

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

July 9, 1999

Blaine W. Ito, LPLS
President
True North Surveys, Inc.
PO Box 421
Paauilo, HI 96776

Dear Mr. Ito:

DETERMINATION OF PREEXISTING LOTS
TMK: 3-6-004:007

This is to acknowledge receipt of your letter of June 8, 1999, and documents regarding the subject matter.

Please be advised that we have reviewed the documents submitted, our department records, as well as those of the Real Property Tax Division, and determined that the subject properties consists of six (6) separate legal lots of record: Railroad Right-of-Way Lots 147 and 148, which bisect a portion of Grant 3172, and a portion of Royal Patent 6798.

It is recommended that a modern metes and bounds survey be conducted for a more accurate and current land area determination.

Should you have any questions, please feel free to contact Ed Cheplic of this department.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

ETC:lnm
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Enc. - Certified Preexisting Map

4804
JUL 12 1999

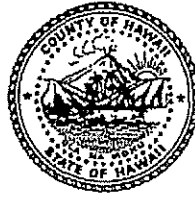
Blaine W. Ito, LPLS

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July 9, 1999

xc: Tax Map Section-Honolulu
Real Property Tax Division-Hilo
Manager, DWS
Chief Engineer, DPW
Roy Uchida, GIS Analyst
SUB 99-007(BRODA)

William P. Kenoi
Mayor



Bobby Jean Leithead Todd
Planning Director

Margaret K. Masunaga
Deputy Planning Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

July 26, 2010

Blaine W. Ito, RPLS
True North Surveys, Inc.
PO Box 421
Paauilo, HI 96776

Dear Mr. Ito:

DEFER ACTION- STATUS REQUEST

SUBDIVIDERS: BRODA, Edmund & Terry

Proposed Consolidation and Resubdivision of

A Portion of Grant 3172, And R.P. 6798, L.C. Aw. 4675,

And the Railroad Right-of-Way,

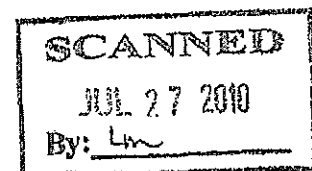
Into Lots 1 Through 3, Inclusive,

Situated at Haakoa and Waipunalei, North Hilo, Island of Hawai'i, Hawai'i

TMK: 3-6-004:007 (SUB-99-000007)

Please be advised that on February 16, 1999, we deferred action on the referenced subdivision application for 3 lots so that the subdividers could respond to the Department of Public Works (DPW) comments regarding accessibility to Lot 3 from the Old Māmalahoa Highway. On July 9, 1999, we further responded to a request to determine pre-existing lots within the subject parcel.

Firstly, this will clarify the pre-existing lot determination. Ordinance 02 110 amended the Hawai'i County Code, Chapter 23, Subdivisions by setting forth criteria for the recognition of pre-existing lots and outlining what kinds of pre-existing lots could be used in consolidation and resubdivision actions to create buildable lots. Although our July 9, 1999 letter determined that there were six (6) legal lots of record, two (2) of those lots were Railroad right-of-ways which, per Section 23-110 can only be used to create other right-of-way lots, not buildable lots. Therefore, of the six (6) lots determined, only four (4) can be used to create buildable lots.



JUL 27 2010

Blaine W. Ito, LPLS
True North Surveys, Inc.
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July 26, 2010

Notwithstanding the above, as of this date, we have not received any further correspondence on the matter of subdivision. Please advise this department as to the plans for this subdivision on or before **September 26, 2010**. After that date, the Planning Director will initiate appropriate action to withdraw this application from our active files and deem it null and void.

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

Sincerely,


BJ LETTHEAD TODD
Planning Director

JRH:lnm

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xc: Manager, DWS
 Director, DPW
 District Environmental Health Program Chief, DOH
 District Engineer, DOT
 Edmund & Terry Broda
 TMK File 3-6-004:007