



Record of Survey - LT 587352

Survey Number LT 587352
Surveyor Reference H20220115 - Sussex St
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 29 Nov 2023 04:35 PM

Survey Details

Dataset Description PLAN OF AREAS ON LOT 120 DP 9139
Purpose Flat plan/Cross-lease
Status Approved as to Survey **Type** Survey
Land District Hawkes Bay **Survey Class** Class A
Meridional Circuit Hawkes Bay OCD **Vertical Datum** None

Survey Dates

Surveyed Date 17/01/2023 **Certified Date** 29/11/2023
Submitted Date 29/11/2023 16:35:56 **Survey Approval Date** 30/11/2023
Deposit Date

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 9139	Hawkes Bay	0°00'00"
DP 20506	Hawkes Bay	0°00'00"
DP 21035	Hawkes Bay	0°00'00"

Territorial Authorities

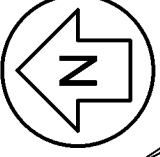
Hastings District

Comprised In

RT HBM2/783
RT HBM1/891

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area 2A Deposited Plan 587352	Cross Lease Building		1153504
Area 2B Deposited Plan 587352	Cross Lease Building		1153504
Area 2C Deposited Plan 587352	Cross Lease Building		1153504
Area B Deposited Plan 587352	Covenant - Flat/Crosslease		
Total Area		<u>0.0000</u>	Ha



Lot 121
DP 9139

56°09'
42.73

FLAT 1
HBM1/891

Lot 3
DP 8339

Lot 4
DP 8339

Lot 120
DP 9139

AREA 2C
GARAGE

AREA 2A

AREA 2B
CARPORT

Sussex Street
LEGAL ROAD (15.24m wide)

Wooden Paling Fce
146°06'20"
12.19

4.79 Arc 67.4
R=9.14
4.79 Arc 67.4
Wooden Paling Fce

56°09'
33.59
0.10
Corr Iron Fce

Wooden Paling Fce

326°09'
21.34
Corr Iron Fce

Notes:

1. Building extents are defined by the edge of eaves unless otherwise stated.
2. All boundary dimensions have been adopted from DP 9139.
3. Flat 1 and Area A were adopted from DP 20506.
4. Areas A & B are delineated by the existing fencelines, which is coincidental with DP 21035
5. New Record of Title Allocated for Areas 2A, 2B & 2C - 1153504

Project:

PLAN OF AREAS ON LOT 120 DP 9139

Address:

1035 Sussex Street, Hastings
Hawkes Bay

DP 587352

Drawn	AB	Date	17 January 2023
Surveyed	AB	Sheet	1 of 1
Checked	CB	Drawing No.	H20220115

DEVELOPMENT
NOUS