

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

February 4, 2008

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
75-5749 Kalawa Street
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

DETERMINATION OF PRE-EXISTING LOTS
Hanaula and Kauauhuhu, North Kohala, Hawai'i
Tax Map Key 5-4-001:002

This is in response to your letter dated April 3, 2006, and accompanying attachments, requesting a determination of pre-existing lots for the above-described property. Please accept our apology for the length of time to respond.

We have reviewed the documents submitted, 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).

This determination is made in deference, and supplemental to our previous determination of May 7, 2001 to Ms. Elaine Christianson of Kohala Pacific Realty, regarding Parcel 001 (copy enclosed).

Our review of the records has found the following:

1. Parcel 002, as shown on Land Court Application 1127, Map 2 (December 9, 1954), Lot 2 contains 140.902 acres, and Lot 1 of said Land Court Application contained .726 acres. The purpose of the subdivision (SUB No. 829) was to facilitate the realignment of Kennersley Road.
2. A Subsequent Land Exchange (March 7, 1957) of Lot 1 and Land Patent Grant No. 13.303 by and between the Territory of Hawai'i and Kohala Sugar Company conveyed Grant 13,303 unto Parcel 002 (K.S.Co.) and Lot 1 unto Parcel 005 (T.H.).

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
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3. Lot 2 (140.902 acres) and Grant 13,303 (0.256 acres) comprise what is presently denoted as Parcel 002 (141.158 acres) on the Tax Map Plat.

In view of the above, we confirm that Parcel 002, currently described as one (1) Tax Map Key Parcel, is indeed, composed of the following two (2) separate legal lots of record:

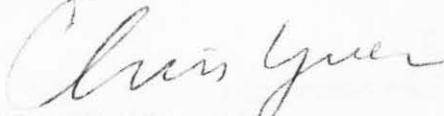
1. Lot 2, L.C. App. 1127, map 2 containing 140.902 acres; and
2. Grant 13,303 containing 0.256 acres.

We do not have any records of these lots being consolidated with each other or any other lot adjoining them.

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. If consolidation and resubdivision is not the intent, 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 Jonathan Holmes or Daryn Arai of this department at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

JRH:lnm

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Enc.: Copy of Planning Department letter (May 7, 2001) to Elaine Christianson of Kohala Pacific Realty

xc: Tax Maps and Records Supervisor I
Real Property Tax Division-Kona
Manager, DWS
Director, DPW



Harry Kim
Mayor

Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

May 7, 2001

Elaine Christianson
Kohala Pacific Realty
PO Box 307
Kapa'au, HI 96755

Dear Ms. Christianson:

TMK: 5-4-01:01 & 02
Subdivision No. 829

We apologize for our belated response to your letter of November 28, 2000, regarding the subject matter.

Please be advised that Parcel 2, containing 140.902 acres, was created by the subject subdivision October 22, 1954. Parcel 1, containing 146.9 acres, consists of portions of Grants 1729 and 1733. Therefore, we have determined that Parcels 1 and 2 are two (2) separate legal lots.

Please have the legal owner(s) of the lots request the assignment of new tax map key number(s) from the County of Hawaii Real Property Tax Division.

Again, we apologize for our tardy response. Should you have any questions, please feel free to contact Ed Cheplic of this department.

Sincerely,

Roy Takemoto
CHRISTOPHER J. YUEN
Planning Director

ETC/RRT:lm
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xc: Real Property Tax Division-Kona
Department of Water Supply

Post-It® Fax Note	7671	Date	7/10/02	# of pages	1
To	Hans - Planning	From	Kat Luga		
Co./Dept.	Dept	Co.			
Phone #		Phone #			
Fax #		Fax #			