



Record of Survey - DP 576435

Survey Number	DP 576435
Surveyor Reference	H20170137 - KENNY AVE
Surveyor	Christopher Michael Bean
Survey Firm	Development Nous Limited
Surveyor Declaration	I Christopher Michael Bean, 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 24 Feb 2023 05:48 PM

Survey Details

Dataset Description	LOTS 1 - 5 & 100 BEING A SUBDIVISION OF LOTS 3 & 4 DP 6222		
Purpose	LT Subdivision		
Status	Deposited	Type	Survey
Land District	Hawkes Bay	Survey Class	Class A
Meridional Circuit	Hawkes Bay 2000	Vertical Datum	None

Survey Dates

Surveyed Date	25/05/2022	Certified Date	24/02/2023
Submitted Date	24/02/2023 17:48:40	Survey Approval Date	27/02/2023
Deposit Date	25/01/2023		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 6222	Hawkes Bay	-0°00'30"
SO 10989	Hawkes Bay	0°00'00"
DP 349688	Hawkes Bay	0°00'00"
DP 335573	Hawkes Bay	0°00'00"
DP 10311	Hawkes Bay	0°00'00"

Territorial Authorities

Napier City

Comprised In

RT HBM1/39
RT HB57/117 Ltd

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 576435	Fee Simple Title	0.0266 Ha	1060815
Lot 2 Deposited Plan 576435	Fee Simple Title	0.0164 Ha	1060816
Lot 3 Deposited Plan 576435	Fee Simple Title	0.0164 Ha	1060817
Lot 4 Deposited Plan 576435	Fee Simple Title	0.0163 Ha	1060818
Lot 5 Deposited Plan 576435	Fee Simple Title	0.0265 Ha	1060819
Lot 100 Deposited Plan 576435	Fee Simple Title	0.1141 Ha	1060820

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Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 576435	Easement		
Area B Deposited Plan 576435	Easement		
Area C Deposited Plan 576435	Easement		
Area D Deposited Plan 576435	Easement		
Area E Deposited Plan 576435	Easement		
Area K Deposited Plan 576435	Easement		
Area L Deposited Plan 576435	Easement		
Area Z Deposited Plan 576435	Easement		
Area PA Deposited Plan 576435	Easement		
Area PB Deposited Plan 576435	Easement		
Area PC Deposited Plan 576435	Easement		
Area PD Deposited Plan 576435	Easement		
Area PE Deposited Plan 576435	Easement		
Area PF Deposited Plan 576435	Easement		
Area PG Deposited Plan 576435	Easement		
Area PH Deposited Plan 576435	Easement		
Total Area		0.2163 Ha	

Mark and Vector

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Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
SS 143 SO 4880	IS XIIA DP 10311	ob0	233°57'20" M			123.02 M		
IS XIIA DP 10311	IS II DP 19828	ob4	233°57'20" M			33.99 M		
IS II DP 19828	PIN 3 DP 349688	ob5	339°54'40" M			78.63 M		
PIN 3 DP 349688	SS 143 SO 4880	ob7	83°08'00" M			155.09 M		
SS 143 SO 4880	MA 1 DP 576435	ob1	228°53'20" M			111.80 M		
MA 1 DP 576435	IS II DP 19828	ob9	246°10'00" M			46.71 M		
SS 143 SO 4880	MA 2 DP 576435	ob2	236°50'30" M			96.71 M		
MA 2 DP 576435	IS 3 DP 576435	ob12	231°28'00" M			37.77 M		
IS 3 DP 576435	IS II DP 19828	ob17	225°53'00" M			22.93 M		
MA 1 DP 576435	IS 3 DP 576435	ob10	263°40'00" M			26.43 M		
MA 1 DP 576435	MA 2 DP 576435	ob11	9°02'00" M			20.87 M		
IS 3 DP 576435	IT 4 DP 576435	ob18	324°22'00" M			34.66 M		
IT 4 DP 576435	MA 5 DP 576435	ob22	324°22'00" M			27.89 M		
MA 5 DP 576435	PIN 3 DP 349688	ob26	315°02'00" M			9.94 M		
MA 2 DP 576435	IS 6 DP 576435	ob13	333°31'00" M			28.54 M		
IS 6 DP 576435	PIN 3 DP 349688	ob30	278°18'00" M			60.92 M		
IS 6 DP 576435	IT 4 DP 576435	ob31	240°32'00" M			42.52 M		
IS II DP 19828	IS 1 DP 349688	ob6	333°48'00" A	DP 349688	0°00'00"	31.42 A	DP 349688	
IS 1 DP 349688	IS 2 DP 349688	ob35	7°06'00" A	DP 349688	0°00'00"	20.41 A	DP 349688	
IS 2 DP 349688	PIN 3 DP 349688	ob36	328°22'00" A	DP 349688	0°00'00"	29.84 A	DP 349688	
SS 143 SO 4880	IS XIII DP 6222	ob3	299°18'35" A	SO 10989	0°00'00"	65.58 A	DP 6222	
IS XIII DP 6222	IT XI DP 6222	ob37	236°01'00" A	DP 6222	-0°00'30"	62.28 A	DP 6222	
IT XI DP 6222	IS II DP 6222	ob38	143°57'30" A	DP 6222	-0°00'30"	61.84 A	DP 6222	
IS II DP 6222	IS XIIA DP 10311	ob40	233°57'37" A	DP 10311	0°00'00"	33.44 C		
PIN 3 DP 349688	BS 6 DP 349688	ob8	142°58'00" A	DP 349688	0°00'00"	12.49 A	DP 349688	
BS 6 DP 349688	PEG 1 DP 349688	ob41	143°58'00" A	DP 349688	0°00'00"	24.50 A	DP 349688	Class A
PEG 1 DP 349688	PEG 11 DP 576435	ob43	143°58'00" A	DP 349688	0°00'00"	8.10 C		Class A
PEG 11 DP 576435	DISC 4 DP 349688	ob50	143°58'00" A	DP 349688	0°00'00"	23.02 C		Class A
DISC 4 DP 349688	IS II DP 19828	ob44	215°02'00" A	DP 349688	0°00'00"	23.09 A	DP 349688	
IT XI DP 6222	PEG 19 DP 576435	ob39	150°23'30" A	DP 6222	-0°00'30"	10.87 A	DP 6222	
PEG 19 DP 576435	UNMK 32 DP 576435	ob46	143°58'00" C			18.18 C		Class A
UNMK 32 DP 576435	BS 16 DP 576435	ob84	143°58'00" C			2.32 C		Class A
BS 16 DP 576435	PEG DP 6222	ob52	143°58'00" C			1.32 C		Class A

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From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG DP 6222	DISK 18 DP 576435	ob47	143°58'00"	A DP 6222	-0°00'30"	21.73	A DP 6222	Class A
DISK 18 DP 576435	IS II DP 6222	ob48	134°40'30"	A DP 6222	-0°00'30"	7.59	A DP 6222	
DISC 4 DP 349688	UNMK 20 DP 576435	ob45	53°58'00"	C		4.00	C	Class A
UNMK 20 DP 576435	PEG 7 DP 576435	ob66	53°58'00"	C		7.58	C	Class A
PEG 7 DP 576435	DISK 8 DP 576435	ob54	53°58'00"	C		7.10	C	Class A
DISK 8 DP 576435	PEG 9 DP 576435	ob55	53°58'00"	C		7.11	C	Class A
PEG 9 DP 576435	PEG 10 DP 576435	ob56	53°58'00"	C		7.11	C	Class A
PEG 10 DP 576435	UNMK 21 DP 576435	ob57	53°58'00"	C		7.49	C	Class A
UNMK 21 DP 576435	DISK 18 DP 576435	ob68	53°58'00"	C		4.00	C	Class A
BS 6 DP 349688	UNMK 30 DP 576435	ob42	73°22'30"	A DP 6222	-0°00'30"	2.15	C	Class A
UNMK 30 DP 576435	PEG 17 DP 576435	ob81	73°22'30"	A DP 6222	-0°00'30"	20.18	C	Class A
PEG 17 DP 576435	UNMK 31 DP 576435	ob49	65°13'30"	A DP 6222	-0°00'30"	21.74	C	Class A
UNMK 31 DP 576435	PEG 19 DP 576435	ob83	65°13'30"	A DP 6222	-0°00'30"	2.04	C	Class A
BS 16 DP 576435	PEG 15 DP 576435	ob53	233°55'00"	C		11.56	C	Class A
PEG 15 DP 576435	PEG 14 DP 576435	ob58	233°55'00"	C		7.09	C	Class A
PEG 14 DP 576435	PEG 13 DP 576435	ob60	233°55'00"	C		7.10	C	Class A
PEG 13 DP 576435	PEG 12 DP 576435	ob62	233°55'00"	C		7.11	C	Class A
PEG 12 DP 576435	PEG 11 DP 576435	ob64	233°55'00"	C		11.53	C	Class A
PEG 12 DP 576435	UNMK 22 DP 576435	ob65	143°50'00"	C		2.83	C	Class A
UNMK 22 DP 576435	UNMK 38 DP 576435	ob69	143°50'00"	C		1.42	C	Class A
UNMK 38 DP 576435	UNMK 39 DP 576435	ob91	143°50'00"	C		12.82	C	Class A
UNMK 39 DP 576435	PEG 7 DP 576435	ob94	143°50'00"	C		5.96	C	Class A
PEG 13 DP 576435	UNMK 23 DP 576435	ob63	143°51'00"	C		2.83	C	Class A
UNMK 23 DP 576435	UNMK 40 DP 576435	ob71	143°51'00"	C		1.43	C	Class A

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From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
UNMK 40 DP 576435	UNMK 41 DP 576435	ob95	143°51'00"	C		12.82 C		Class A
UNMK 41 DP 576435	DISK 8 DP 576435	ob98	143°51'00"	C		5.95 C		Class A
PEG 14 DP 576435	UNMK 24 DP 576435	ob61	143°50'00"	C		2.84 C		Class A
UNMK 24 DP 576435	UNMK 42 DP 576435	ob73	143°50'00"	C		1.41 C		Class A
UNMK 42 DP 576435	UNMK 43 DP 576435	ob99	143°50'00"	C		12.83 C		Class A
UNMK 43 DP 576435	PEG 9 DP 576435	ob102	143°50'00"	C		5.96 C		Class A
PEG 15 DP 576435	UNMK 25 DP 576435	ob59	143°47'00"	C		2.84 C		Class A
UNMK 25 DP 576435	UNMK 44 DP 576435	ob75	143°47'00"	C		1.41 C		Class A
UNMK 44 DP 576435	UNMK 45 DP 576435	ob103	143°47'00"	C		12.84 C		Class A
UNMK 45 DP 576435	PEG 10 DP 576435	ob106	143°47'00"	C		5.95 C		Class A
UNMK 20 DP 576435	UNMK 26 DP 576435	ob67	323°58'00"	C		18.70 C		Class A
UNMK 26 DP 576435	UNMK 27 DP 576435	ob77	8°58'00"	C		2.12 C		Class A
UNMK 27 DP 576435	UNMK 22 DP 576435	ob78	53°58'00"	C		6.04 C		Class A
UNMK 22 DP 576435	UNMK 23 DP 576435	ob70	53°55'00"	C		7.11 C		Class A
UNMK 23 DP 576435	UNMK 24 DP 576435	ob72	54°00'00"	C		7.10 C		Class A
UNMK 24 DP 576435	UNMK 25 DP 576435	ob74	53°55'00"	C		7.09 C		Class A
UNMK 25 DP 576435	UNMK 28 DP 576435	ob76	53°57'00"	C		6.04 C		Class A
UNMK 28 DP 576435	UNMK 29 DP 576435	ob79	98°57'00"	C		2.12 C		Class A
UNMK 29 DP 576435	UNMK 21 DP 576435	ob80	143°57'00"	C		18.70 C		Class A
UNMK 30 DP 576435	UNMK 33 DP 576435	ob82	144°01'00"	C		22.21 C		Class A
UNMK 33 DP 576435	UNMK 34 DP 576435	ob85	116°09'00"	C		5.43 C		Class A
UNMK 34 DP 576435	UNMK 35 DP 576435	ob86	58°53'00"	C		29.42 C		Class A
UNMK 35 DP 576435	UNMK 36 DP 576435	ob87	53°57'00"	C		7.03 C		Class A
UNMK 36 DP 576435	UNMK 37 DP 576435	ob88	8°57'00"	C		2.11 C		Class A

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From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
UNMK 37 DP 576435	UNMK 31 DP 576435	ob90	323°57'00"	C		17.08 C		Class A
PEG 11 DP 576435	UNMK 34 DP 576435	ob51	6°54'00"	C		6.66 C		Class A
UNMK 36 DP 576435	UNMK 32 DP 576435	ob89	53°52'00"	C		3.51 C		Class A
UNMK 38 DP 576435	UNMK 46 DP 576435	ob92	53°50'00"	C		0.20 C		Class A
UNMK 46 DP 576435	UNMK 47 DP 576435	ob107	143°50'00"	C		12.82 C		Class A
UNMK 47 DP 576435	UNMK 39 DP 576435	ob108	233°50'00"	C		0.20 C		Class A
UNMK 38 DP 576435	UNMK 48 DP 576435	ob93	233°50'00"	C		0.20 C		Class A
UNMK 48 DP 576435	UNMK 49 DP 576435	ob109	143°50'00"	C		12.82 C		Class A
UNMK 49 DP 576435	UNMK 39 DP 576435	ob110	53°50'00"	C		0.20 C		Class A
UNMK 40 DP 576435	UNMK 50 DP 576435	ob96	53°51'00"	C		0.20 C		Class A
UNMK 50 DP 576435	UNMK 51 DP 576435	ob111	143°51'00"	C		12.82 C		Class A
UNMK 51 DP 576435	UNMK 41 DP 576435	ob112	233°51'00"	C		0.20 C		Class A
UNMK 40 DP 576435	UNMK 52 DP 576435	ob97	233°51'00"	C		0.20 C		Class A
UNMK 52 DP 576435	UNMK 53 DP 576435	ob113	143°51'00"	C		12.82 C		Class A
UNMK 53 DP 576435	UNMK 41 DP 576435	ob114	53°51'00"	C		0.20 C		Class A
UNMK 42 DP 576435	UNMK 54 DP 576435	ob100	53°50'00"	C		0.20 C		Class A
UNMK 54 DP 576435	UNMK 55 DP 576435	ob115	143°50'00"	C		12.83 C		Class A
UNMK 55 DP 576435	UNMK 43 DP 576435	ob116	233°50'00"	C		0.20 C		Class A
UNMK 42 DP 576435	UNMK 56 DP 576435	ob101	233°50'00"	C		0.20 C		Class A
UNMK 56 DP 576435	UNMK 57 DP 576435	ob117	143°50'00"	C		12.83 C		Class A
UNMK 57 DP 576435	UNMK 43 DP 576435	ob118	53°50'00"	C		0.20 C		Class A
UNMK 44 DP 576435	UNMK 58 DP 576435	ob104	53°47'00"	C		0.20 C		Class A
UNMK 58 DP 576435	UNMK 59 DP 576435	ob119	143°47'00"	C		12.84 C		Class A
UNMK 59 DP 576435	UNMK 45 DP 576435	ob120	233°47'00"	C		0.20 C		Class A

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Meridional Circuit Hawkes Bay 2000

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
UNMK 44 DP 576435	UNMK 60 DP 576435	ob105	233°47'00" C			0.20 C		Class A
UNMK 60 DP 576435	UNMK 61 DP 576435	ob121	143°47'00" C			12.84 C		Class A
UNMK 61 DP 576435	UNMK 45 DP 576435	ob122	53°47'00" C			0.20 C		Class A
MA 2 DP 576435	PEG 10 DP 576435	ob14	258°42'00" M			6.28 M		
MA 2 DP 576435	PEG 9 DP 576435	ob15	245°33'00" M			13.08 M		
IS 3 DP 576435	DISC 4 DP 349688	ob19	312°29'00" M			4.36 M		
IS 3 DP 576435	DISK 8 DP 576435	ob20	40°29'00" M			18.32 M		
IS 3 DP 576435	PEG 7 DP 576435	ob21	32°14'00" M			11.53 M		
IT 4 DP 576435	PEG 11 DP 576435	ob23	152°35'00" M			7.46 M		
IT 4 DP 576435	PEG 12 DP 576435	ob24	89°15'00" M			12.75 M		
IT 4 DP 576435	PEG 13 DP 576435	ob25	76°45'00" M			19.01 M		
IS 6 DP 576435	BS 16 DP 576435	ob32	121°02'00" M			2.68 M		
IS 6 DP 576435	PEG 15 DP 576435	ob33	220°42'00" M			10.80 M		
IS 6 DP 576435	PEG 14 DP 576435	ob34	225°56'00" M			17.78 M		
MA 5 DP 576435	BS 6 DP 349688	ob27	170°20'00" M			2.98 M		
MA 5 DP 576435	PEG 17 DP 576435	ob28	81°02'00" M			22.16 M		
MA 2 DP 576435	DISK 18 DP 576435	ob16	29°31'00" M			6.36 M		
MA 5 DP 576435	PEG 19 DP 576435	ob29	72°51'00" M			45.52 M		

Mark Name	Mark Condition	Description
BS 6 DP 349688		fl in garden
DISC 4 DP 349688		in conc
IS 3 DP 576435		fl in seal
IS 6 DP 576435		d 0.1
IS II DP 19828		d 0.05
IS XIA DP 10311		d 0.05
IT 4 DP 576435		d 0.3
MA 1 DP 576435		fl in footpath

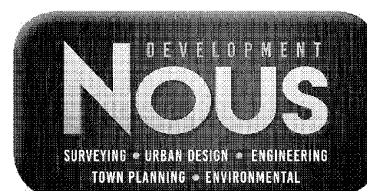
Mark and Vector

Survey Number DP 576435
Meridional Circuit Hawkes Bay 2000

Mark Name	Mark Condition	Description
MA 2 DP 576435		fl in kerb
MA 5 DP 576435		fl in footpath
PIN 3 DP 349688		fl in seal
SS 143 SO 4880		in SS box. Under cover

*** End of Report ***

Schedule Prepared by: Chris Bean
 Licensed Cadastral Surveyor
chris.bean@developmentnous.nz



05 September 2022

MEMORANDUM/SCHEDULE OF EASEMENTS

DP 576435

Land Registration District

Hawke's Bay

Territorial Authority (the Council)

Napier City Council

Development Nous Ltd

502 Karamu Road North
 Hastings 4122
 New Zealand
 PO Box 385
 Hastings 4156
 New Zealand

06 876 2159

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY, RIGHT TO DRAIN WATER & SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	A	LOT 1	LOTS 2-5 & 100
	B	LOT 2	LOTS 1 & 3-5 & 100
	C	LOT 3	LOTS 1-2 & 4-5 & 100
	D	LOT 4	LOTS 1-3 & 5 & 100
	E	LOT 5	LOTS 1-4 & 100
	Z	LOT 100	LOTS 1-5
PARTY WALL RIGHTS	PA	LOT 1	LOT 2
	PB	LOT 2	LOT 1
	PC	LOT 2	LOT 3
	PD	LOT 3	LOT 2
	PE	LOT 3	LOT 4
	PF	LOT 4	LOT 3
	PG	LOT 4	LOT 5
	PH	LOT 5	LOT 4
PEDESTRIAN ACCESS RIGHTS & RIGHT TO DRAIN WATER	K	LOT 100	LOTS 1-5
	L	LOT 100	LOTS 1-5

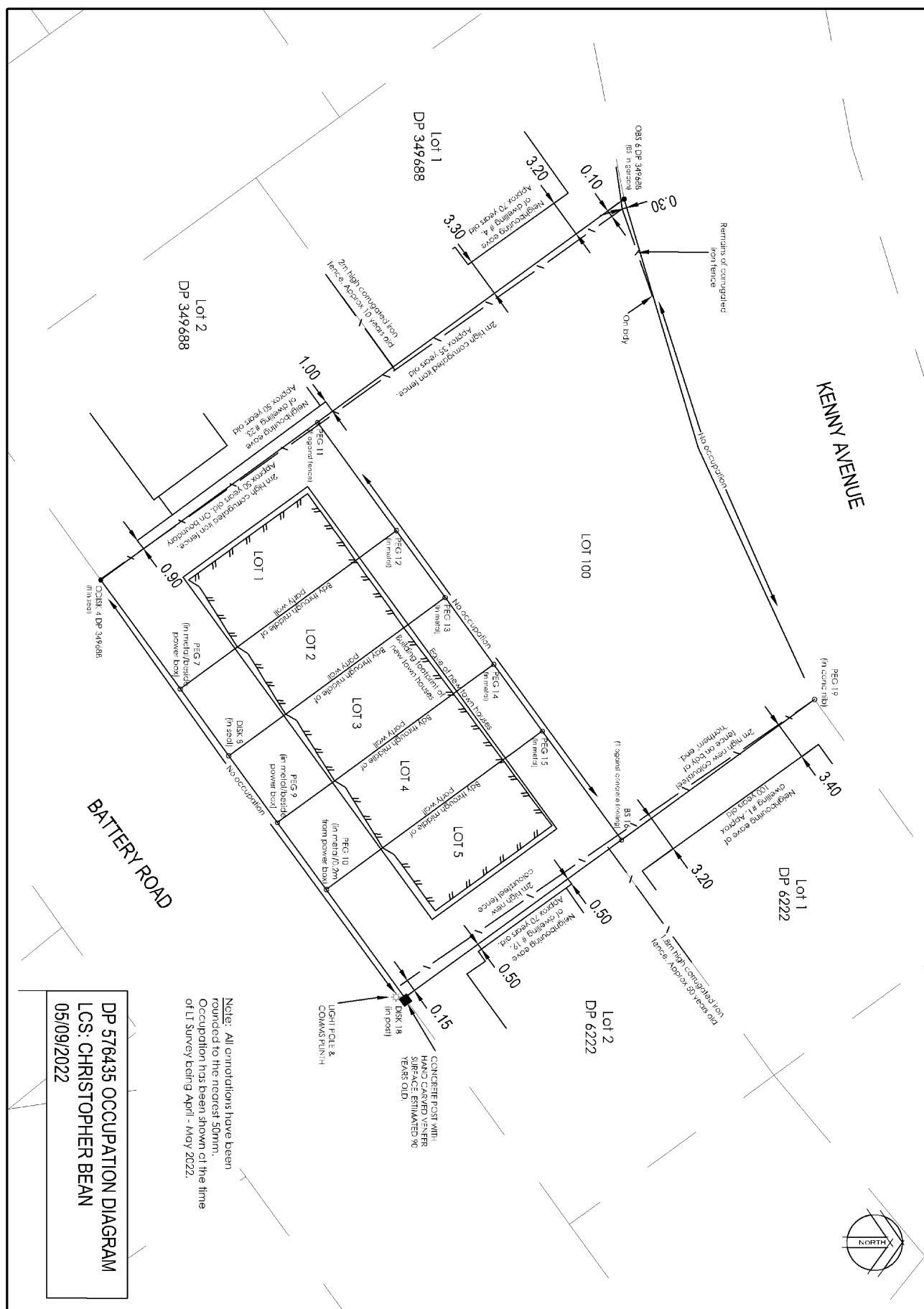
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MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO DRAIN SEWAGE	A	LOT 1	Napier City Council
	B	LOT 2	
	C	LOT 3	
	D	LOT 4	
	E	LOT 5	
	Z	LOT 100	

Occupation Diagram





Land District: Hawkes Bay

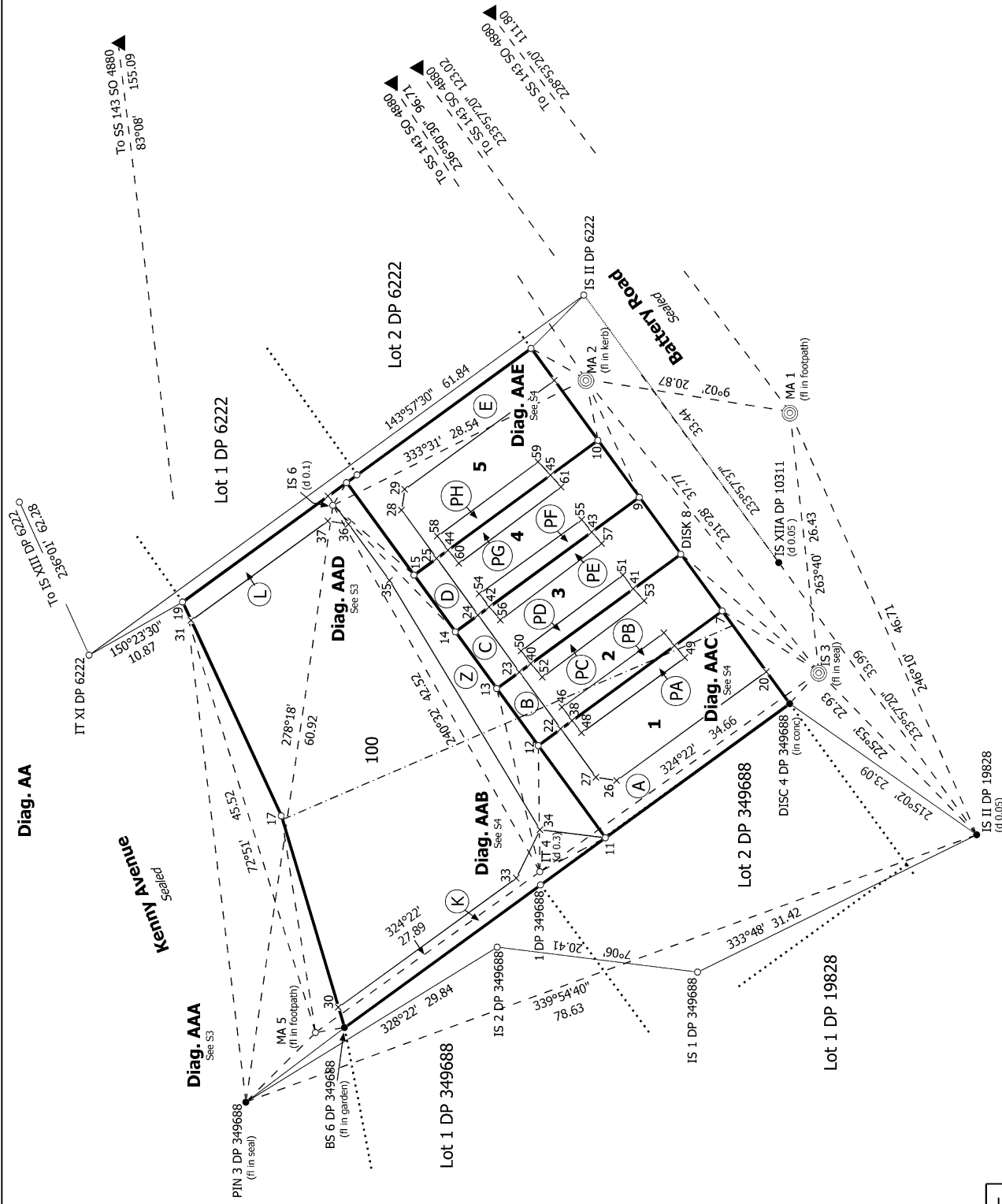
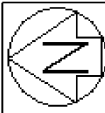
LOTS 1 - 5 & 100 BEING A SUBDIVISION OF LOTS 3 & 4 DP 6222

Surveyor: Christopher Michael Bean
Firm: Development Nous Limited
Date of Survey: 25/05/2022

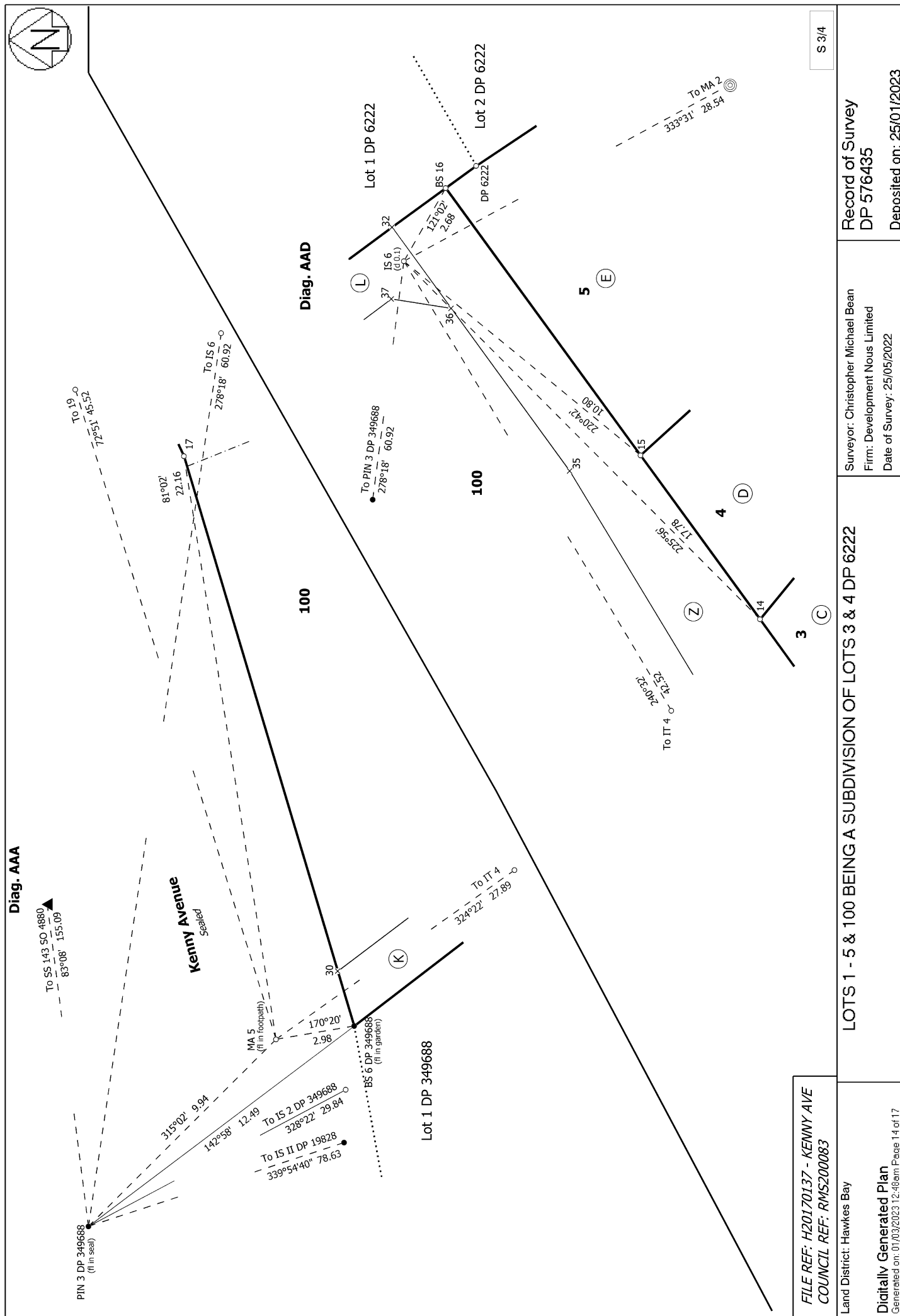
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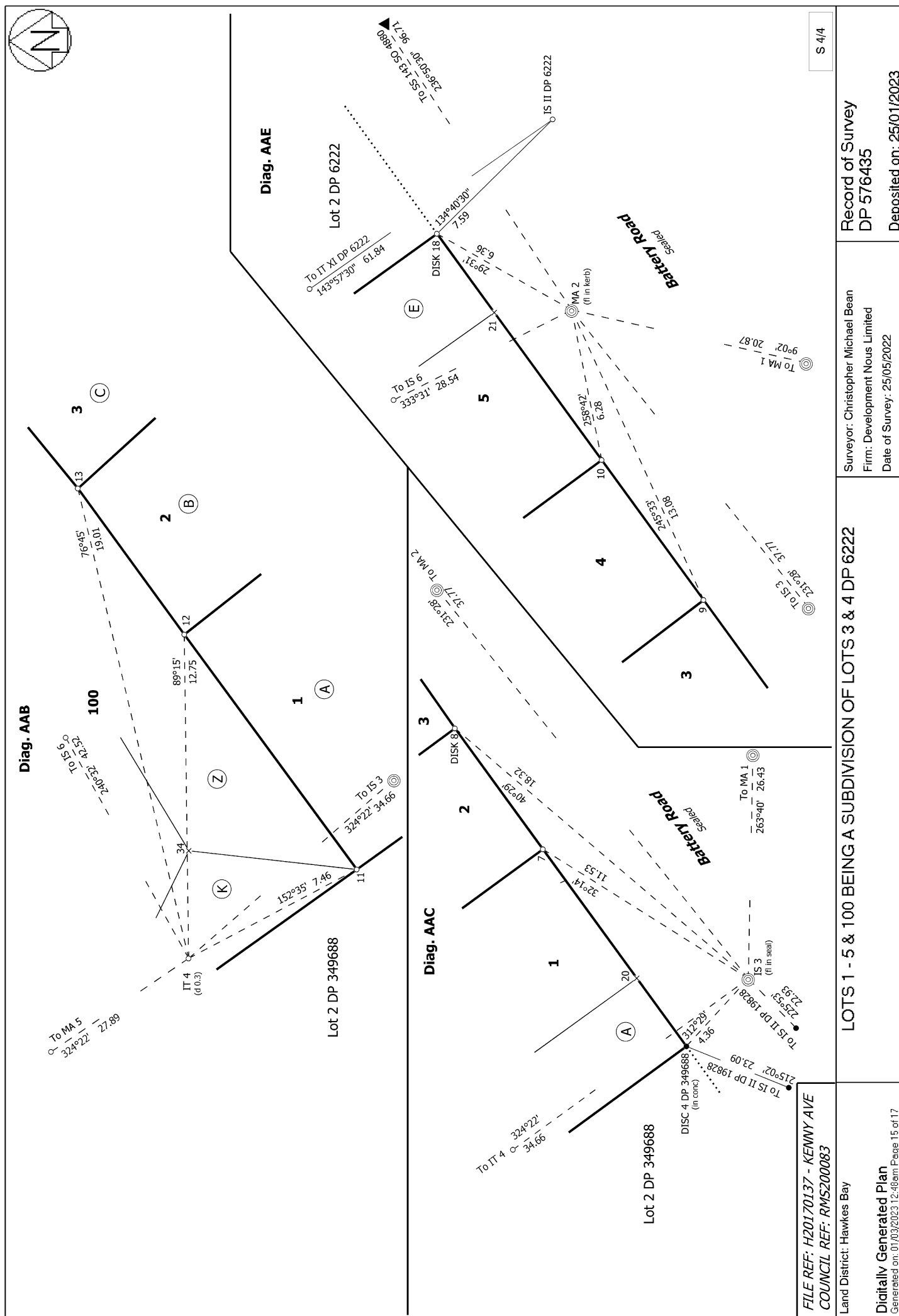
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Generated on: 01/03/2023 12:48am Page 12 of 17Record of Survey
DP 576435

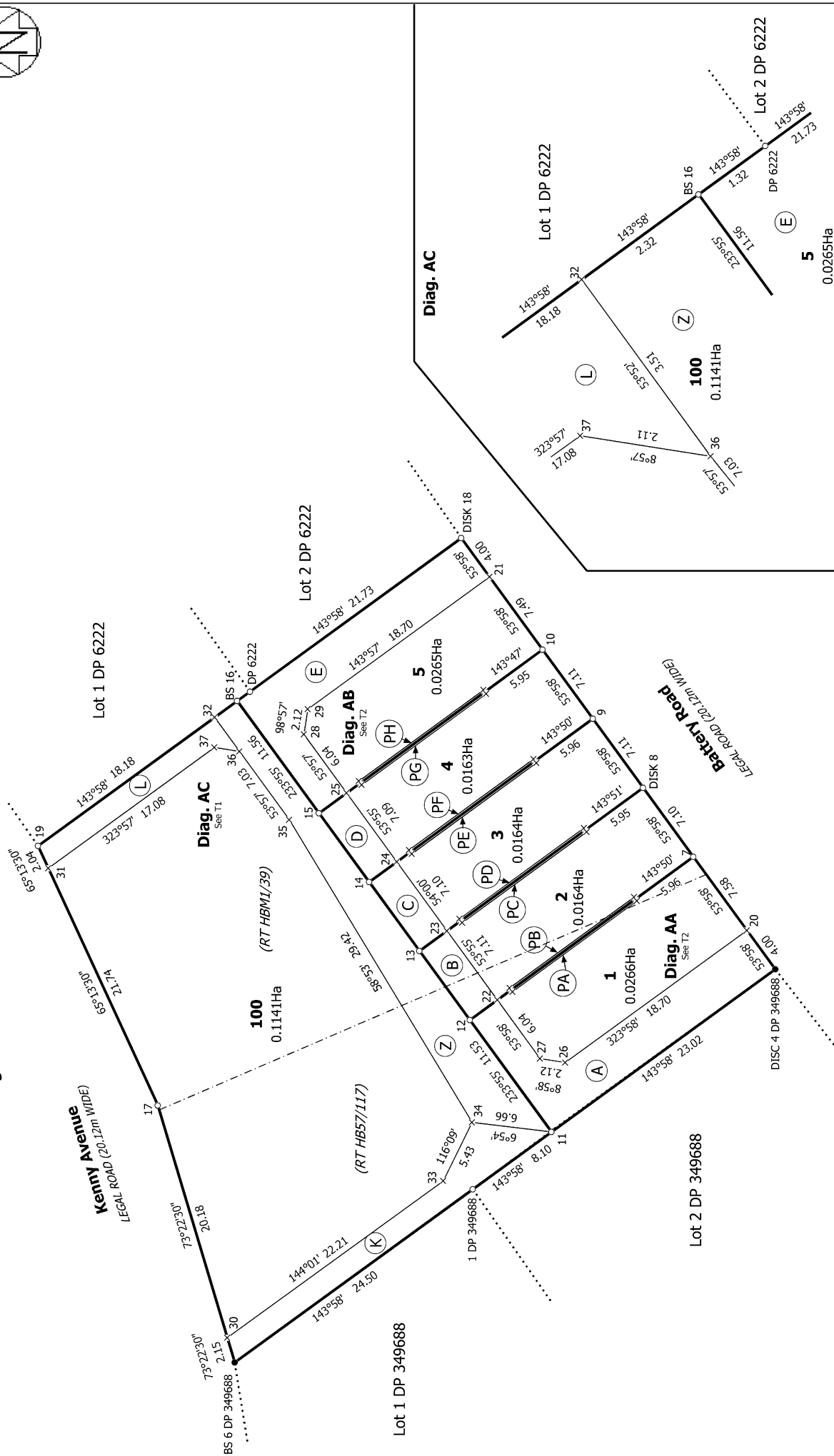
Deposited on: 25/01/2023



FILE REF: H20170137 - KENNY AVE COUNCIL REF: RMS200083		IS II DP 19828 (40.05)		S 2/4
Land District: Hawkes Bay	LOTS 1 - 5 & 100 BEING A SUBDIVISION OF LOTS 3 & 4 DP 6222			
Digitally Generated Plan Generated on: 01/03/2023 12:48pm Page 13 of 17	Surveyor: Christopher Michael Bean Firm: Development Nous Limited Date of Survey: 25/05/2022	Record of Survey DP 576435 Deposited on: 25/01/2023		







FILE REF: H20170137 - KENNY AVE
COUNCIL REF: RMS200083

Land District: Hawkes Bay

LOTS 1 - 5 & 100 BEING A SUBDIVISION OF LOTS 3 & 4 DP 6222

Surveyor: Christopher Michael Bean
Firm: Development Nous Limited
Date of Survey: 25/05/2022

Record of Survey
DP 576435

Digitally Generated Plan
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