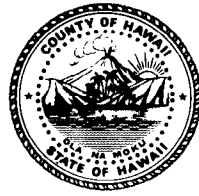


Mitchell D. Roth  
*Mayor*

Lee E. Lord  
*Managing Director*

West Hawai'i Office  
74-5044 Ane Keohokalole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



**County of Hawai'i**  
**PLANNING DEPARTMENT**

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

June 9, 2022

Ralph "Charlie" Brown  
Email: [ralphcbrown@gmail.com](mailto:ralphcbrown@gmail.com)

Dear Mr. Brown:

**SUBJECT: DETERMINATION OF PRE-EXISTING LOT OF RECORD,  
PL-PLR-2022-000016  
Lot M, Being a Portion of Grant 1194,  
Kalamawai'awa'awa, South Kona, Hawai'i Island, Hawai'i  
TMK: (3) 8-2-009:019**

This letter is in response to your email dated June 7, 2022, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Key (TMK) 8-2-009:019.

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. June 20, 1927 – RPT records indicate a deed document that dates back to 1927, Liber 893, Page 34.
2. June 1936 – TMK maps shows the existence of TMK 8-2-009:019, containing approximately 2.4 acres.
3. Subsequent tax maps show an area change to 1.87 acres.
4. We have no record of Lot M having been legally consolidated with any other adjacent lands.

Ralph "Charlie" Brown  
June 9, 2022  
Page 2

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

***"The lot was created and recorded prior to November 22, 1944 or the lot was created through court order (e.g. partition) prior to July 1, 1973, and the lot had never been legally consolidated, provided that no pre-existing lot shall be recognized based upon a lease except for a lease which complied with all other applicable laws when made, including Territorial statutes regulating the sale or lease of property by lot number or block number, and on September 25, 2002, the proposed lot contains a legal dwelling, or has been continuously leased since January 8, 1948, as a separate unit."***

We find that Lot M (TMK 8-2-009:019), is a lot of record. We understand that a new survey has been completed that has significantly revised the land area to 3.356 acres. This letter only confirms that Lot M is a separate lot of record.

Should you have any questions, please feel free to contact the Planning Department at [planning@hawaiicounty.gov](mailto:planning@hawaiicounty.gov).

Sincerely,

  
Jeffrey W. Darrow (for) (Jun 9, 2022 15:45 HST)

ZENDO KERN  
Planning Director

HS:tb

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Email: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager-Chief Engineer, DWS  
A. Gerken, GIS Analyst