

hang

Harry Kim  
Mayor



Christopher J. Yuen  
Director

Brad Kurokawa, ASLA  
LEED® AP  
Deputy Director

County of Hawaii  
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • FAX (808) 961-8742

June 17, 2006

Mrs. Barbara C. Sakamoto  
1519 Nuuanu Avenue #52  
Honolulu, HI 96817

Dear Mrs. Sakamoto:

Request for Determination of Pre-existing Lot  
TMK NO: 9-3-004: 021; Por. of Keaa Homesteads, Waiopua, Kau, Hawaii

We apologize for the long delay in responding to your request seeking a confirmation that the subject property, comprising 20.84 acres, actually consists of two separate lots of record by virtue of a once-proposed State Highway bypass that was once planned bisecting the subject property. We have carefully assessed this situation and we must conclude that Parcel 21 is a single lot of record consisting of approximately 21.14 acres.

The subject parcel was approved on July 26, 1955 by Subdivision No. 922 and shown as consisting of 21.14 acres. We have enclosed a copy of this map for your information. We could not locate any other record of a subsequent subdivision action affecting this property.

The Planning Department has previously taken the position that the now-defunct State "Belt Road" does not validly subdivide the subject property into two separate lots of record. There have been two Corporation Counsel opinions on this subject, in 1984 and 1989. The once-proposed State "Belt Road" was not expressly created as a road lot. The copy of a right-of-entry agreement affecting the subject property is simply that, a permission to access the subject property in order to obtain engineering and survey data for this once-proposed roadway. A right-of-entry agreement does not create a roadway lot.

Mrs. Barbara C. Sakamoto  
Page 2  
June 17, 2006

Again, from the standpoint of the Planning Department, TMK No. 9-3-004: 021  
consisting of one (1) lot approximately 21.14 acres in size.

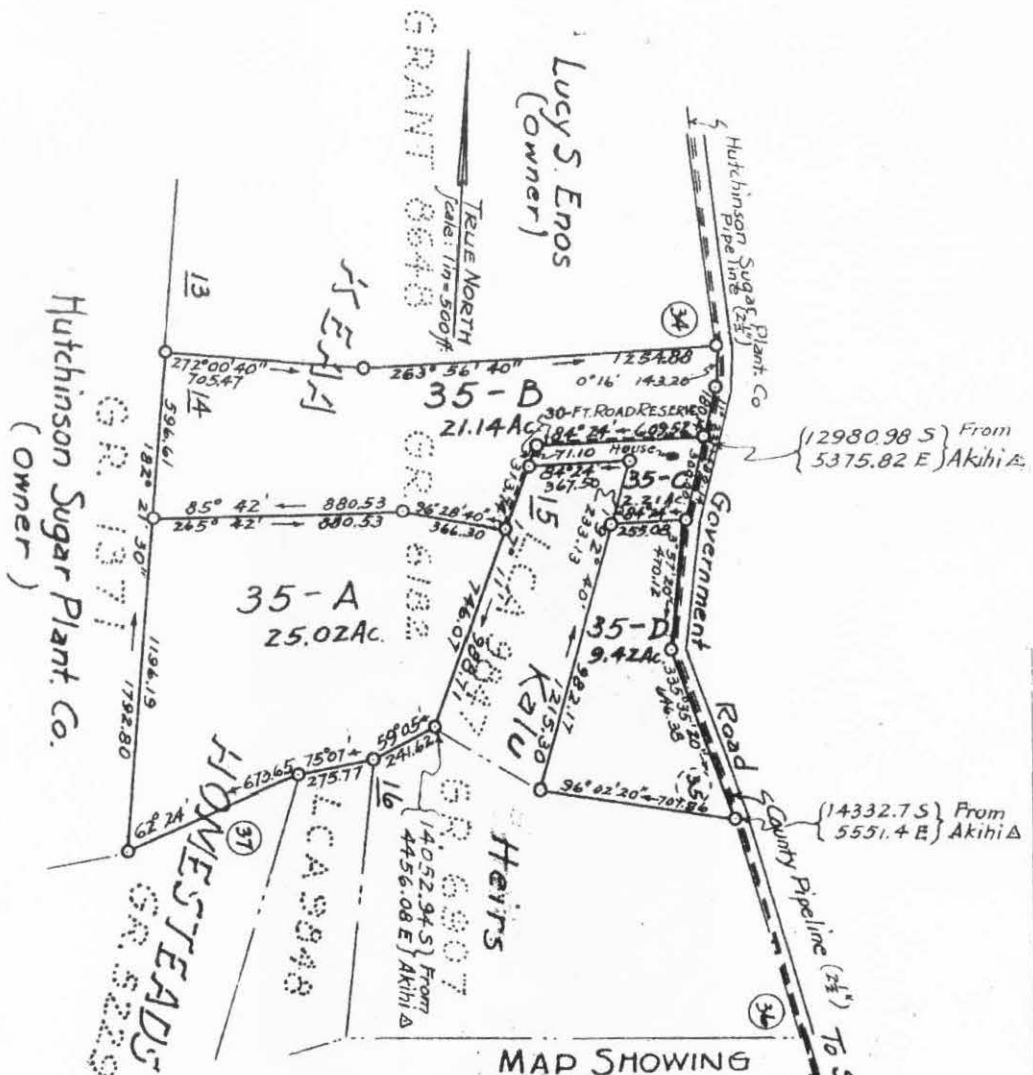
Sincerely,

  
CHRISTOPHER J. YUEN  
Planning Director

DSA:cd  
P:\WP60\PREX\Prec2006\9-3-4-21Sakamoto.doc

Encl: SUB 922 map

xc w/encl: Tax Map Section



Hutchinson Sugar Plant Co.  
(Owner)

Lucy S. Enos  
(owner)

GRANT 8648  
TELE NORTH  
Scale: 1 in = 500 ft

GR 1971  
HOMESTEADS  
GR 5229

35-A  
25.02 Ac.

35-B  
21.14 Ac.

35-C  
15.00 Ac.

35-D  
9.42 Ac.

Heirs  
GR 6907  
(14052.94 S) From  
(4456.08 E) Akihi A

(12980.98 S)  
(5375.82 E) Akihi A

(14332.7 S)  
(5551.4 E) Akihi A

Third Division		
Zone	Sec	Plat
9	3	04

MAP SHOWING  
SUBDIVISION OF LOT 35  
KIOLAKAA-KEAA  
HOMESTEAD TRACT  
KAU, HAWAII  
Scale: 1 in = 500 ft

25, 26, 22, 23, 21, 10

*Edith K. Ould*  
Owner  
July 8, 1955

*J. Hoike*  
Registered Prof. Surveyor  
Certificate No. 318