



Margaret Kneubuhl Tagavaa
Separation Agreement

HIGH COURT OF AMERICAN SAMOA
 FILED
1/25/77
 Clerk of the High Court
 of American Samoa

IN THE HIGH COURT OF AMERICAN SAMOA

1/25/77
 P.K.T.
 L.B. 11:05 A.M. P.S.

LAND & TITLES DIVISION HIGH COURT OF AMERICAN SAMOA
 FILED

~~Clerk of the High Court
 of American Samoa~~

MARGE KNEUBUHL LANDRIGAN, et al.,)
)
 Plaintiff,)
)
 v.)
)
 UELE, MAAE, and MAAE FAMILY,)
 Taputimu,)
)
 Defendants.)

LT. No. 38-76

STIPULATIONS OF SETTLEMENT

Parties to this action by themselves and thru their respective counsels and representatives, I. S. PELE, Attorney for Plaintiffs, and Toti Maae, the duly designated representative of the Maae Family, he himself being a natural son of a Maae, agreed and hereby enter into the following stipulations to settle this matter and to settle their dispute over boundaries involving their respective real-properties located in Taputimu, Tualatai County, Western District, American Samoa.

Parties agree to exchange certain parcels of their respective lands in order to easily and plainly identify the boundaries, a survey of the agreed area was done, copy of said survey is hereto attached and made a part of these Stipulations of Settlement. The said survey is dated December 29, 1976:

a) 20,793.25 square feet or .477 acre as marked "A" on the survey of Lena P. Kneubuhl's land (Tagava'a) to Maae Family.

b) 18,785.89 square feet or .431 acre as marked "B" on the survey of Maae Family land to Lena P. Kneubuhl.

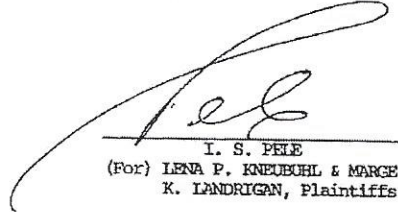
The new and revised legal description of Lena P. Kneubuhl's land, Tagava'a, consisting of 7.64 acres is described as follows:

All that certain real property lying in land square 32 unit C situated in the village of Taputimu, County of Tualatai, Western District, Island of Tutuila, American Samoa, being a portion of land known as Tagava'a owned by Lena P. Kneubuhl, more fully described as follows:
Beginning at a point in a concrete monument which has approximate coordinates X=299,22550 and Y=280, 137.50, American Samoa datum of 1962. Run thence on azimuth $83^{\circ} 00' 25''$, 166.66 feet to a concrete monument; thence on azimuth $79^{\circ} 07' 12''$, 252.71 feet to a concrete monument; thence on azimuth $101^{\circ} 25' 22''$, 208.03 feet to a concrete monument; thence on azimuth $84^{\circ} 34' 48''$, 86.71 feet to a concrete monument; adjacent to a coconut, thence on azimuth $178^{\circ} 21' 37''$, 444.31 feet to an iron pin. Thence on azimuth $262^{\circ} 33' 23''$ 425.33 feet to a concrete monument; thence on azimuth $273^{\circ} 25' 49''$, 167.97 feet to a concrete monument; thence on azimuth $339^{\circ} 50' 47''$, 116.94 feet to a concrete monument; thence on azimuth $309^{\circ} 15' 01''$, 112.59 feet to a concrete monument; thence on azimuth $333^{\circ} 10' 57''$, 101.52 feet to a concrete monument; thence on azimuth $7^{\circ} 38' 32''$, 56.62 feet to a concrete monument; thence on azimuth $16^{\circ} 51' 44''$, 132.04 feet to the point of beginning.
Containing 7.64 acres more or less.

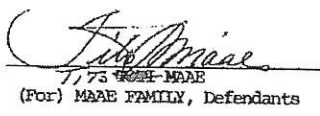
In affixing their signatures below, plaintiffs hereby agreed to dismiss with prejudice their action above against defendant, and by these presents, hereby convey, transfer and grant unto the Maae Family all that certain land containing .477 acre as above mentioned and marked "A" in the attached survey. Similarly, the Maae Family hereby convey, transfer and grant in fee unto Lena P. Kneubuhl .431 acre of their land

as marked "B" in the attached survey. Parties hereto request the Court to approve such conveyances.

Dated this 30th day of December, 1976, Fagatogo, American Samoa.


I. S. PELE
(For) LENA P. KNEUBUHL & MARGE
K. LANDRIGAN, Plaintiffs

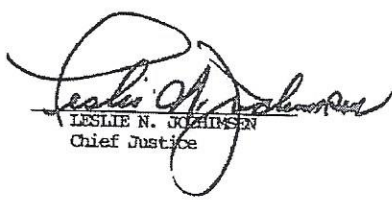

MARGE KNEUBUHL LANDRIGAN


MAAE FAMILY
(For) MAAE FAMILY, Defendants

O R D E R

THE ABOVE STIPULATIONS BE AND THE SAME ARE
HEREBY APPROVED. THE SAID CONVEYANCES FROM
THE MAAE FAMILY TO LENA P. KNEUBUHL, AND
LENA P. KNEUBUHL TO THE MAAE FAMILY AS ABOVE
DESCRIBED AND AS IDENTIFIED IN THE ATTACHED
SURVEY, THE SAME ARE HEREBY CONFIRMED. THIS
ORDER SHALL BE TREATED IN ALL RESPECTS AS
DEEDS OF CONVEYANCES AND SHALL BE SO RECORDED.

DATED: December 30th, 1976.


LESLIE N. JOHNSON
Chief Justice

Filed to file two copies of the original on file
in the Office of the Clerk of the High Court
4/11/77 [Signature] 1977
Clerk of the High Court

OFFICE

"DESCRIPTION"

W. A. ...
30 pm

ALL THAT CERTAIN REAL PROPERTY LYING IN LAND SQUARE 32 UNIT C SITUATED IN THE VILLAGE OF TAPUTIMU, COUNTY OF TUALATAI, WESTERN DISTRICT, ISLAND OF TUTUILA, AMERICAN SAMOA, BEING A PORTION OF LAND KNOWN AS TAGAVAA OWNED BY LENA P. KNEUBUHL, MORE FULLY DESCRIBED AS FOLLOWS.



BEGINNING AT A POINT IN A CONCRETE MONUMENT WHICH HAS APPROXIMATE COORDINATES X= 229,22550 AND Y=280,137.50, AMERICAN SAMOA DATUM OF 1962. RUN THENCE ON AZIMUTH 83° 00' 25", 156.66 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 79° 07' 12", 252.71 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 101° 25' 22", 208.03 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 84° 34' 48", 86.71 FEET TO A CONCRETE MONUMENT; ADJACENT TO A COCONUT, THENCE ON AZIMUTH 178° 21' 37", 444.31 FEET TO AN IRON PIN, THENCE ON AZIMUTH 262° 33' 23", 425.33 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 273° 25' 49", 167.97 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 339° 50' 47", 116.94 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 309° 15' 01", 112.59 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 333° 10' 57", 101.52 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 7° 38' 32", 56.62 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 16° 51' 44", 132.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.64 ACRES MORE OR LESS.

48"
.71"

NOTE:

(1) PROPERTY TRANSFERRED:

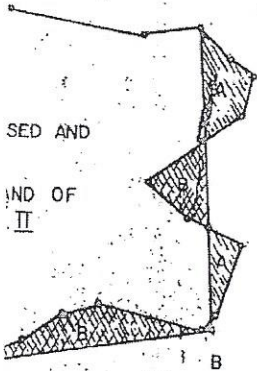
	<u>TO MAAE</u>	<u>TO KNEUBUHL</u>
	20,793.25 SQ. FT. 0.477 AC.	 18,785.89 SQ. FT. 0.431 AC.

(2) ALL SURVEY DATA APPEARED HEREON WAS ADOPTED FROM A RESURVEY BY RANDALL, SCANLAN AND ASSOCIATES.

(3) THE SHADED PORTION "A" AND "B" OF THE LAND TAGAVAA WAS SET BY AGREEMENT BETWEEN MAAE FAMILY AND KNEUBUHL REPRESENTATIVES.

(4) ○ IRON PIN TO BE SET

● CONC. MON. IN GROUND



THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION IN DOCUMENTS FURNISHED BY THE OWNER.

W. A. ...
R.P.S. NO. B.

... under my direction
... of the
... day
... 19 76 and is hereby
W. A. ...
Manager, Lands and Survey Division

OFFICE

Delia
30 pm

"DESCRIPTION"

ALL THAT CERTAIN REAL PROPERTY LYING IN LAND SQUARE 52 UNIT C SITUATED IN THE VILLAGE OF TAPUTIMU, COUNTY OF TUALATAI, WESTERN DISTRICT, ISLAND OF TUTUILA, AMERICAN SAMOA, BEING A PORTION OF LAND KNOWN AS TAGAVAA OWNED BY LENA R. KNEUBUHL, MORE FULLY DESCRIBED AS FOLLOWS.



BEGINNING AT A POINT IN A CONCRETE MONUMENT WHICH HAS APPROXIMATE COORDINATES X=229,225.50 AND Y=280,137.50, AMERICAN SAMOA DATUM OF 1962. RUN THENCE ON AZIMUTH 83° 00' 25" 166.66 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 79° 07' 12" 252.71 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 101° 25' 22" 208.03 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 84° 34' 48" 86.71 FEET TO A CONCRETE MONUMENT; ADJACENT TO A COCONUT, THENCE ON AZIMUTH 178° 21' 37" 444.31 FEET TO AN IRON PIN, THENCE ON AZIMUTH 262° 33' 23" 425.33 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 273° 25' 49" 167.97 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 339° 50' 47" 116.94 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 309° 15' 01" 112.59 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 333° 10' 57" 101.52 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 7° 38' 32" 56.62 FEET TO A CONCRETE MONUMENT; THENCE ON AZIMUTH 16° 51' 44" 132.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.64 ACRES MORE OR LESS.

48"
71"



NOTE:

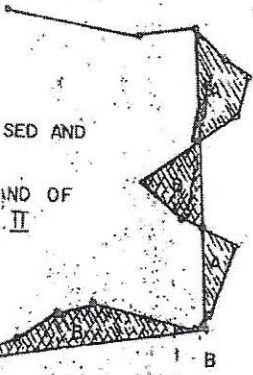
(1) PROPERTY TRANSFERRED:

	<u>TO MAAE</u>	<u>TO KNEUBUHL</u>
	20,793.25 SQ. FT.	18,785.89 SQ. FT.
	0.477 AC.	 0.431 AC.

(2) ALL SURVEY DATA APPEARED HEREON WAS ADOPTED FROM A RESURVEY BY RANDALL, SCANLAN AND ASSOCIATES.

(3) THE SHADED PORTION "A" AND "B" OF THE LAND TAGAVAA WAS SET BY AGREEMENT BETWEEN MAEE FAMILY AND KNEUBUHL REPRESENTATIVES.

(4)  IRON PIN TO BE SET
 CONC. MON. IN GROUND.



THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION IN DOCUMENTS FURNISHED BY THE OWNER.

Mekoh Aina
R.P.S. NO. 8.

... under my direction
... of the
... day
... 1976 and is hereby

Mekoh Aina
Manager, Lands and Survey Division

RECEIVED
Feb. 9, 1977
1:30 P.M.

ALL THAT CERTAIN REAL PROPERTY LYING IN LAND SQUARE 32 UNIT THE VILLAGE OF TAPUTINU, COUNTY OF TULALAI, WESTERN DISTRICT TULULA, AMERICAN SAMOA, BEING A PORTION OF LAND KNOWN AS OWNED BY LENA P. KNEUBUHL, MORE FULLY DESCRIBED AS FOLL- BEGINNING AT A POINT IN A CONCRETE MONUMENT WHICH HAS APPROXIM X=229.23500 AND Y=280.09750, AMERICAN SAMOA DATUM OF THENCE ON AZIMUTH 58° 00' 25" 166.66 FEET TO A CONCRETE A THENCE ON AZIMUTH 79° 07' 12" 232.71 FEET TO A CONCRETE THENCE ON AZIMUTH 80° 25' 22" 209.03 FEET TO A CONCRET THENCE ON AZIMUTH 84° 34' 48" 86.71 FEET TO A CONCRET ADJACENT TO A CONDUIT, THENCE ON AZIMUTH 170° 21' 57" TO AN IRON PIN, THENCE ON AZIMUTH 268° 33' 25" 45 TO AN IRON NAIL, THENCE ON AZIMUTH 273° 24' 43" 161 CONCRETE MONUMENT, THENCE ON AZIMUTH 339° 50' 47" 161 CONCRETE MONUMENT, THENCE ON AZIMUTH 309° 15' 01" TO A CONCRETE MONUMENT, THENCE ON AZIMUTH 33° 30' 57" TO A CONCRETE MONUMENT, THENCE ON AZIMUTH 7° 30' 32" A CONCRETE MONUMENT, THENCE ON AZIMUTH 16° 51' 02" CONTAINING 7.64 ACRES MORE OR LESS.

NOTE: (1) PROPERTY TRANSFERRED TO MAEE TO K TO L.A.A. 20,793.25 SQ. FT. 0.477 AC. 287

(2) ALL SURVEY DATA APPE WAS ADOPTED FROM A F -RANDALL, SCANLAN AND

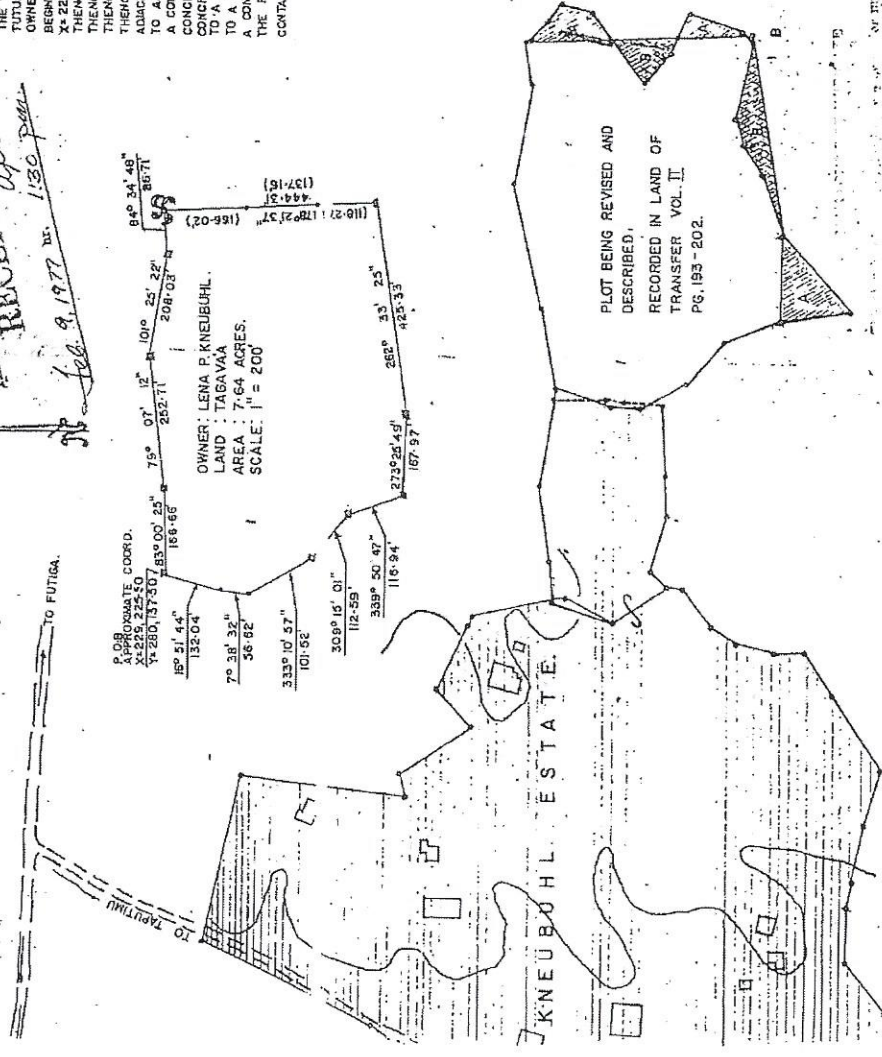
(3) THE SHADED PORT "A" THE LAND TAGAY "A" AGREEMENT BETWEEN Y AND KNEUBUHL. PREPES

(4) IRON PIN TO BI CONC. MON. IN

THIS MAP WAS MADE BY ME OR UNDER MY C IN DOCUMENTS FURNISHED BY THE OWNER

Helena P. Kneubuhl
R.P.S. NO. B.

For my direction
of the
day
1977
11 30 P.M. and is hereby



P.O.B APPROXIMATE COORD. X=280.137307 Y=280.13204
75° 51' 44" 132.04
79° 38' 32" 36.82
33° 10' 57" 101.52
309° 15' 01" 112.59
339° 50' 47" 116.94
273° 24' 43" 167.97
268° 33' 25" 423.33
116° 21' 27" 444.51
170° 21' 57" 86.71
166° 02' 25" 166.66
208° 03' 22" 209.03
101° 12' 21" 232.71
84° 34' 48" 86.71

OWNER: LENA P. KNEUBUHL.
LAND: TAGAVAA
AREA: 7.64 ACRES.
SCALE: 1" = 200'

PLOT BEING REVISED AND DESCRIBED. RECORDED IN LAND OF TRANSFER VOL. II PG. 193-202.

KNEUBUHL ESTATE