

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

April 7, 2000

Gregory R. Mooers, President  
Mooers Enterprises  
PO Box 1101  
Kamuela, HI 96743

Dear Mr. Mooers:

#### DETERMINATION OF PRE-EXISTING LOTS

TMK: 5-5-03:16 por. (Land Court Application 1152)

5-5-03:23 por. (R.P. 1655, L.C. Aw. 8515-B)

This is to acknowledge receipt of your letter of March 14, 2000, 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 determine that the subject properties consists of two (2) separate legal lots of record. That is:

TMK: 5-5-03:16, Lot 12 (por. Land Court Application 1152) was approved October 31, 1986, as a part of Subdivision No. 5467-B, with a land area of 49.934 acres.

TMK: 5-5-03:23 (por. R.P. 1655, L.C. Aw. 8515-B) was conveyed by Deed dated January 20, 1950, consisting of 36.75 acres.

The Planning Department and its predecessor, the Planning and Traffic Commission, were not the authority to administer the subdivision ordinance until the adoption of Ordinance 58 on January 8, 1948. In 1950, Ordinance 58 was still in effect and defined "subdivision" as any division of a tract, lot or parcel of land into smaller lots, plots or parcels for the purpose, whether immediate or future, of sale, lease or rent for all except agricultural lands in excess of twenty (20) acre plots. Since the lot exceeds twenty (20) acres, the creation of the lot did not require the approval of the Traffic and Planning Commission, and therefore, it continues to exist today as a separate legal lot of record.

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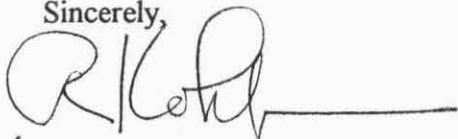
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It is our understanding that, based on this information provided regarding pre-existing lots, you will be submitting an application for consolidation and resubdivision of the subject parcels which would result in the development of specific metes and bounds for the subdivided lots. If consolidation and resubdivision is not the intent, then it is recommended that a modern metes and bounds survey be conducted for a more accurate and current land area determination and that a map reflecting this information be submitted for certification.

A request for separate tax map key parcel numbers should be in writing to the Real Property Tax Division.

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

Sincerely,



*for* VIRGINIA GOLDSTEIN  
Planning Director

ETC/RTU/RSK:lnm

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Enc.- Map

xc: Roy Uchida, GIS Analyst  
Real Property Tax Division-Kona  
Manager-DWS  
Planning Dept.-Kona