

Harry Kim
Mayor



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Director

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Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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March 11, 2005

Joy Dillon
Pahoa Realty
P.O. Box 1316
Pahoa, HI 96778

Dear Ms. Dillon

SUBJECT: Confirmed Lots of Record
RE: Land Subdivision
TMK: 1-4-14:7 & 8 Kapoho, Puna, Hawaii Island

This letter is in answer to your inquiry on the subdivision that created these lots and to confirm that the County of Hawaii Planning Department recognizes parcels 7 and 8 as lots of record, identified above as TMK:1-4-14:7 and 8.

For our purposes, the following documentation substantiates the lot of record status for both parcels.

- ✓ Documentation of the State Surveyor's Office. According to the State Surveyor file maps in the Planning Department's custody, the subdivision of TMK: 1-4-14 appears to have been platted in September 1952. See T.M.K. Folder: 1-4-14 Survey & Plan (September 1952) (TMB Index No. M-295'52) (the subdivider listed is the Kapoho Land & Development Co., Ltd.).
- ✓ From the platting, the lots of this subdivision was assigned individual tax map key (T.M.K.) parcel numbers and documented in the tax maps, shown as T.M.K.: 1-4-14.
- ✓ County Real Property Tax (Hilo office) Documentation. Records in the custody of the County Real Property Tax office confirm that parcels 7 and 8 have been assessed since 1953. See TMB History Sheets 1-4-14: 07 & 08, State of Hawaii

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- ✓ Department of Taxation Property Assessment Division – Tax Map Branch (1953)
(these parcels were formerly from 1-4-02: 18).

Since 1952, these lands have been platted, assigned respective TMK parcel numbers, documented in the tax maps, individually assessed by lot for county real property tax purposes, and in some cases, three of the parcels on this plat (TMK: 1-4-14) have been issued building permits. Under these circumstances, we will recognize parcels 7 and 8, and other lots, within this platted subdivision, as lots of record. Consequently, for permits under the County's jurisdiction that apply to these lands, these will be processed by the Planning Department as the need arises.

Please contact staff planner, Earl Lucero, for any further discussion on this matter at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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cc: Bennett Mark, Planning Department West HI Office
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