

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
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Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

May 16, 2006

Kevin & Tina McGill
PO Box 1156
Honokaa, HI 96727

Dear Mr. & Mrs. McGill:

**Lot of Record Determination
Portion of Lot 25, Grant 6934
Ka'ao, Hamakua, Hawaii
TMK: 4-5-004:013**

This letter will finalize a determination by this office that the above-described property, consisting of approximately 11,485 square feet, is a lot of record in accordance with Article 11 (Pre-existing Lots) of the Subdivision Code (Sections 23-117 through 23-120). This determination, as you recall, is prompted by your submittal of a variance application (VAR-05-000059) to allow for relief from the minimum yard setback requirements within this approximately 35-foot wide property. We could not initially locate any record regarding the approval of any subdivision to create the subject property, but further investigation has proved otherwise, as detailed below.

1. On a tax map dated May 1935, we found former Parcel 13, comprising all of Lot 4 (Parcel 90) and a portion of Lot 12 (Parcel 13) consisting of 41,368 square feet. On this 1935 map, we notice a tick mark consistent with the location of the eastern boundary of the current Parcel 13. We consider this tick mark the location of the eastern boundary of the former Lot 12.
2. Real Property Tax Division records indicate that in September of 1963, the Tax Map Branch assigns a new Parcel 90 to 29,532 square feet of land within the former Parcel 13 with the remaining land area of 11,485 square feet maintaining its current designation as Parcel 13.
3. We do not have any further record of Parcels 13 or 90 being consolidated or subdivided with each other or any other lot adjoining them.

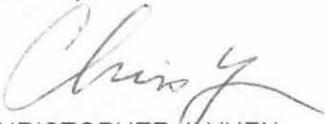
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In view of the above, we confirm that Parcel 13 currently described as one (1) legal lot of record consisting of approximately 11,485 square feet.

You may want to have a modern metes and bounds survey be conducted for a more accurate and current land area determination and that a map reflecting this information may be submitted for certification.

Should you have any questions, please feel free to contact us.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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xc: Tax Maps and Records Supervisor I
Real Property Tax Division-Hilo
Manager, DWS
VAR 05-000059 (McGill)
Councilman Fred Holschuh