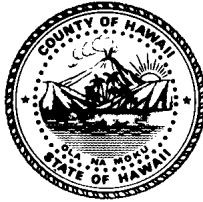


Mitchell D. Roth  
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## County of Hawai'i

### PLANNING DEPARTMENT

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January 4, 2023

Peter R. & Margaret H. Hacker  
P.O. Box 166  
Laupāhoehoe, HI 96764

Dear Peter R. & Margaret H. Hacker:

**SUBJECT: DETERMINATION OF LOTS OF RECORD**  
**Lot 1, "Manowai'ōpae Homesteads," Being a Portion of Grant 8255,**  
**And Portions of the Railroad Right-of-Way and Flume Right-of-Way,**  
**Being Portions of Grant 13148,**  
**Manowai'ōpae, North Hilo, Island of Hawai'i**  
**Tax Map Key: (3) 3-6-010:013**

This letter is to provide clarification of pre-existing lots of record (PELOR) for Tax Map Key (TMK) 3-6-010:013 in conjunction with the submittal of subdivision application PL-SUB-2021-000027.

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:

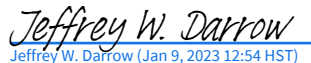
1. 1913, April – Grant 8255, being Lot 48 of the "Manowai'ōpae Homesteads" containing 84,933 square feet.
2. 1930s – Tax map shows Lot 48 (TMK 3-6-001:046) containing 84,942 square feet.
3. 1952 – Road Parcel 36 (304 square feet) subdivided leaving 84,638 square feet, remainder of Lot 48.
4. 1953, June – Subdivision SUB-662 approved creating Lots 1 to 5, inclusive. Lot 1 having a net area of 17,074 square feet when excluding the flume right-of-way. Lots 1 & 2 dropped into new TMK 3-6-001:095 (25,910 square feet).
5. 1956, August – Purchase of Grant 13148 (railroad right-of-way and flume right-of-way) from the Territory of Hawai'i.

6. 1957, December – Lot 2 and portions of Grant 13418 dropped into TMK 3-6-001:070 (now shown as TMK 3-6-10:014), leaving a remainder of 21,866 square feet, being Lot 1 & portions of Grant 13418.
7. 1963, June – TMK 3-6-10:095 transferred to new plat and TMK 3-6-010:013 containing 21,866 square feet.
8. We have no record of Lot 1, and the two portions of Grant 13148 (railroad right-of-way and flume right-of-way) having been legally consolidated with each other or any other adjacent lands.

Given the above, we find that TMK 3-6-010:013 consists of two (2) buildable lots being the portions of Lot 1 bisected by the flume and two (2) non-buildable lots, being the railroad right-of-way and the flume right-of-way.

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

Sincerely,

  
Jeffrey W. Darrow (Jan 9, 2023 12:54 HST)

JEFFREY W. DARROW  
Deputy 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