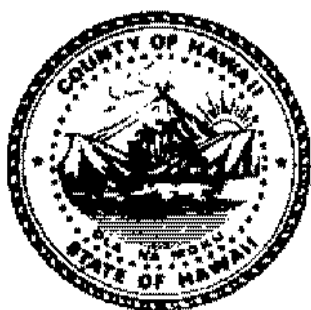


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**County of Hawai'i**  
**PLANNING DEPARTMENT**

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*Director*

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*Acting Deputy Director*

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August 31, 2020

Jodi Penn via e-mail ([jodipenn@gmail.com](mailto:jodipenn@gmail.com))  
145 Keawe Street  
Hilo, HI 96720

Dear Ms. Penn:

**SUBJECT: Pre-existing Lot of Record Determination  
Portion of Lot 51, Pu'u'eo Farm Lots,  
Being Royal Patent 4665, Land Commission Award 4661, Apana 1,  
Pu'u'eo, South Hilo, Island of Hawai'i, Hawai'i  
TMK: (3) 2-6-029:027**

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This responds to your correspondence of July 14, 2020.

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. Lot 51 was a portion of a consolidation/resubdivision action which was approved on December 27, 1985 (SUB 5341, SUB-84-000145). As a result of this action Royal Patent 4665, Land Commission Award 4661, Apana 1 was eradicated and became part of what was then 2-6-029:027, now known as 2-6-029:045;
2. Although there is a document, dated January 24, 1989, (copy enclosed) from RPT indicating the creation of Parcel 045 with 25.384 acres from Parcel 027, leaving a balance of 0.836 acres with 027, there is no indication of any recordation documentation;
3. We have no record of these two land areas having been legally re-separated from each other or any other adjacent lands;


Jodi Penn  
August 31, 2020  
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4. Therefore, per Section 23-118(c), the re-separated parcels **were not** created by a properly processed deed/or subdivision plat, and therefore, remain one legally created lot of record (Lot 51) containing 26.22 acres through SUB 5341.

If you should have documentary evidence to the contrary, we welcome that information.

Should you have any questions, please feel free to contact Hans Santiago at [hans.santiago@hawaiicounty.gov](mailto:hans.santiago@hawaiicounty.gov) or Jonathan Holmes at [jonathan.holmes@hawaiicounty.gov](mailto:jonathan.holmes@hawaiicounty.gov).

Sincerely,

  
MICHAEL YEE  
Planning Director

JRH:tb

\\coh33\planning\public\Admin Permits Division\EI.OR(ExistingLotOfRecord)\2020\2-6-029-027 & 045 Mori PENN 08-31-20.doc

xc: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager, DWS  
SUB 5341 (SUB-84-000145)  
G. Bailado, GIS Analyst (via e-mail)