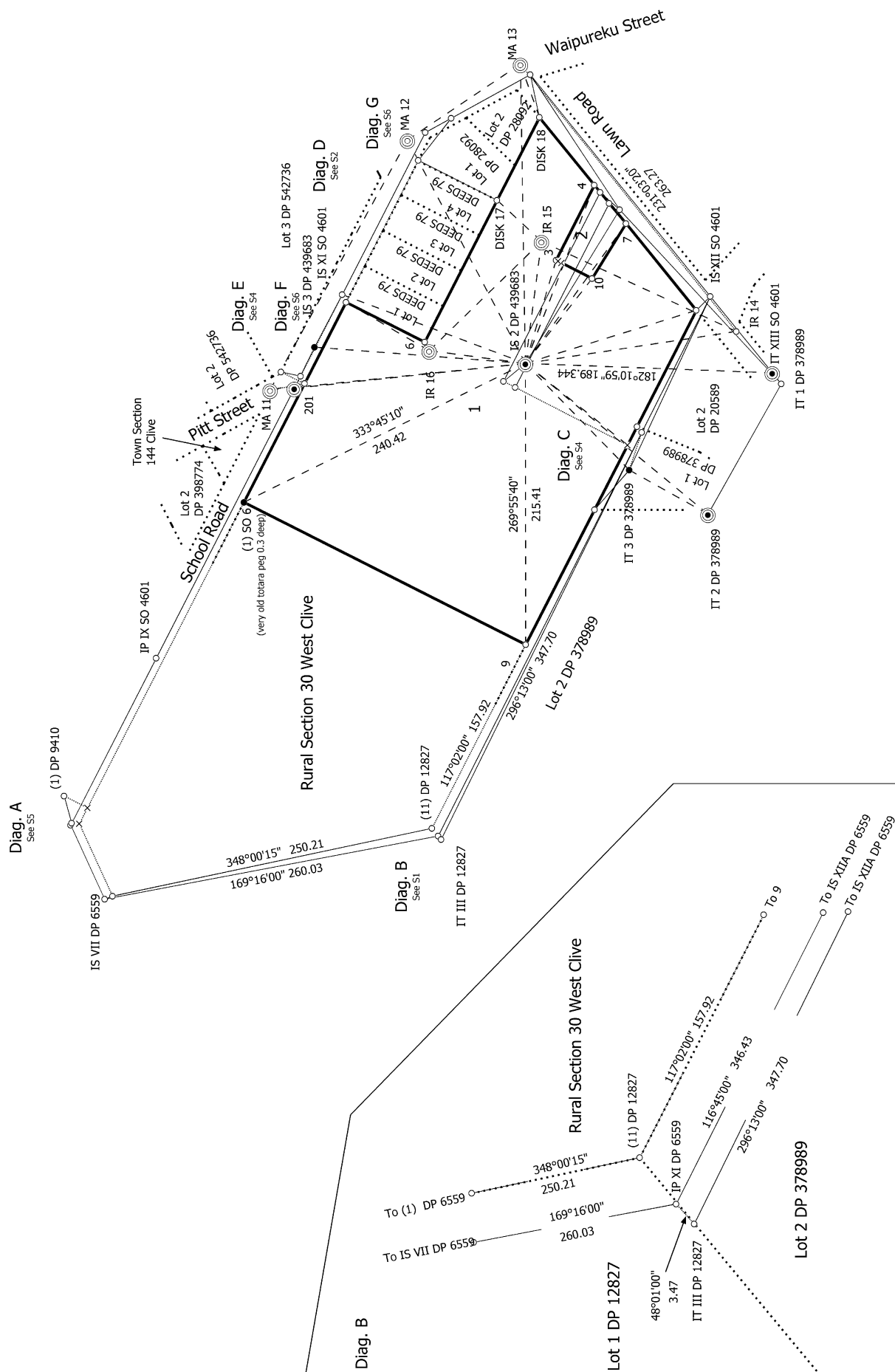
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OCCUPATION DIAGRAM

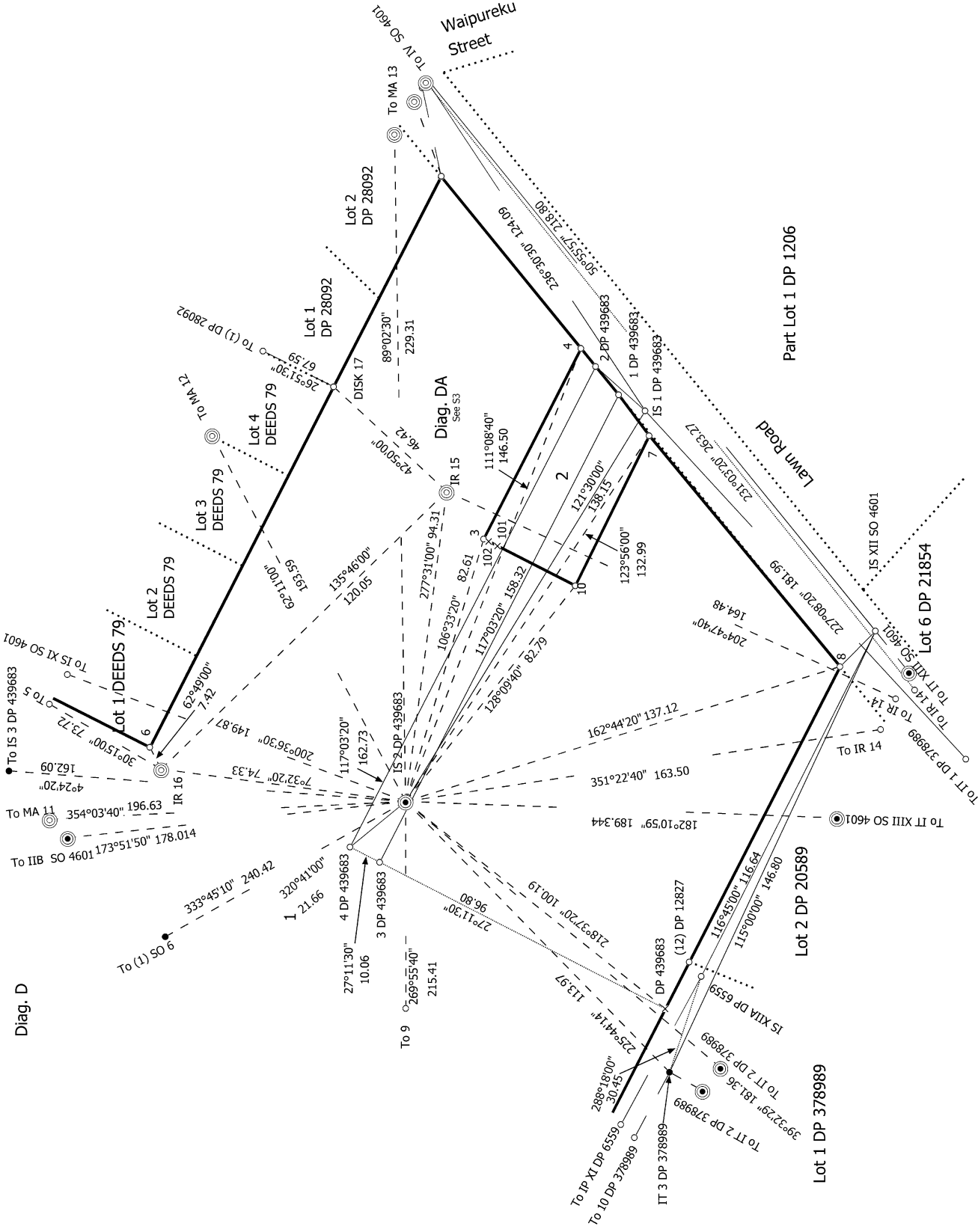
NOT TO SCALE PAGE 1 OF 2







Diag. D



S 217

Land District: Hawkes Bay

Digitally Generated Plan

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LOTS 1 AND 2 BEING A SUBDIVISION OF RURAL SECTION 31, CLIVE
SURVEY DISTRICT AND LOTS 7 TO 18 DEEDS PLAN 79 AND LOT 1 DP
439683

Surveyor: Warren Bruce Gunn
Firm: Technical Spatial Limited
Date of Survey: 10/05/2021

Record of Survey
DP 562489

Deposited on: 10/11/2022



Land District: Hawkes Bay

LOTS 1 AND 2 BEING A SUBDIVISION OF RURAL SECTION 31, CLIVE
SURVEY DISTRICT AND LOTS 7 TO 18 DEEDS PLAN 79 AND LOT 1 DP
439683

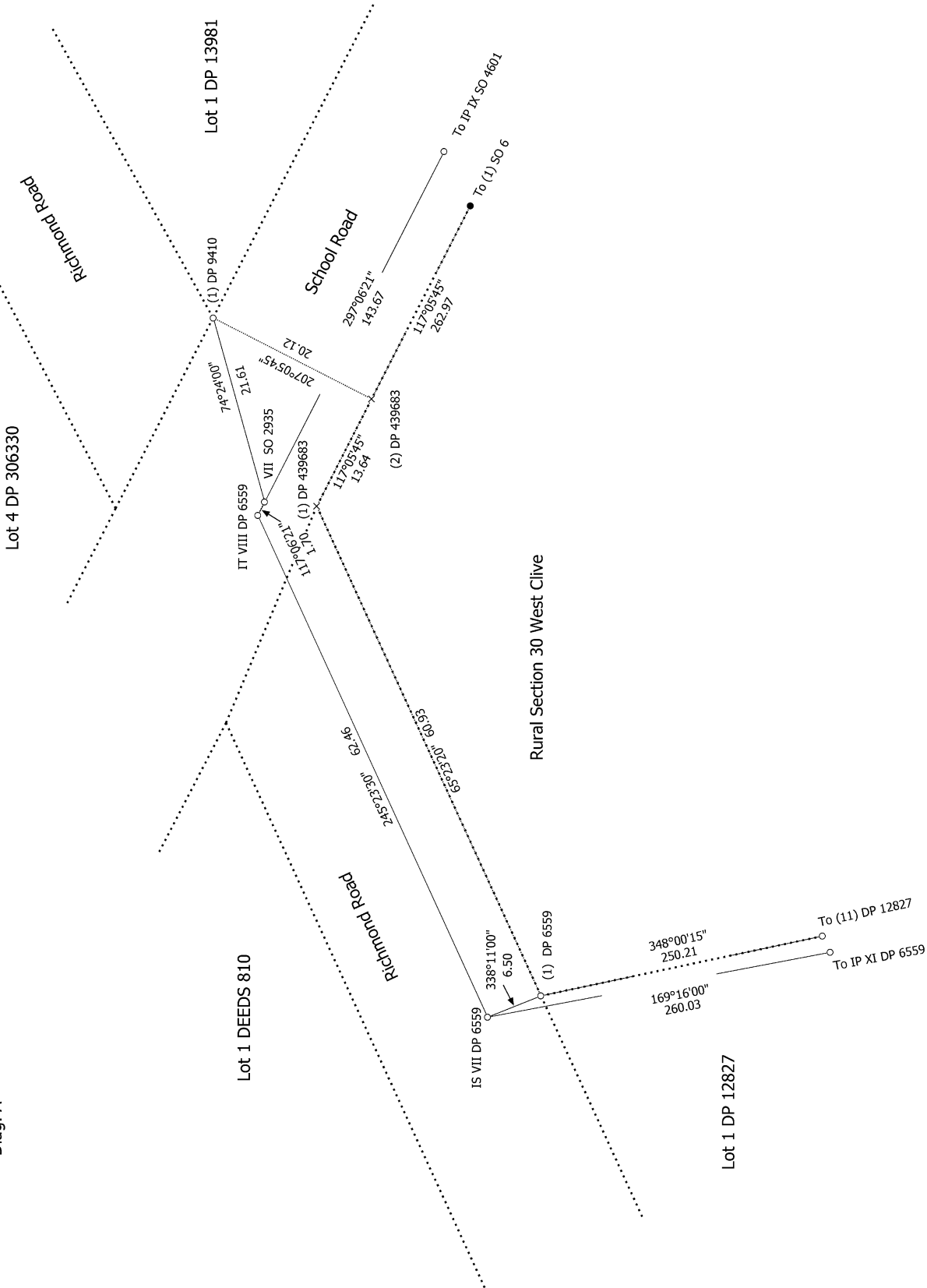
Surveyor: Warren Bruce Gunn
Firm: Technical Spatial Limited
Date of Survey: 10/05/2021

Record of Survey
DP 562489
Deposited on: 10/11/20

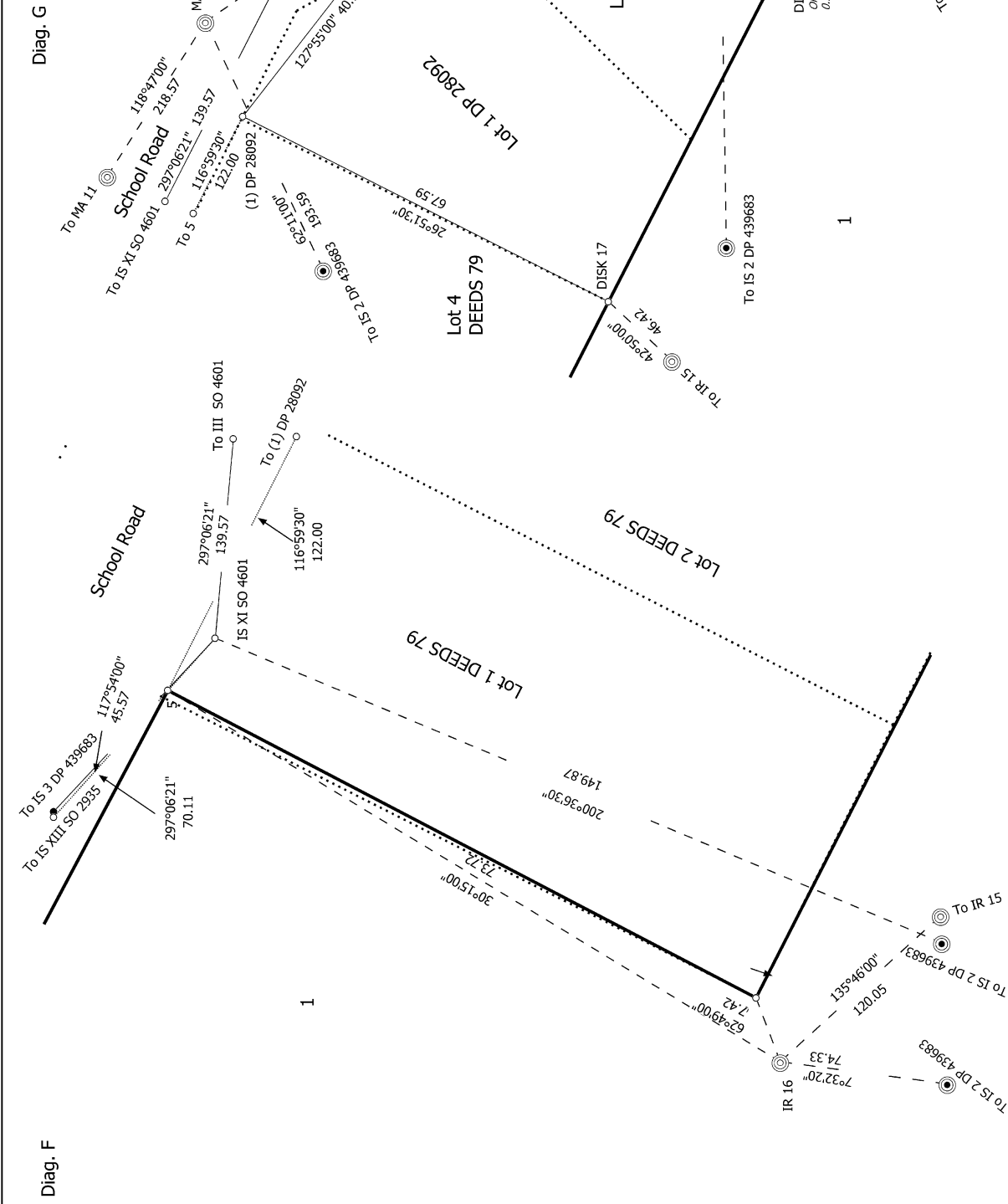
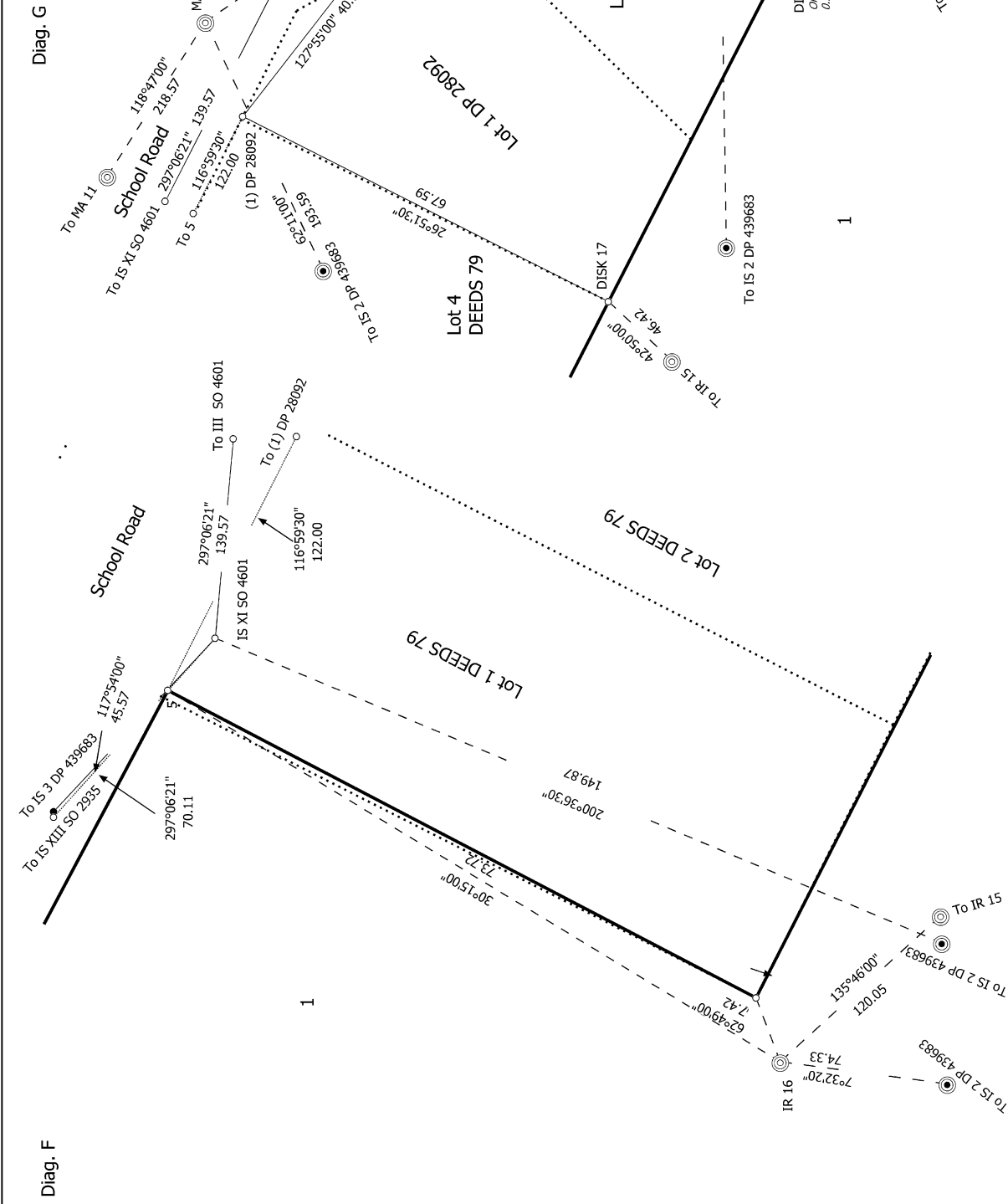
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Diag. A

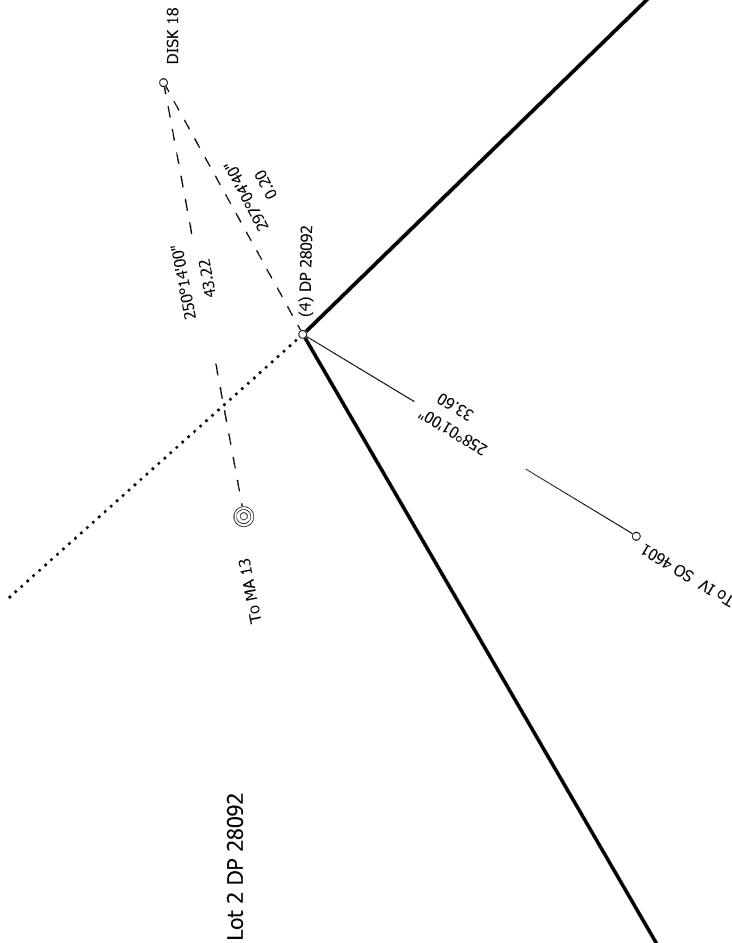


Land District: Hawkes Bay		LOTS 1 AND 2 BEING A SUBDIVISION OF RURAL SECTION 31, CLIVE SURVEY DISTRICT AND LOTS 7 TO 18 DEEDS PLAN 79 AND LOT 1 DP 439683	Surveyor: Warren Bruce Gunn Firm: Technical Spatial Limited Date of Survey: 10/05/2021	Record of Survey DP 562489	Deposited on: 10/11/2022
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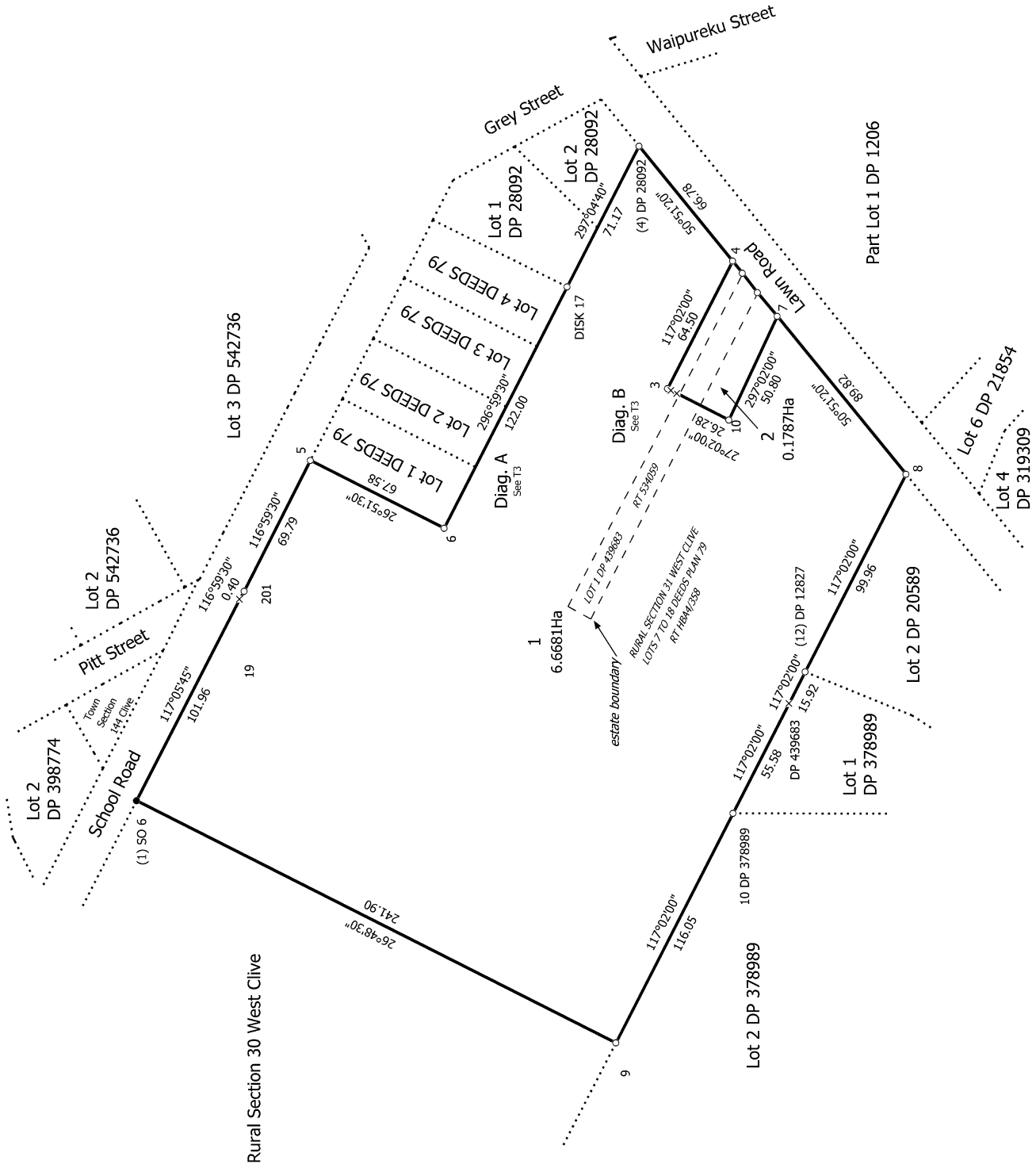
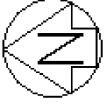


Diag. GA



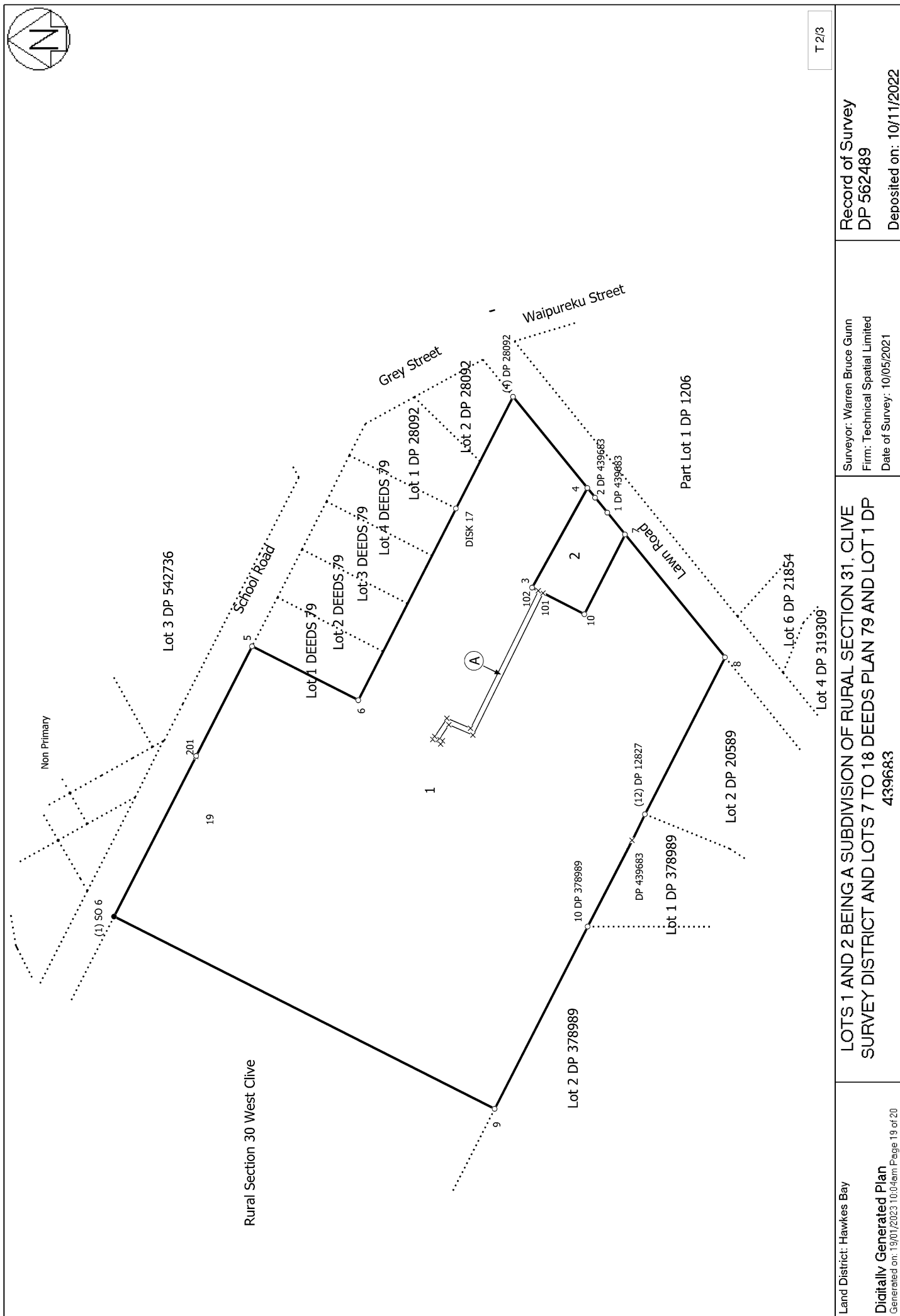
S 7/7	
Land District: Hawkes Bay	Record of Survey DP 562489
Digitally Generated Plan Generated on: 19/01/2023 10:04am Page 17 of 20	Surveyor: Warren Bruce Gunn Firm: Technical Spatial Limited Date of Survey: 10/05/2021
Deposited on: 10/11/2022	

LOTS 1 AND 2 BEING A SUBDIVISION OF RURAL SECTION 31, CLIVE
SURVEY DISTRICT AND LOTS 7 TO 18 DEEDS PLAN 79 AND LOT 1 DP
439683



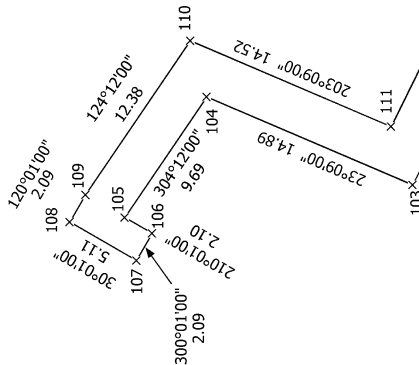
T 1/3

Land District: Hawkes Bay	LOTS 1 AND 2 BEING A SUBDIVISION OF RURAL SECTION 31, CLIVE SURVEY DISTRICT AND LOTS 7 TO 18 DEEDS PLAN 79 AND LOT 1 DP 439683	Surveyor: Warren Bruce Gunn Firm: Technical Spatial Limited Date of Survey: 10/05/2021	Record of Survey DP 562489 Deposited on: 10/11/2022
Digitally Generated Plan Generated on: 19/01/2023 10:04am Page 18 of 20			

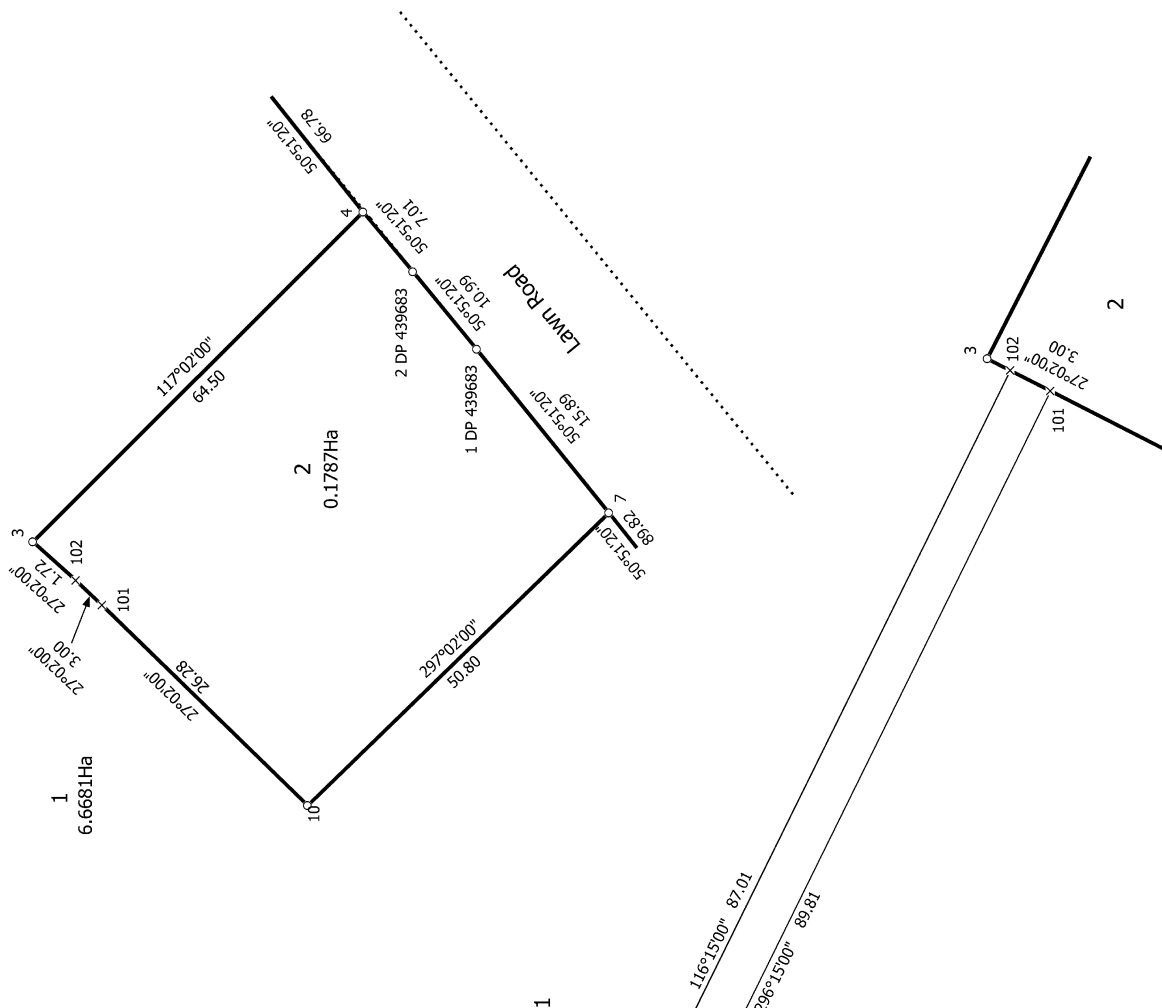




Diag. A
Non Primary



Diag. B



T 3/3

Land District: Hawkes Bay	LOTS 1 AND 2 BEING A SUBDIVISION OF RURAL SECTION 31, CLIVE SURVEY DISTRICT AND LOTS 7 TO 18 DEEDS PLAN 79 AND LOT 1 DP 439683	Surveyor: Warren Bruce Gunn Firm: Technical Spatial Limited Date of Survey: 10/05/2021	Record of Survey DP 562489 Deposited on: 10/11/2022
Digitally Generated Plan Generated on: 19/01/2023 10:04am Page 20 of 20			