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County of Hawai'i
PLANNING DEPARTMENT

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January 28, 2019

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
75-5749 Kalawa Street, Suite 201
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

DETERMINATION OF PRE-EXISTING LOTS OF RECORD
Lots 3 & 5, Portions of Grant 985,
Auhaukeae 2nd, North Kona, Island of Hawai'i, Hawai'i
Tax Map Key 7-5-012:013

We have received your correspondence of December 24, 2018, regarding the above listed property.

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 has found the following history:

1. By map dated August 14, 1928 by H.K. Ahuna, Surveyor, showing the subdivision of Grant 985, Lot 3 with 5.88 acres, and Lot 5 with 3.5 acres are depicted;
2. This parcel with two portions, was then depicted on the first Tax Map Plat of April 1936 as 3.5 acre and 5.88 acre portions of a 9.38 acre parcel;
3. Then, Real Property Tax office field book shows, on or about 1970, that 384 sq. ft. was separated from this parcel for use by the Water Commission of the County of Hawai'i as shown on Tax Maps Bureau Plat 10750 '70;
4. The Lots were created prior to November 22, 1941 and, therefore, Parcel 013 contains two (2) legal lots of record; and
5. We find no record of these lots having been consolidated with each other or any other adjacent land.

Therefore, we confirm that Parcel 013, containing 9.38 acres is two (2) legal, pre-existing lots of record, Lot 3 with 5.88 acres and Lot 5 with 3.5 acres.

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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.

Should consolidation and resubdivision not be intended, a written request for separate tax map key numbers should be in writing by (or authorized by) the landowner(s) and addressed to the Tax Maps and Records Section of this department. Further, please be aware that, if requested, there will be no notification of the issuance of the additional parcel number and you are advised that periodic checks of the plat map on our web site at <http://www.hawaiicounty.gov/tax-maps/current/zone-7/section-5/> is advised.

Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



MICHAEL YEE
Planning Director

JRH:tb

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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Kona
Manager, DWS
G. Bailado, GIS Section (via email)