



# Digital Title Plan - DP 420253

---

**Survey Number** DP 420253  
**Surveyor Reference** 9335.03 Bridgewater Units  
**Surveyor** Mark Richard Lagerstedt  
**Survey Firm** Survey & Planning Solutions Ltd  
**Surveyor Declaration** I Mark Richard Lagerstedt, being a person entitled to practise as a licensed cadastral surveyor, certify that -  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction 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.  
Declared on 13/07/2009.

---

## Survey Details

**Dataset Description** Units on Lot 1 DP 415185  
**Status** Deposited  
**Land District** North Auckland  
**Submitted Date** 13/07/2009  
**Survey Class** Class I Cadastral Survey  
**Survey Approval Date** 20/07/2009  
**Deposit Date** 07/09/2009

---

## Territorial Authorities

Far North District

---

## Comprised In

CT 458357

---

## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Accessory Unit 2 Deposited Plan 420253	Accessory Unit		477463
Accessory Unit 3 Deposited Plan 420253	Accessory Unit		477464
Accessory Unit 4A Deposited Plan 420253	Accessory Unit		477465
Accessory Unit 5A Deposited Plan 420253	Accessory Unit		477466
Accessory Unit 6 Deposited Plan 420253	Accessory Unit		477467
Accessory Unit 7 Deposited Plan 420253	Accessory Unit		477468
Accessory Unit 8 Deposited Plan 420253	Accessory Unit		477469
Accessory Unit 9 Deposited Plan 420253	Accessory Unit		477470
Unit 3 Deposited Plan 420253	Principal Unit		477464
Unit 4 Deposited Plan 420253	Principal Unit		477465
Unit 5 Deposited Plan 420253	Principal Unit		477466
Unit 6 Deposited Plan 420253	Principal Unit		477467
Unit 7 Deposited Plan 420253	Principal Unit		477468
Unit 8 Deposited Plan 420253	Principal Unit		477469
Unit 9 Deposited Plan 420253	Principal Unit		477470



# Digital Title Plan - DP 420253

---

## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Unit 1 Deposited Plan 420253	Principal Unit		477462
Accessory Unit 1A Deposited Plan 420253	Accessory Unit		477462
Unit 2 Deposited Plan 420253	Principal Unit		477463
Accessory Unit 1B Deposited Plan 420253	Accessory Unit		477462
Accessory Unit 5B Deposited Plan 420253	Accessory Unit		477466
Accessory Unit 4B Deposited Plan 420253	Accessory Unit		477465
<b>Total Area</b>		<hr/> 0.0000 Ha	

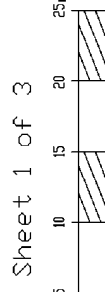
Existing Appurtenant Easements	
Purpose	Created By
Right of Way	EI 8188327.3
Right to convey water, electricity, gas, computer media and telecommunications.	
Right to drain water and sewage.	
Right to convey electricity, telecommunications and computer media.	
Right to Disabled Parking	

Existing Easements		
Purpose	Shown	Created By
Right to store to a maximum height of 8.10m amsl (Lands and Survey Daum 1946)	Ⓣ - Ⓞ	EI 8188327.3

© Origin of Levels:  
 RM XI SD 47999  
 Height 36456  
 Cnr. Selwyn & Willsons Roads



Geoidetic Datum 2000  
 Origin of Levels:  
 RM XI SD 47999 3645  
 Lands and Survey (NSL) One Tree Point  
 Class of Survey Class 1  
 Local Authority: Far North District Council  
 Land District: North Auckland



Prepared For: Bridgewater Developments Ltd.  
 File Name: 933503 Selwyn Court Unit Title

DP 420253	ORIGINAL SHEET SIZE	9335
Survey: V Flood	SCALE	.03
Date of Survey 31/03/09	1:250	A2
Drawn: D Illiver		
Ver: 1		

Units on Lot 1 DP 415185

**WILLIAMS AND KING**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 JIA Davis Cres,  
 PO Box 61, Palmu,  
 Ph: (09) 4028244  
 Fax: (09) 4028296  
 Email: williams@surveysplanning.co.nz

1 DP 52538

1 DP 52538

Principal unit boundaries are to the centreline of exterior walls (with the exception of concrete block walls on boundary, interior face of concrete block walls on boundary, 0.50m below top of concrete slab, top of ceiling battens, the centreline of walls between adjoining units and the extensions thereto as noted on plan face).  
 Ground Floor Auxiliary Unit boundaries (1B, 2, 3, 4B, 5B & 6-9) are 0.05m from exterior cladding, interior face of walls on boundary, 0.50m below bottom of first floor formation (and the extension to walls on boundary), the wall between adjoining units (and its extension) and 0.50m below top of the concrete slab of the ground floor of the principal unit. See Diagrams on Sheet 2.  
 First Floor Auxiliary Unit Boundaries (1A, 4A & 5A) are the top face of the deck, 0.05m inside the side and front balustrades and 0.05m below the soffit (extended to the vertical boundary of the AU). See Diagram on Sheet 3.  
 Note: Roof, cladding, concrete block retaining walls, pillars in front of entrance ways, deck balustrades and storage cupboards are in common property.

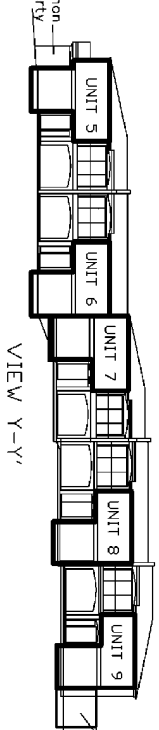
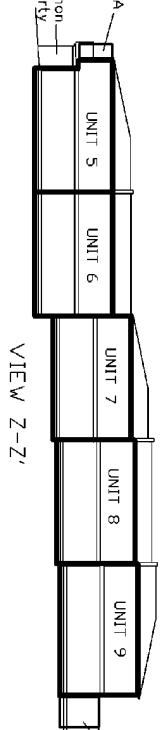
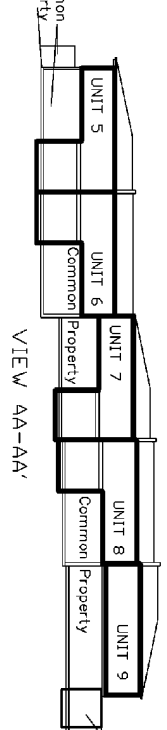
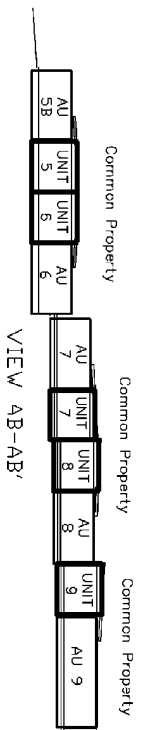


Diagram of Typical Boundaries – Plan View  
Not to Scale

AU boundary is the extension of face of wall  
Common Property between AU and cladding  
AU boundary is 0.05m Offset from face of cladding from face of wall  
Karaman Property  
Face of Wall  
Typical AU  
Unit Boundary is Center of Interior Walls

— Principal unit boundaries are to the centreline of exterior walls (with the exception of concrete block walls on boundary). Interior face of boundary of walls of concrete side, top of ceiling battens, the centreline of walls between adjoining units and the extensions thereof as noted on plan face.  
— Ground Floor Auxiliary Unit boundaries (1B, 2, 3, 4B, 5B & 6-9) are 0.05m from exterior cladding, interior face of walls on boundary, 0.50m below bottom of first floor formation (and the extension to walls on boundary), the wall between adjoining units (and its extension) and 0.50m below top of the concrete slab of the ground floor of the principal unit. See Diagrams on Sheet 2 and 0.05m below the soffit (excluded to the vertical boundary of the AU). See Diagram on Sheet 3.  
Note: Roof cladding, concrete block retaining walls, pilars in front of entrance ways, deck balustrades and storage cupboards are in common property.

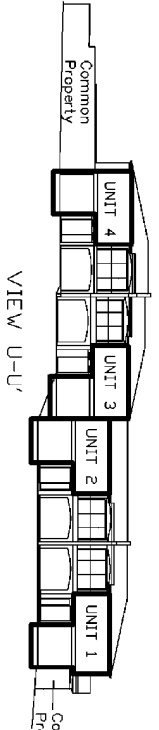
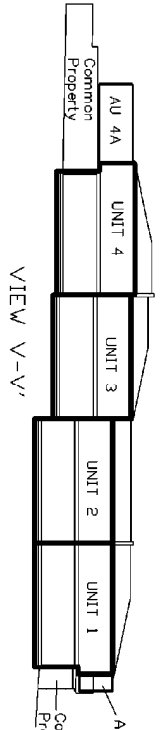
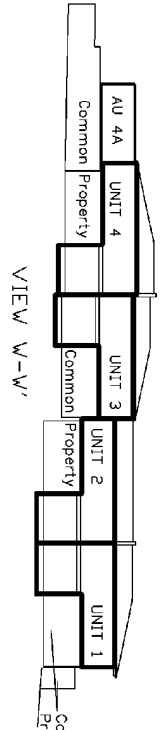
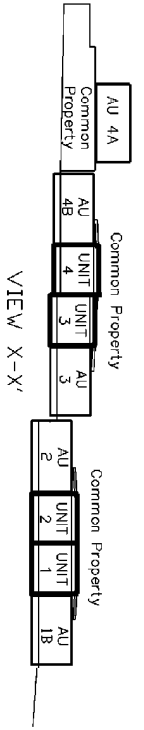


Diagram Unit 1 & 1B Boundaries – Typical of all units  
Not to Scale

Unit 1  
Floor Level 8.42  
Unit Boundary Level 8.33  
Ceiling Level 8.29  
Unit Boundary is Center of Interior Walls  
Common Property between AU and cladding  
Top of Concrete Slab  
AU boundary is 0.05m Offset from face of cladding  
Concrete Slab  
AU 1B  
Common Property  
AU boundary is face of wall  
AU boundary is 0.05m below bottom of first floor formation (and the extension to walls on boundary)  
AU boundary is face of wall  
Common Property  
Unit Boundary  
RL 5.25

Geodetic Datum 2000  
Origin of Levels: RM XI SD 4799 3645  
Lands and Survey (MSL) One Tree Point  
Class of Survey Class 1  
Local Authority: for North District Council  
Land District: North Auckland  
Sheet 2 of 3

Prepared For: Bridgewater Developments Ltd  
File Name: 933503 Survey Court Unit Title

0 5 10 15 20 25m

**WILLIAMS AND KING**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
11A Davis Cres.,  
PO Box 61, Pukekohe  
Ph: (09) 4028244  
Fax: (09) 4028296  
Email: pek@williamsandking.co.nz

Units on Lot 1 DP 415185

DP 420253  
Survey of Land  
Done by Survey 31/03/09  
Drawn by J Divers  
Ver 1

ORIGINAL SCALE  
SHEET SIZE  
A2

9335  
.03



**WILLIAMS AND KING**

Registered Land Surveyors, Planners &  
 Land Development Consultants  
 11A Ivimey Cres,  
 PU Box 51, Raha  
 PH: (09) 4028244  
 FX: (09) 4028256  
 Email: pal@williamsandking.co.nz

Units on Lot 1 DP 415185

DP 420253  
 Survey: V Flood  
 Date of Survey: 31/03/09  
 Drawn: D Oliver  
 Ver: 1

BRITAIN  
 SCALE 1:250  
 SHEET SIZE A2

9335  
 .03

– Principal unit boundaries are to the centerline of exterior walls (with the exception of concrete block walls on boundary, 0.50m below top of concrete slab, top of ceiling battens, the centerline of walls between adjoining units and the extensions thereto as noted on plan face.  
 – Ground Floor Auxiliary Unit boundaries (18, 2, 3, 4B, 5B & 6-9) are 0.05m from exterior cladding, interior face of the ground floor of the principal unit. See Diagrams on Sheet 2 on boundary). the wall between adjoining units (and its extension) and 0.50m below top of the deck, 0.05m inside the side and front balustrades and 0.05m below the soffits (extended to the vertical boundary of the AU). See Diagram on Sheet 3  
 Note: Roof, cladding, concrete block retaining walls, pillars in front of entrance ways, deck balustrades and storage cupboards are in common property.

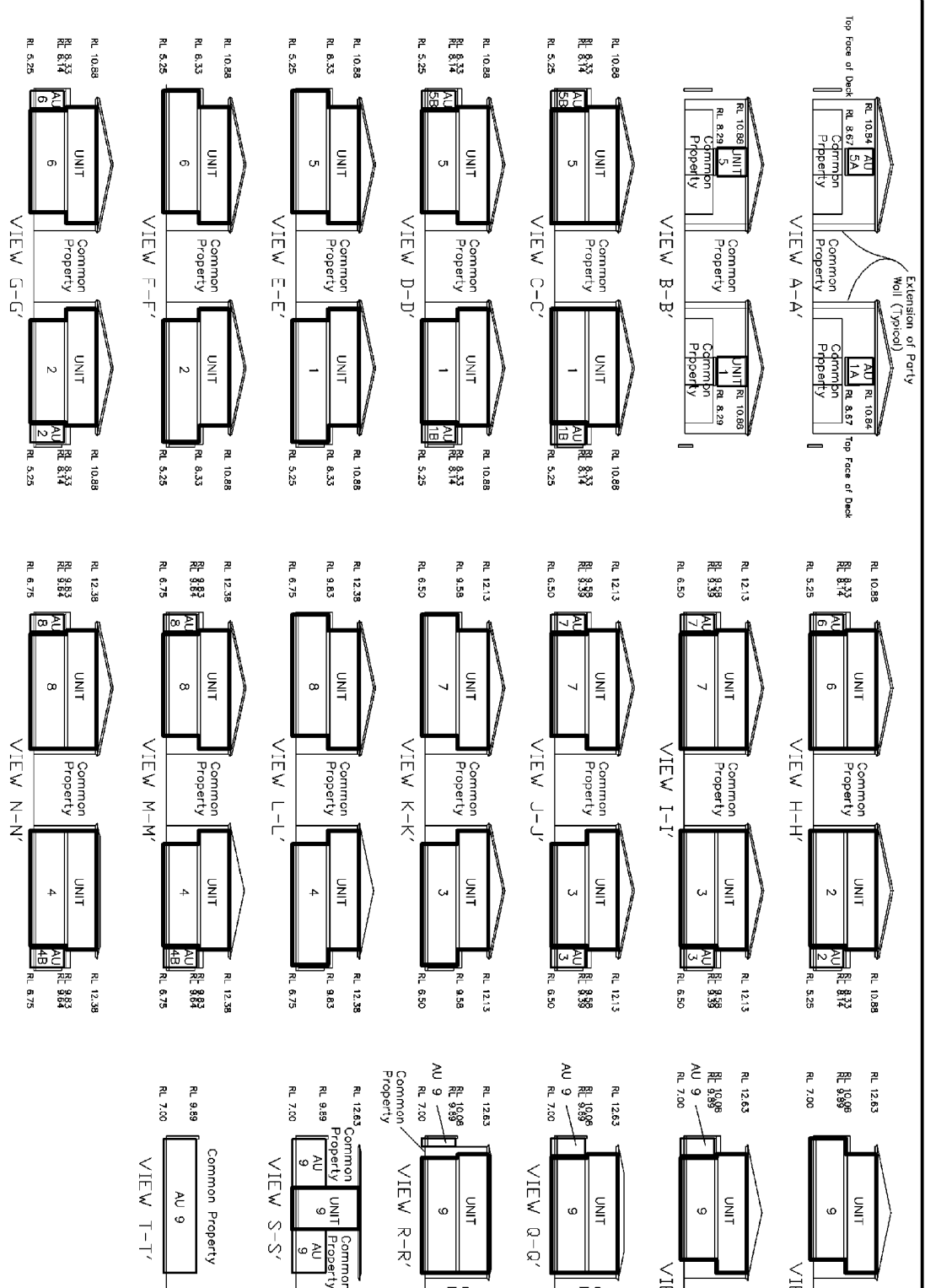
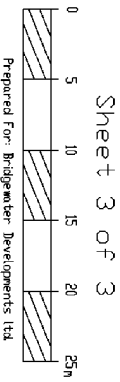
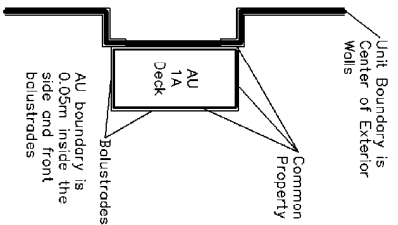


Diagram of AU 1A & 5A Plan View  
 Not to Scale



Geodetic Datum: 2000  
 Origin of Levels:  
 RM XI, SII 47999, 3645  
 Lands and Survey (NZS) One Tree Point  
 Class of Survey: Class 1  
 Local Authority: For North District Council  
 Local District: North Auckland

Prepared for: Bridgewater Developments Ltd  
 File Name: 933503\_Schwyzer Court unit Title

# Unit Entitlements and Valuers Certification

PLAN NO. 420253

## UNIT SCHEDULE

CT	Appellation	Unit Entitlements	Height Limits	
			Upper	Lower
477462	Unit 1	1089	10.88	5.25
	AU 1A	5	10.84	8.67
	AU 1B	35	8.14	5.25
477463	Unit 2	1025	10.88	5.25
	AU 2	35	8.14	5.25
477464	Unit 3	1025	12.13	6.50
	AU 3	35	9.39	6.50
477465	Unit 4	1108	12.38	6.75
	AU 4A	35	12.29	9.87
	AU 4B	35	9.64	6.75
477466	Unit 5	1097	10.88	5.25
	AU 5A	5	10.84	8.67
	AU 5B	35	8.14	5.25
477467	Unit 6	1043	10.88	5.25
	AU 6	35	8.14	5.25
477468	Unit 7	1043	12.13	6.50
	AU 7	35	9.39	6.50
477469	Unit 8	1043	12.38	6.75
	AU 8	35	9.64	6.75
477470	Unit 9	1123	12.63	7.00
	AU 9	79	9.89	7.00

Total Unit Entitlement	10000
Supplementary Record Sheet	477471
Address of Body Corporate	22 Selwyn Road, Paihia

I, Thomas Stephen Baker of Whangarei Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Signed this 7th day of July 2009

