

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
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County of Hawaii
PLANNING DEPARTMENT

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November 13, 2006

Allan Yoza
P.O. Box 1539
Kea'au, Hawaii 96749

Dear Mr. Yoza:

Lots of Record Determination
Mt. View Subdivision, Olaa Reservation Tract, Puna, Hawaii
TMK: 1-7-12:03

We have received your letter of August 24, 2006. Please accept our apology for the length of time taken to reply.

We have reviewed our department records and those of the Department of Finance – Real Property Tax Division (RPT) in accordance with Article 11 (Pre-existing Lots) of the Subdivision Code (Sections 23-117 through 23-120). Our review of the records has found the following:

1. The subject Lots 4 and 5 were platted as a portion of the subdivision of Grant 4727 on April 14, 1933 and recorded by instrument number 54525 in liber 1214, page 445 on September 5, 1933.
2. The Parcel 03 was placed on the two lots on the first Taxation Maps Bureau map in April 1935. The lots contained original land areas of 9,391 and 9,420 square feet respectively, for a total of 18,811 square feet.
3. When the Volcano Highway was widened/realigned in 1951, 2,717 square feet of area was dropped into the roadway resulting in revised land areas of 8,043 and 8,051 square feet respectively, for a total of 16,094 square feet. These are the present land areas of record.

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4. Except for the portions dropped into the highway, we do not have any record of these two lots being consolidated with each other or any other lot adjoining them.


In view of the above, we confirm that Parcel 03, currently described as one (1) TMK Parcel, is indeed, composed of the following separate legal and buildable lots of record:

- 1) Lot No. 4 of the Mt. View Subdivision, consisting of 8,043 square feet; and
- 2) Lot No. 5 of the Mt. View Subdivision, consisting of 8,051 square feet.

A formal request for separate tax map parcel numbers should be addressed to our Tax Maps and Records Section for appropriate action.

Should you have any questions, please feel free to contact Jonathan Holmes or Daryn Arai of this Department.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

JRH/DSA:

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xc: Tax Maps and Records Supervisor I
Real Property Tax Division-Hilo
Manager, DWS
Director, DPW