



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **1091548**
Land Registration District **Otago**
Date Issued 18 March 2024

Prior References
687808

Supplementary Record Sheet
1101134

Estate Stratum in Freehold
Legal Description Principal Unit 1 Deposited Plan 582723
and Accessory Unit 1A Deposited Plan
582723

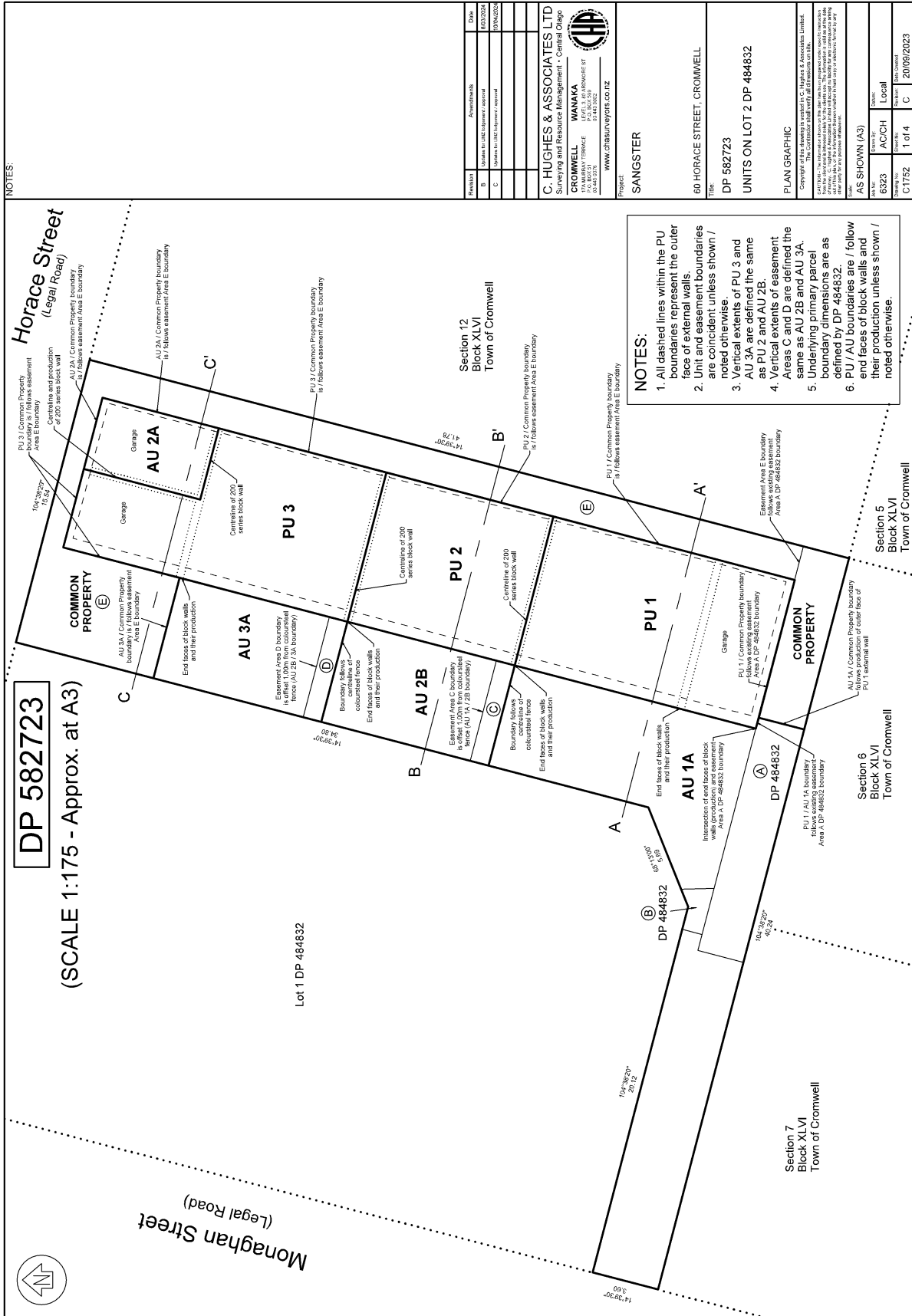
Registered Owners

Sarah Lee Grimes and David Ernest Grimes

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

Appurtenant to Principal Unit 1 Deposited Plan 582723 herein is a right to drain water created by Easement Instrument 12892044.7 - 18.3.2024 at 8:55 am

The easements created by Easement Instrument 12892044.7 are subject to Section 243 (a) Resource Management Act 1991 13004744.3 Mortgage to ASB Bank Limited - 30.5.2024 at 4:27 pm



DP 582723
(SCALE 1:175 - Approx. at A3)

Lot 1 DP 484832

NOTES:

NOTES:

1. All dashed lines within the PU boundaries represent the outer face of external walls.
2. Unit and easement boundaries are coincident unless shown / noted otherwise.
3. Vertical extents of PU 3 and AU 3A are defined the same as PU 2 and AU 2B.
4. Vertical extents of easement Areas C and D are defined the same as AU 2B and AU 3A.
5. Underlying primary parcel boundary dimensions are as defined by DP 484832.
6. PU / AU boundaries are / follow end faces of block walls and their production unless shown / noted otherwise.

| Revision | Amendments | Date |
|----------|--------------------------------|------------|
| B | Scale to A3 (owner's approval) | 8/3/2024 |
| C | Scale to A3 (owner's approval) | 19/04/2025 |

C. HUGHES & ASSOCIATES LTD
Surveying and Resource Management - Central Otago

CROMWELL WAMAKA
100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Project: **SANGSTER**

Title: **60 HORACE STREET CROMWELL**

DP 582723

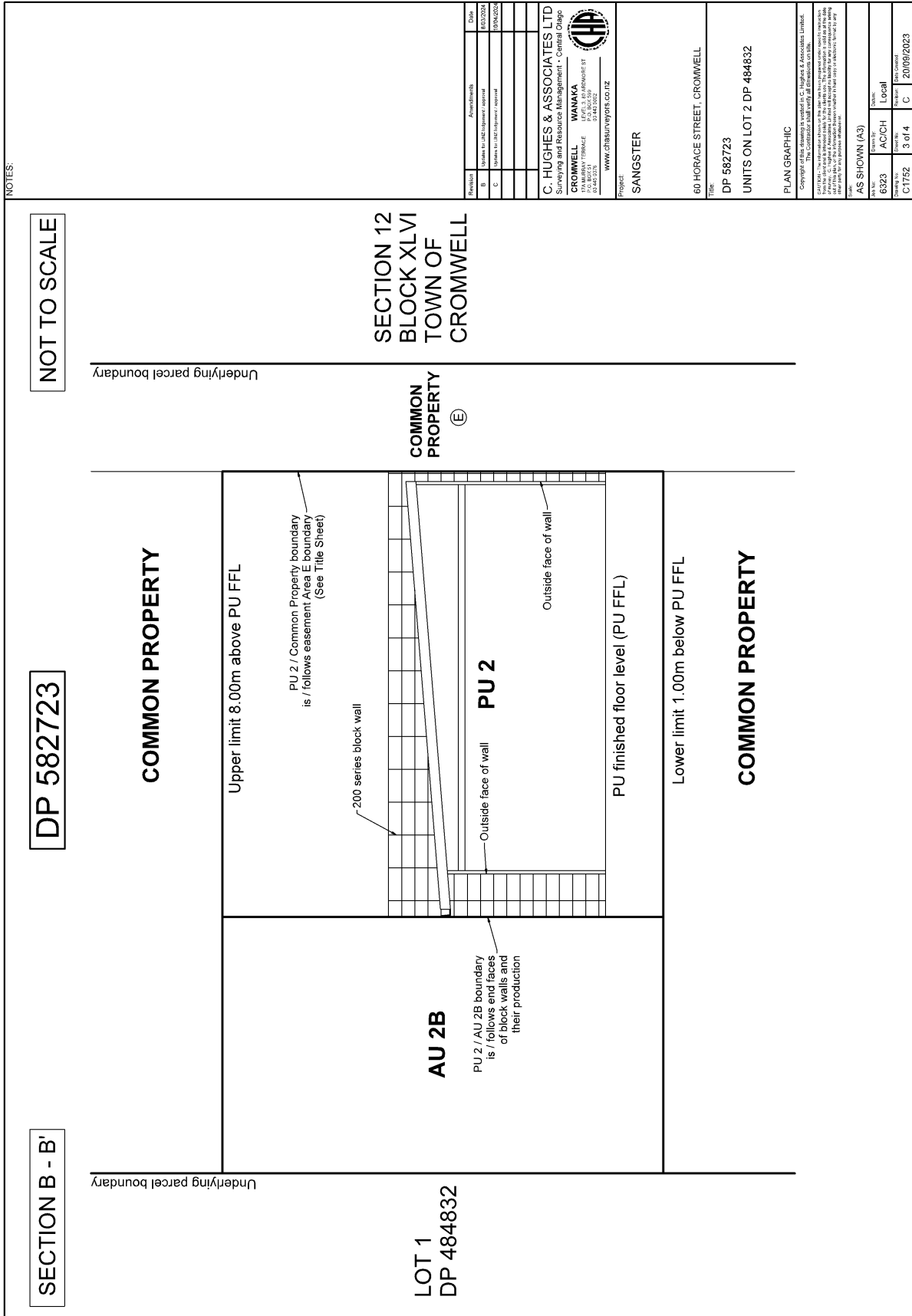
UNITS ON LOT 2 DP 484832

PLAN GRAPHIC

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AS SHOWN (A3)

| AS No. | Drawn By | Checked | Date |
|--------|----------|---------|------------|
| 6323 | AC/CH | Local | |
| C:1752 | 1 of 4 | C | 20/09/2023 |



NOTES:

NOT TO SCALE

DP 582723

SECTION B - B'

Underlying parcel boundary

Underlying parcel boundary

SECTION 12
BLOCK XLVI
TOWN OF
CROMWELL

LOT 1
DP 484832

AU 2B

PU 2 / AU 2B boundary
is / follows end faces
of block walls and
their production

Upper limit 8.00m above PU FFL

PU 2 / Common Property boundary
is / follows easement Area E boundary
(See Title Sheet)

200 series block wall

PU 2

Outside face of wall

Outside face of wall

PU finished floor level (PU FFL)

Lower limit 1.00m below PU FFL

COMMON PROPERTY

COMMON PROPERTY

COMMON
PROPERTY
(E)

| Revision | Amendments | Date |
|----------|--------------------------------|------------|
| B | Submit to SAC (owner approval) | 03/03/2024 |
| C | Submit to SAC (owner approval) | 03/03/2024 |

C. HUGHES & ASSOCIATES LTD
Surveying and Resource Management - Central Otago

CROMWELL WAIKATO
100, BURNSIDE DRIVE
CROMWELL, 3410
www.chh.co.nz

Project: SANGSTER

Title: 60 HORACE STREET, CROMWELL

DP 582723
UNITS ON LOT 2 DP 484832

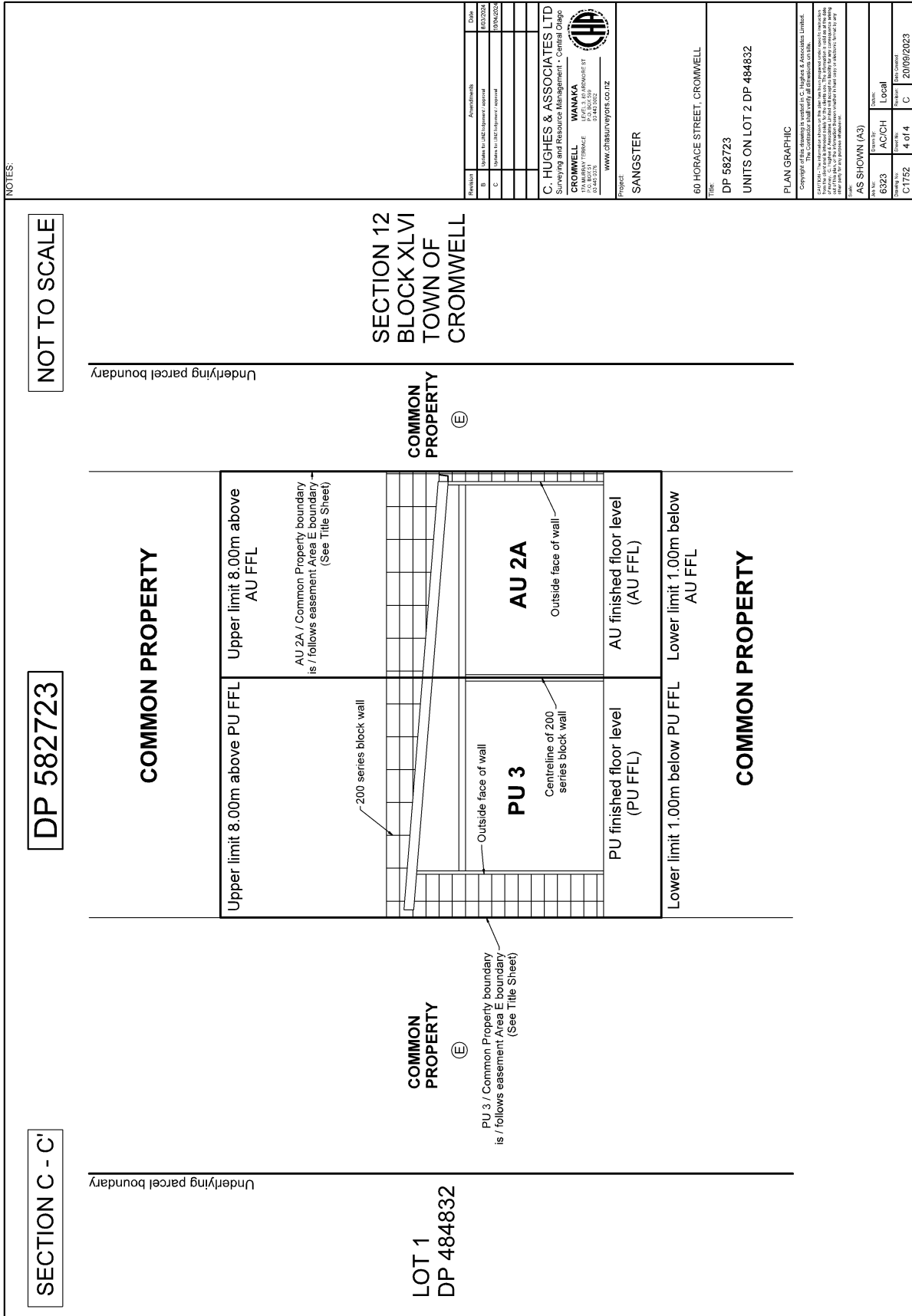
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| AS No. | Drawn By | Checked |
|--------|----------|---------|
| 6323 | AC/CH | Local |
| C:1752 | 3 of 4 | C |

AS SHOWN (A3)

20/09/2023





**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 2010**

Search Copy

Identifier **1101134**

Land Registration District **Otago**

Date Issued 18 March 2024

Plan Number DP 582723

Subdivision of

Lot 2 Deposited Plan 484832

Prior References

687808

Unit Titles Issued

1091548

1091560

1091561

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

Subject to Section 59 Land Act 1948 (affects part formerly Section 13 Block XLVI Town of Cromwell)

Subject to a right to drain sewage over part marked B on DP 484832 created by Easement Instrument 10071267.4 - 14.7.2015 at 11:13 am

The easements created by Easement Instrument 10071267.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage over part marked A on DP 484832 in favour of Central Otago District Council created by Easement Instrument 10071267.5 - 14.7.2015 at 11:13 am

The easements created by Easement Instrument 10071267.5 are subject to Section 243 (a) Resource Management Act 1991

10071267.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.7.2015 at 11:13 am

12892044.3 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 18.3.2024 at 8:55 am

12892044.4 Certificate of assessment of ownership interest pursuant to Section 32(2)(b) Unit Titles Act 2010 - 18.3.2024 at 8:55 am

Subject to a right (in gross) to convey telecommunications over part Common Property Deposited Plan 582723 marked E on DP 582723 in favour of Chorus New Zealand Limited created by Easement Instrument 12892044.6 - 18.3.2024 at 8:55 am