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County of Hawai'i
PLANNING DEPARTMENT

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April 2, 2018

Craig Shigeoka
Property Group Hawai'i, LLC
25 Aupuni Street, Suite 2103
Hilo, HI 96720

Dear Mr. Shigeoka:

EXISTING LOTS OF RECORD DETERMINATION

Ponahawai-Kaūmana Homesteads, South Hilo, Island of Hawai'i, Hawai'i
Tax Map Key 2-5-047:001

This is in response to your correspondence dated February 28, 2018, requesting a determination of existing lots within the subject parcel.

We have reviewed the documents submitted, our department records, and those of the Department of Finance-Real Property Tax Division (RPT).

Our review of the records has found the following:

1. Subdivision No. 181, approved on September 12, 1949, was the subdivision of Lot 19-A, Grant 4655 & Lot 19-B, 4654, that created, among others, Parcel "F" & Parcel "G" which were designated as TMK's 2-5-003: 074 & 070, respectively;
2. In 1951, Parcel 074 was dropped into Parcel 070;
3. Around 1968, combined Parcel 070 was transferred to Plat 2-5-047 and given new Parcel number 001;
4. Parcel F contained a portion of a flume right-of-way described as "A Parcel of Land 15-ft. wide" and as included in Exhibit A of the deed description presented;
5. An adjacent consolidation and resubdivision (SUB 5173 in 1984) verified that the flume r-o-w is a parcel of land as opposed to an easement as many other flume r-o-w's have been determined by this department in past determinations;
6. Therefore, we find that Parcel 001 contains two(2) portions of Parcel F, Parcel G and the flume r-o-w; and
7. We have no record of the lots having been consolidated with each other or any adjacent lands.

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Given the above, we have determined that Parcel 001 consists of three (3) existing, buildable lots of record and one (1) existing, nonbuildable flume lot being:

1. The 15-ft. wide Flume Lot (0.0676 acre);
2. Two Portions of a portion of Parcel F bisected by the flume (7.299 acres) and the remnant portion (0.367 acre); and
3. The Portion of Parcel G (9.919 acres) for a grand total of 17.6526 acres .

In the Subdivision Code, Chapter 23 of the Hawai'i County Code (HCC), Section 23-120 addresses the use of certain pre-existing lots in consolidation and resubdivision. A pre-existing lot that was created for use as a road lot, a railroad right-of-way, a flume line, or a pole anchor, shall be excluded for calculating the number of lots in applying Section 23-7, unless it is conforming, except to create road lots or other non-buildable lots.

Therefore, for the subject parcels, a consolidation and resubdivision of the existing Parcels 015 and 016 through a Section 23-7 (no additional lots created) could be used to create **three (3)** buildable lots and **one (1)** other non-buildable lot, or simply 3 buildable lots.

You may wish to have a surveyor produce a modern metes and bounds description of the lots for a more accurate area and boundary interpretation.

It is our understanding that, based on this information provided regarding pre-existing lots, you may be submitting an application for consolidation and resubdivision of the subject parcels which would result in the development of specific metes and bounds for the subdivided lots.

Should consolidation and resubdivision not be intended, a written request for separate tax map key numbers should be in writing by the landowner(s) and addressed to the Tax Maps and Records Section of this department. If additional Parcel numbers are requested, legal access would need to be provided to the lots. Further, please be aware that, if requested, there will be no notification of the issuance of the additional parcel number and you are advised that periodic checks of the plat map on our web site at <http://www.hawaiicounty.gov/tax-maps/current/zone-2/section-5/> is advised.

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Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



MICHAEL YEE
Planning Director

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xc Tax Maps and Records Supervisor
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