

LALAMILO FARM LOTS

LOT 1

Parts A and B

Lalamilo and Waikoloa, Waimea
South Kohala, Hawaii

Part B,
Quitclaim Deed, State of Hawaii to Yuwato Hirayama and Toshiko Mankawa
Hirayama dated July 6, 1962. Bk 4321 pg 20 L.O.D. 18946

Part A
Grant 5-13922

Furnished Land Department
April 13, 1961

Folder 269-B

HAWAII FILE
CARTON 91

Furnished April 13, 1961
folder 269-B



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES

HONOLULU

March 10, 1961

HAWAII FILE
CARTON 91

C.S.F. No. _____

LALAMILO FARM LOTS

LOT 1

Parts A and B

Lalamilo and Waikoloa, Waimea, South Kohala, Hawaii

PART A - Being a portion of the Land of Lalamilo, an Ili of the Government (Crown) Land of Waimea

Beginning at a pipe at the northwest corner of this parcel of land, the east corner of Part A of Lot 2 of Lalamilo Farm Lots, and at an angle on the southerly boundary of Grant 13134 to Richard Smart, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 7770.22 feet North and 8806.28 feet East, as shown on Government Survey Registered Map H.S.S. Plat 420, thence running by azimuths measured clockwise from True South:-

1. 275° 47' 443.25 feet along Grant 13134 to Richard Smart;
2. 61° 19' 212.91 feet along Part B hereinbelow described;
3. 49° 50' 99.00 feet along Part B hereinbelow described;
4. 33° 20' 204.60 feet along Part B hereinbelow described;
5. 50° 44' 355.09 feet along Part B hereinbelow described;
6. 199° 00' 641.33 feet along Part A of Lot 2 of Lalamilo
Farm Lots to the point of beginning
and containing an Area of 2.924 Acres.

Reserving to the State of Hawaii, its successors and assigns in perpetuity; an Easement for Pipeline over, under, upon and across the above described Part A together with the rights of ingress and egress thereto for the maintenance, inspection, reconstruction and repair of said pipeline; said Easement being shown on plan attached hereto and made a part hereof and is more particularly described as follows:

March 10, 1961

- 2 -

Beginning at the northwest corner of this easement and on the westerly boundary of Part A described above, the true azimuth and distance to the initial point of said Part A being: 199° 00' 24.62 feet, thence running by azimuths measured clockwise from True South:-

1. 265° 30' 134.26 feet;
2. 275° 47' 316.78 feet along Grant 13134 to Richard Smart;
3. 61° 19' 35.34 feet along Part B hereinbelow described;
4. 95° 47' 285.84 feet;
5. 85° 30' 140.57 feet;
6. Thence on a curve to the right having a radius of 994.93 feet, the chord azimuth and distance being:
111° 01' 41" 0.55 feet;
7. 199° 00' 21.56 feet along Part A of Lot 2 of Lalamilo Farm Lots to the point of beginning and containing an Area of 0.202 Acre.

Subject, however, to the right of the State of Hawaii to resume title to the proposed Waimea Bypass Highway (80 feet wide) and all access rights thereto at the same unit price per acre as that paid by the grantee herein to the State, the location of said Waimea Bypass Highway to be along the northeast boundary of Part A of Lot 1 as shown on plan attached hereto and made a part hereof. The State shall not pay for any improvements within the 80 foot road strip and no structures of a permanent nature shall be placed hereon.

PART B - Being a portion of R.P. 5671, L.C.Aw. 8521-B, Part 1 to G. D. Hueu conveyed to the Territory of Hawaii by Richard Smart by Deed dated June 12, 1956 and recorded in Liber 3126 Pages 36-55 (Land Office Deed 13596)

Beginning at a pipe at the northeast corner of this parcel of land, and on the west side of Mamalahoa Highway F.A.P. 10-D (70.00 feet wide), the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 7694.14 feet North and 9557.44 feet East, as shown on Government Survey Registered Map H.S.S. Plat 420, thence running by azimuths measured clockwise from True South:-

March 10, 1961

- 3 -

1. 6° 00' 848.46 feet along the west side of Mamalahoa Highway F.A.P. 10-D (70.00 feet wide) to a pipe;
2. Thence along the northerly side of 40-Foot Roadway on a curve to the right having a radius of 50.00 feet, the chord azimuth and distance being: 51° 00' 70.71 feet to a pipe;
3. 96° 00' 552.72 feet along the northeast side of 40-Foot Roadway to a pipe;
4. Thence along the northeast side of 40-Foot Roadway on a curve to the right having a radius of 980.00 feet, the chord azimuth and distance being: 106° 17' 35" 350.22 feet to a pipe;
5. 199° 00' 213.60 feet along Part B of Lot 2 of Lalamilo Farm Lots;
6. 230° 44' 355.09 feet along Part A hereinabove described;
7. 213° 20' 204.60 feet along Part A hereinabove described;
8. 229° 50' 99.00 feet along Part A hereinabove described;
9. 241° 19' 212.91 feet along Part A hereinabove described;
10. 275° 47' 311.75 feet along portion of L.C.Aw. 8521-B, Part 1 to G. D. Huevo to the point of beginning and containing an Area of 14.563 Acres.

Reserving to the State of Hawaii, its successors and assigns in perpetuity, an Easement for Pipeline over, under, upon and across the described Part B together with the rights of ingress and egress thereto for the maintenance, inspection, reconstruction and repair of said Pipeline; Said Easement being shown on plan attached hereto and made a part hereof and is more particularly described as follows:

Beginning at a pipe at the northeast corner of this easement, being also the initial point of the hereinabove described Part B, thence running by azimuths measured clockwise from True South:-

1. 6° 00' 848.46 feet along the west side of Mamalahoa Highway F.A.P. 10-D (70.00 feet wide) to a pipe;
2. Thence along the northerly side of 40-Foot Roadway on a curve to the right having a radius of 50.00 feet, the chord azimuth and distance being: 32° 34' 44.72 feet;

March 10, 1961

- 4 -

- 3. 186° 00' 868.38 feet;
- 4. 95° 47' 320.81 feet;
- 5. 241° 19' 35.34 feet along Part A hereinabove described;
- 6. 275° 47' 311.75 feet along portion of L.C.Aw. 8521-B,
Part 1 to G. D. Hueu to the point
of beginning and containing an
Area of 0.543 Acre.

Subject, however, to the right of the State of Hawaii to resume title to the proposed Waimea Bypass Highway (80 feet wide) and all access rights thereto at the same unit price per acre as that paid by the grantee herein to the State, the location of said Waimea Bypass Highway to be along the northeast boundary of Part B of Lot 1 as shown on plan attached hereto and made a part hereof. The State shall not pay for any improvements within the 80 foot road strip and no structures of a permanent nature shall be placed hereon.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

Compiled from Govt.
Survey Reg. Map
H.S.S. Plat 420.

By: Kazutaka Saiki
Kazutaka Saiki
Land Surveyor

ac

	N	S	E	W	Coord.	Area	Hashimoto's	
LOT 1 - Part A	606.39	606.40	649.79	649.77	7770.21 N } "Pu'u Pa" 8806.28 E } Δ 1. Sakamoto's BK 11:5	2.924	CB 12:50-51	Apr. 11, 1961
LOT 1 - Easement	599.2	599.1	456.04	456.04		0.202	"	"
LOT 1 - Part B	919.72	919.72	1029.47	1029.48	Coord. } "Pu'u Pa" 7694.14 N } Δ 9557.44 E } 1. Sakamoto's BK 11:5	14.563	"	"
LOT 1 - Easement	912.91	912.91	431.93	431.94		0.543	"	"

In Land Office Deed 18946

RESERVING ALSO to the State of Hawaii, its successors and assigns, the right to purchase the land required for the proposed Waimea Bypass Highway (80 feet wide), together with all rights of access to and from said highway, at the same unit price per acre as that paid by the Grantees herein to the State of Hawaii. The location of said Waimea Bypass Highway is to be along the northeast boundary of Part B of Lot 1 as shown on plan attached hereto and made a part hereof. The State shall not pay for any improvements within the 80-foot road strip and no structures of a permanent nature shall be placed thereon.

RESERVING ALSO to the State of Hawaii, its successors and assigns, in perpetuity, all rights to ground but not to surface waters which are or may be appurtenant to the hereinabove described land or the ownership thereof.

RESERVING ALSO to the State of Hawaii, its successors and assigns, in perpetuity, all minerals in, on or under the land and the right, on its own behalf or through persons authorized by it, to prospect for, mine and remove minerals and to occupy and use so much of the surface of the land as may be required for all purposes reasonably extending to the mining and removal of such minerals by any means whatsoever, conditioned upon the payment, prior to any exercise of such right, of compensation for destruction, damage, or injury, caused by the exercise of such right to occupy and use said land, of or to permanent improvements placed upon the land; provided, however, that this right shall not be exercised until any annual crops growing on the land have been harvested.

"Minerals" defined.

Deed No. S-18946

Class (Or) Claim deed

Grantor
STATE OF HAWAII

Yuwato Hirayama and Toshiko Monkawa Hirayama
Grantee

7/6/62	4321	20	14.563 ac.	\$14340.00
Date of Instrument	Book	Page	Area	Consideration

1 parcel of land situated at Lalamilo & Waikoloa, Waimea, S. Kohala, Hawaii being Lot L, Part B of the Lalamilo Farm Lots, First Increment, awarded by drawing on 4/14/61 (CARTON 91)