

William P. Kenoi
Mayor



Duane Kanuha
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County of Hawai'i
PLANNING DEPARTMENT

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September 11, 2015

Norman Nakamoto
Kent Nakashima and Associates
75-5737 Kuakini Highway, Suite 207
Kailua-Kona, HI 96740

Dear Mr. Nakamoto:

Request for an Existing Lot of Record Determination
TMK: 7-5-016:034 (& 043) Ke'ei 2nd, South Kona, Hawai'i

We received your clarified request for the Planning Director's existing lot of record determination on August 28, 2015.

We have reviewed the information 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:

1. An instrument number 21977 dated January 10, 1940 to a Grant 4277, recorded with the Bureau of Conveyances in Libre 1542, beginning at Page 413 for the 2.07 acre parcel ostensibly as depicted on the first Tax Map Plat dated April 1936;
2. A deed dated November 26, 1945 to a 0.64 Portion of the 2.07 acre Grant 4277 recorded with the Bureau of Conveyances in Libre 1923, beginning at Page 231 leaving the remainder of 1.436 acres; and
3. We do not have any record of this lot having been consolidated with any other lands adjoining it.

The present day plat shows 1.328 acres and the presented survey shows 1.538 acres. It is normal that the results of surveys can vary by the various methodologies utilized.

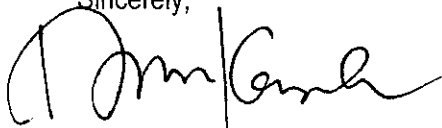
Although the creation in 1945, of the two (2) portions of the original 2.07 acre property was not done as an actual subdivision through this department, be aware that the past practices of the State Bureau of Conveyances (BOC) with regard to the methods of recording land ownership documents has not always been in agreement with County Subdivision Code.

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Given the above, we reconfirm that Parcel 034 is an existing lot of record.

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

Sincerely,



DUANE KANUHA
Planning Director

JRH:lnm

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xc: Tax Maps and Records Supervisor
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