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March 20, 2020

Devon Kikukawa
Title Guaranty Hawai'i
75-170 Hualālai Road, Suite C-210
Kailua-Kona, HI 96740

Dear Ms. Kikukawa,

**DETERMINATION OF PRE-EXISTING LOTS OF RECORD
Being portions of Lot 12, Kealakehe Homesteads, Grant 3742,
Kealakehe, North Kona, Island of Hawai'i, Hawai'i
Tax Map Keys: (3) 7-4-004:025, 027, & 043**

This responds to your correspondence of March 5, 2020, requesting a determination of pre-existing lots of record for the TMK (3) 7-4-004:025.

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. Lot 12 (17.85 acres) created by Kealakehe Homestead, 1st Series, map dated December 1914, conveyed as Grant 3742;
2. Approximately 5-acre portion (TMK 7-4-004:027) conveyed prior to February 1936. Remainder of Lot 12 is approximately 11.55 acres;
3. December 18, 1969 - Survey of TMK 7-4-004:027 determines that the remainder of Grant 3742 (11.55 acres) is bisected into two (2) portions. Approximately 2.6 acres dropped into new TMK 7-4-004:043 and remainder of Lot 12 is approximately 8.95 acres; and
4. We have no record of any portions of Lot 12 (Grant 3742) having been legally consolidated with any other adjacent lands.

Devon Kikukawa
Title Guaranty Hawai'i
March 20, 2020
Page 2

Given the above, and pursuant to Section 23-118. Criteria to determine a pre-existing lot, criteria (c) which states:

“(c) The lot was created through evidence of a properly prepared ... subdivision plat for fee simple ownership of such lot, ...which deed was recorded at the State of Hawai'i Bureau of Conveyances ... prior to May 1, 1999, and was subsequently depicted on a County of Hawai'i Tax Map, was issued a tax map parcel number therefor, and was individually assessed for real property taxation purposes.”

We find that three (3) portions of Lot 12 (Grant 3742) are pre-existing lots of record.

Should you have any questions, please feel free to contact Hans Santiago at hans.santiago@hawaiicounty.gov or Jonathan Holmes jonathan.holmes@hawaiicounty.gov of this department.

Sincerely,



MICHAEL YEE
Planning Director

HS:tb

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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Kona
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G. Bailado, GIS Analyst (via e-mail)