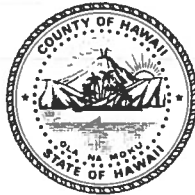


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

October 26, 2000

Ms. Betty Yada, Mortgage Loan Consultant  
Norwest Mortgage of HI  
162 Kinoole Street, Suite 102  
Hilo, HI 96720

Dear Ms. Yada:

#### **Status of Parcel**

**TMK: 1-7-16: 22, Lot 6A Keaau, Puna, Hawaii**

Per your letter of September 18, 2000, requesting information on the legal status of parcel 22, the following is provided:

1. The Hawaii County Planning Department was requested to confirm whether parcel 22 is one legal lot of .581 acres or is it, instead, two separate fee simple lots?

According to our research, it appears that parcel 22 is not a legal lot of .581 acres. Department records confirm that the subdivider of this property had applied for and received County approval to create two separate fee simple lots. The original subdivider or later landowners, however, have not consolidated the two lots into one lot.

The former landowner-subdivider of the property was the OIaa Sugar Company, Ltd. (OSC). Department records show that this company submitted a subdivision request of TMK: 1-7-17: 01 and it was approved as Subdivision No. 920 (approved: July 18, 1955). This subdivision action created lots 6 and 6A shown on the enclosed copy of Subdivision Map No. 920.

According to the Letter from the Planning & Traffic Commission, City of Hilo & County of Hawaii to OSC, Ltd. (July 20, 1955), approval was granted to Subdivision 920 " ... with the stipulation that the lots be consolidated with adjoining parcels. "

Ms. Betty Yada, Mortgage Loan Consultant  
Norwest Mortgage of HI  
Page 2  
October 26, 2000

Our research was unable to find any record of a landowner of this property consolidating lots 6 and 6A into one parcel.

2. Is the 100-foot line across parcel 22 a legal property line?

The 100-foot line across parcel 22 is a legal boundary line documented on the approved subdivision map, Subdivision No. 920. There is no department record of any consolidation action applied for or approved to extinguish this lot line or to create a single fee simple lot from lots 6 and 6A.


3. Please verify if the property in question does not violate any zoning restriction.

There is neither file documentation, a complaint nor survey map evidence, that would confirm or refute whether there are any zoning violations on this property.

Because there is no department documentation of a consolidation, it appears that this parcel has not been consolidated by its former or current landowners at anytime during its history. And therefore, parcel 22 is not a legal lot of .581 acres. Instead, department records confirm that this property is actually two separate legal lots, lot 6 and 6A.

If any follow-up is needed on this matter, please contact Earl Lucero of my staff.  
Ph: 961-8288.

Sincerely,

  
VIRGINIA GOLDSTEIN  
Planning Director

EML:cps  
P:\wp60\earl\letters\lbettyyada.doc

Enclosure: Subdivision No. 920 (7/20/55 & Map)

cc: Subdivision No. 920

July 20, 1955

Mr. C. E. S. Burns, Jr., Manager  
Olaa Sugar Company, Limited  
Olaa, Hawaii

Dear Mr. Burns:

At a meeting held July 18, 1955, the Planning and Traffic Commission approved for recordation the proposed subdivision of a portion of H. P. 7223, L. C. Aw. 8559-B, situated at Kurtistown, Puna, Hawaii.

Approval was granted with the stipulation that the lots be consolidated with adjoining parcels.

A copy of the approved map, duly certified, is enclosed.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

Hiroshi Kasamoto  
Director

hf  
Enc. - No. 920

cc: Chief Engineer  
Manager-Engineer  
Sanitary Engineer  
Hilo Tax Office

HONOLULU AGENT  
AMERICAN FACTORS, LTD.  
HONOLULU, T. H.  
CABLE ADDRESS "AMFACTORS"

# OLAA SUGAR COMPANY, LIMITED

OLAA, HAWAII, T. H.

July 7, 1955

LETTER No.

**RECEIVED:**

PLANNING & TRAFFIC COMMISSION  
JUL 11 1955  
DATE: \_\_\_\_\_  
FILE No. 920

Planning & Traffic Commission  
County of Hawaii  
Hilo, Hawaii

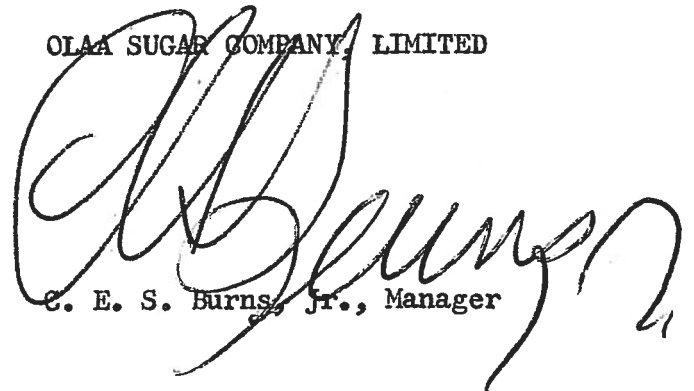
Gentlemen:

We are enclosing five (5) copies of our subdivision of a portion of R.P. 7223 L.C.Aw. 8559-B Ap. 16 to Wm. C. Lunailo at 10 Miles, Kurtistown, Puna, Hawaii. The lots are intended to be sold to adjacent lot as Lot 9A to Lot 9.

We hope the subdivision is satisfactory and meets with your approval.

Very truly yours,

OLAA SUGAR COMPANY, LIMITED



E. E. S. Burns, Jr., Manager

KH:kn

Enc.

SUBDIVISION NUMBER 920

APPROVED FOR RECORDATION

PLANNING & TRAFFIC COMMISSION  
FOR THE CITY OF HILO & COUNTY OF HAWAII

By \_\_\_\_\_  
Vice Chairman

By \_\_\_\_\_  
Director

JUL 18 1955



TRUE NORTH  
SCALE: 1 IN = 50 FT

40 FT. ROAD RESERVE



L.C. No. 85559-B  
LUNAWILO  
TO HIM C.

NEW VOLCANO ROAD  
TO VOLCANO

OLAA SUGAR Co, LTD  
MAP SHOWING  
LOTS 5A, 6A, 7A, 8A & 9A  
AT 10 MILES, KURTISTOWN  
PUNA, HAWAII  
TAX KEY: 1-7-17-1  
SCALE: 1 IN = 50 FT. JAN, 1953



SUBDIVISION NUMBER 920

APPROVED FOR RECORDATION

PLANNING & TRAFFIC COMMISSION  
FOR THE CITY OF HONO & COUNTY OF HAWAII

By *[Signature]*  
Vice Chairman

By *[Signature]*  
Director

Date: JUL 15 1955

