

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 96720-3043
(808) 961-8288 • FAX (808) 961-8742

March 14, 2006

Gordon Ogasawara
PO Box 55
Kapaau, HI 96755

Dear Mr. Ogasawara:

**Lot of Record Determination
Kapua, North Kohala, Hawaii
TMK: 5-4-007:026**

We have received your letter of January 20, 2006. First of all, please accept our apology for the length of time taken to reply.

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). Our review of the records have found the following:

1. Your Quitclaim Deeds describe the perimeter of the property.
2. In 1941 RPT records show Parcel 26 having an area of 0.889 acre. The area for Parcel 26 increased from 0.052 acre as a result of 0.213 acre from Parcel 23, 0.284 acre and 0.171 acre from Parcel 9 and 0.169 acre from the old road being dropped into it.
3. We do not have any record of these Grants or Portions of these grants being consolidated with each other or any other lot adjoining them.
4. One portion of Parcel 26 is a remnant of a roadway which was purchased from the Territory of Hawaii and must be consolidated with one of the other portions of Parcel 26.

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In view of the above, we confirm that Parcel 26 currently described as one (1) TMK Parcel, is, indeed, composed of the following separate legal lots of record:

- 1) The former Parcel 23 consisting of approximately 0.213 acre;
- 2) Portion of the former Parcel 9 consisting of approximately 0.284 acre;
- 3) Portion of the former Parcel 9 consisting of approximately 0.171 acre;
- 4) The former roadway consisting of approximately 0.169 acre; and
- 5) Portion of Parcel 26 consisting of approximately 0.052 acre which was subdivided from Parcel 7 when the Hawi-Niuli Road was improved.

Your proposed 2 lot subdivision should be submitted as an application for consolidation and resubdivision of the subject lots. Please discuss your proposed subdivision with a Licensed Surveyor. The access to your proposed "Future Lot 2" will be an issue which needs to be addressed. The proposed Subdivision will result in the development of specific metes and bounds for the new lots and Final Approval of the Subdivision will result in the issuance of separate tax map parcel numbers.

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