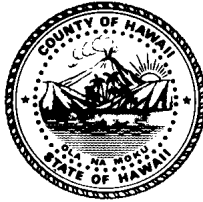


Mitchell D. Roth  
Mayor

Lee E. Lord  
Managing Director

West Hawai'i Office  
74-5044 Ane Keohokalole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



**County of Hawai'i**  
PLANNING DEPARTMENT

Zendo Kern  
Director

Jeffrey W. Darrow  
Deputy Director

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

February 3, 2023

Alice Wise, Realtor  
Century 21 Homefinders of Hawai'i  
200 Kanoelehua Avenue, Suite 100B  
Hilo, Hawai'i 96720

Dear Alice Wise:

**SUBJECT: DETERMINATION OF PRE-EXISTING LOTS OF RECORD  
PL-PLR-2022-000023  
Lot 5 of "Waiākea Homesteads," Being Grant 11724,  
Waiākea, South Hilo, Island of Hawai'i  
Tax Map Keys: (3) 2-4-004:008 & 009**

This letter is in response to your request received December 20, 2022, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Keys (TMK) 2-4-004:008 & 009.

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. 1920, October – Creation of Lot 5 of the "Waiākea Homesteads" shown on Hawai'i Territory Survey map HTS Plat 784, excepting and reserving the railroad right-of-way.
2. 1935 – Tax map indicates Lot 5 being bisected by the railroad right-of-way and assigns two separate TMKs (2-4-004:008 & 009) to the separate portions of Lot 5.
3. 1949, March 5 – Assignment of Land Patent Grant 11724 to TMKs 2-4-004:008 & 009.
4. We have no record of any portions of Lot 5 having been legally consolidated with the railroad right-of-way or any other adjacent lands.

Alice Wise, Realtor  
Century 21 Homefinders of Hawai'i  
PL-PLR-2022-000023  
February 3, 2023  
Page 2


Given the above, and pursuant to Section 23-118 criteria to determine a pre-existing lot, criteria (c) which states:

*“The lot was created through evidence of a properly prepared deed and/or **subdivision plat** for fee simple ownership of such lot to a grantee other than the grantor or a grantor’s trust which deed was recorded at the State of Hawai’i Bureau of Conveyances or with the Registrar of the Land Court prior to May 1, 1999, and was subsequently depicted on a County of Hawai’i Tax Map, was issued a tax map parcel number therefor, and was individually assessed for real property taxation purposes.”*

We find that Lot 5, being Grant 11724, contains two (2) separate buildable lots of record being those land areas bisected by the railroad right-of-way, being TMKs 2-4-004:008 & 009.

Should you have any questions, please feel free to contact the Planning Department at [planning@hawaiicounty.gov](mailto:planning@hawaiicounty.gov) or (808) 961-8288.

Sincerely,

  
Zendo Kern (Feb 9, 2023 07:57 HST)  
ZENDO KERN  
Planning Director

HS:cn

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Email: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager-Chief Engineer, DWS  
A. Gerken, GIS Analyst