

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 83 52

AN ORDINANCE AMENDING SECTION 25-86 NORTH AND SOUTH KONA DISTRICT ZONE MAP, ARTICLE 3 CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE BY CHANGING THE DISTRICT CLASSIFICATION FROM 20 ACRE AGRICULTURAL TO 900 ACRE AGRICULTURAL AND 1 ACRE AGRICULTURAL AT KUKIO, MANINIOWALE, KAULANA, AWALUA, OHIKI, PUUKALA, AND KAU SITUATED IN NORTH KONA, HAWAII AND COVERED BY TAX MAP KEYS 7-2-07:1, 2, 3, 4, AND 5 AND AMENDING SECTION 25-87 NORTH KONA ZONE, ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED TO 500 ACRE AGRICULTURAL AND 1 ACRE AGRICULTURAL AT MAHAIULA, KAULANA, AWALUA, AND OHIKI SITUATED IN NORTH KONA, HAWAII AND COVERED BY TAX MAP KEYS 7-2-04:7; 7-2-06:9; 7-2-06:13; 7-2-06:16.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 25-86, North and South Kona District Zone Map, Article 3, Chapter 25 (zoning code) of the Hawaii County Code, is amended to change the District Classification of property described hereinafter as follows:

The District Classification of the following area situated at KUKIO, MANINIOWALE, KAULANA, AWALUA, OHIKI, PUUKALA, AND KAU North Kona, Hawaii, shall be 1 acre agricultural and 900 acre agricultural as follows:

PARCEL A (1 Acre Agricultural)

Land situated approximately 1,500 feet Easterly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Ohiki and Puukala, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 1578 to Kuapuu; and Grant 2410 to Kuapuu.

Beginning at the Northwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 1,057.99 feet North and 6,610.44 feet West and running by azimuths measured clockwise from True South:

Thence, for the next ten (10) courses following along Parcel F:

1. 267° 30' 275.00 feet along the remainder of Grant 1578 to Kuapuu;
2. 357° 30' 909.62 feet along the remainders of Grant 1578 to Kuapuu and Grant 2410 to Kuapuu;

Thence, for the next seven (7) courses following along the remainder of Grant 2410 to Kuapuu:

3. 341° 15' 333.00 feet;
4. 312° 00' 367.68 feet;
5. 45° 30' 571.06 feet;
6. 132° 00' 454.68 feet;
7. 160° 00' 534.66 feet;
8. 261° 00' 286.46 feet;

Thence, following on a curve to the right with a radius of 870.00 feet, the chord azimuth and distance being:

9. 174° 15' 98.64 feet;
10. 177° 30' 909.62 feet along the remainders of Grant 2410 to Kuapuu and Grant 1578 to Kuapuu to the point of beginning and containing an area of 16.827 Acres.

PARCEL B (1 Acre Agricultural):

Land situated approximately 2,800 feet Easterly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Ohiki, Puukala and Kau, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 1578 to Kuapuu; Grant 2410 to Kuapuu; and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191).

Beginning at the Northwesterly corner of this

parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 783.00 feet North and 5,140.59 feet West and running by azimuths measured clockwise from True South:

Thence, for the next thirteen (13) courses following along Parcel F:

1. 284° 00' 600.00 feet along the remainder of Grant 1578 to Kuapuu;
2. 14° 00' 799.67 feet along the remainders of Grant 1578 to Kuapuu and Grant 2410 to Kuapuu;

Thence, for the next four (4) courses following along the remainder of Grant 2410 to Kuapuu:

3. 0° 56' 185.47 feet;

Thence, following on a curve to the left with a radius of 480.00 feet, the chord azimuth and distance being:

4. 72° 58' 296.12 feet;
5. 325° 00' 330.00 feet;
6. 55° 00' 378.26 feet;
7. 15° 30' 1,194.78 feet along the remainders of Grant 2410 to Kuapuu and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191);
8. 105° 30' 600.00 feet along the remainder of Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191);
9. 195° 30' 945.00 feet along the remainders of Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191) and Grant 2410 to Kuapuu;

Thence, for the next three (3) courses following along the remainder of Grant 2410 to Kuapuu:

10. 185° 00' 450.00 feet;
11. 235° 00' 548.81 feet;
12. 175° 00' 222.42 feet;
13. 194° 00' 800.00 feet along the remainders of Grant 2410 to Kuapuu and Grant 1578 to Kuapuu to the point of beginning and containing an area of 39.823 acres.

PARCEL C (1 Acre Agricultural)

Land situated approximately 4,000 feet Easterly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Ohiki, Puukala and Kau, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 1578 to Kuapuu; Grant 2410 to Kuapuu; and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191).

Beginning at the Northwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 378.32 feet North and 3,951.44 feet West and running by azimuths measured clockwise from True South:

Thence, for the next eleven (11) courses following along Parcel F:

1. 276° 00' 600.00 feet along the remainder of Grant 1578 to Kuapuu;
2. 6° 00' 699.77 feet along the remainders of Grant 1578 to Kuapuu and Grant 2410 to Kuapuu;

Thence, for the next three (3) courses following along the remainder of Grant 2410 to Kuapuu;

3. 21° 36' 500.36 feet;
4. 48° 00' 300.00 feet;

5. 57° 36' 335.55 feet;
6. 12° 00' 880.03 feet along the remainders of Grant 2410 to Kuapuu and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191);
7. 102° 00' 670.00 feet along the remainder of Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191);
8. 192° 00' 880.00 feet along the remainders of Royal Patent 8265, Mahele Award 13-B, to Paalua (Certificate of Boundaries No. 191) and Grant 2410 to Kuapuu;
9. 215° 05' 541.30 feet along the remainder of Grant 2410 to Kuapuu;
10. 242° 00' 484.27 feet along the remainder of Grant 2410 to Kuapuu;
11. 186° 00' 799.20 feet along the remainders of Grant 2410 to Kuapuu and Grant 1578 to the point of beginning and containing an area of 39.143 acres.

PARCEL D (1 Acre Agricultural)

Land situated approximately 5,300 feet Easterly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Puukala and Kau, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 2410 to Kuapuu; and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191).

Beginning at the Northeasterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station

"MOANUIAHEA" being 1,108.15 feet North and 3,026.27 feet West and running by azimuths measured clockwise from True South:

Thence, for the next eight, (8) courses following along Parcel F:

1. 325° 30' 195.26 feet along the remainder of Grant 2410 to Kuapuu;
2. 336° 00' 375.40 feet along the remainders of Grant 2410 to Kuapuu and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191);

Thence, for the next three (3) courses following along the remainder of Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191):

3. 346° 30' 550.00 feet;
4. 76° 30' 660.00 feet;
5. 166° 30' 550.00 feet;
6. 145° 30' 457.41 feet along the remainders of Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191) and Grant 2410 to Kuapuu;

Thence, following along the remainder of Grant 2410 on a curve to the left with a radius of 550.00 feet, the chord azimuth and distance being:

7. 255° 34'15" 377.50 feet;
8. 235° 30' 330.00 feet along the remainder of Grant 2410 to Kuapuu to the point of beginning and containing an area of 15.573 acres.

PARCEL E (1 Acre Agricultural)

Land situated approximately 5,900 feet Easterly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Ohiki, Puukala and

Kau, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 1578 to Kuapuu; Grant 2410 to Kuapuu; and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191).

Beginning at the Northwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 63.78 feet North and 2,367.62 feet West and running by azimuths measured clockwise from True South:

Thence, for the next twelve (12) courses following along Parcel F:

1. 283° 00' 600.00 feet along the remainder of Grant 1578 to Kuapuu;
2. 12° 00' 277.78 feet along the remainder of Grant 1578 to Kuapuu;
3. 22° 24' 508.05 feet along the remainders of Grant 1578 to Kuapuu and Grant 2410 to Kuapuu;
4. 336° 00' 484.68 feet along the remainders of Grant 2410 to Kuapuu and Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191);

Thence, for the next three (3) courses following along the remainder of Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191):

5. 346° 30' 900.00 feet;
6. 76° 30' 660.00 feet;
7. 166° 30' 900.00 feet;
8. 156° 00' 244.20 feet along the remainders of Royal Patent 8265, Mahele Award 13-B to

- Paalua (Certificate of Boundaries No. 191) and Grant 2410 to Kuapuu;
9. 145° 30' 614.66 feet along the remainder of Grant 2410 to Kuapuu;
 10. 235° 30' 410.00 feet along the remainder of Grant 2410 to Kuapuu;
 11. 214° 15' 289.95 feet along the remainder of Grant 2410 to Kuapuu and Grant 1578 to Kuapuu;
 12. 193° 00' 277.78 feet along the remainder of Grant 1578 to Kuapuu to the point of beginning and containing an area of 36.102 acres.

PARCEL F (900 Acre Agricultural)

Land situated on the Easterly side of Hawaii Belt Road (F.A.P. No. F-10(5)) at Kukio, Maniniowale, Kaulana, Awalua, Ohiki, Puukala, and Kau, North Kona, Island and County of Hawaii, State of Hawaii.

Being the whole of: Grant 5067 to Allen S. Wall; Grant 2119 to Kaiama; and Grant 1579 to Puhilaolao; and

Being portions of: Grant 2022 to Puhilaolao; Grant 3438 to John A. Maguire; Grant 3953 to John A. Maguire; Grant 1580 to Kaohimaunu; Grant 1578 to Kuapuu; Grant 5893 to Kawaihoolana Kimeona; Grant 2410 to Kuapuu; Grant 2112 to Hoopulaau; Royal Patent 8265, Mahele Award 13-B to Paalua (Certificate of Boundaries No. 191); Land Commission Award 9164 to Kuapuu; and Royal Patent 7731, Land Commission Award 5368, Apana 3 to Akahi.

Beginning at the Northwesterly corner of this parcel of land, being also on the Easterly side of the Old Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 5,928.64 feet North and 5,227.32 feet

West and running by azimuths measured clockwise from True South:

Thence, for the next four (4) courses following along Royal Patent 7843, Land Commission Award 7715, Apana 10 to Lot Kamehameha:

1. 315° 38'05" 2,991.20 feet;
2. 296° 23'30" 1,348.30 feet;
3. 324° 20'40" 4,052.60 feet;
4. 343° 37'15" 1,961.69 feet;

Thence, for the next twelve (12) courses following along Government Land, Kalaoa-Ooma Mauka Tract:

5. 78° 23' 259.03 feet;
6. 85° 20' 207.50 feet;
7. 75° 30'30" 667.80 feet;
8. 80° 59'30" 258.30 feet;
9. 83° 41' 827.00 feet;
10. 77° 48'30" 522.70 feet;
11. 84° 08'30" 235.10 feet;
12. 88° 32'30" 862.50 feet;
13. 100° 51' 592.10 feet;
14. 95° 43' 333.20 feet;
15. 97° 12'30" 653.60 feet;
16. 75° 31'30" 480.20 feet;

Thence, for the next eleven (11) courses following along Grant 1870 to Hewahewa:

17. 103° 16' 147.20 feet;
18. 87° 39' 172.50 feet;
19. 97° 03'30" 317.80 feet;
20. 88° 51' 165.70 feet;
21. 84° 56' 428.50 feet;
22. 89° 48' 289.50 feet;

- 23. 96° 36' 159.50 feet;
- 24. 89° 12'30" 633.70 feet;
- 25. 88° 38'30" 566.60 feet;
- 26. 84° 24' 550.50 feet;
- 27. 99° 06' 293.96 feet;

Thence, for the next eight (8) courses following along the Easterly side of the Old Government Road:

- 28. 187° 30' 8.51 feet;
- 29. 202° 00' 160.83 feet;
- 30. 191° 00' 167.00 feet;
- 31. 188° 00' 159.51 feet;
- 32. 193° 30' 201.38 feet;
- 33. 182° 50' 137.99 feet;
- 34. 190° 00' 80.00 feet;
- 35. 186° 07' 135.00 feet;

Thence, for the next four (4) courses following along the Easterly side of Hawaii Belt Road (F.A.P. No. F-10(5)):

- 36. 191° 08' 734.86 feet;

Thence, following on a curve to the right with a radius of 5,689.58 feet, the chord azimuth and distance being:

- 37. 195° 38' 892.80 feet;
- 38. 200° 08' 1,841.36 feet;

Thence, following on a curve to the left with a radius of 2,904.79 feet, the chord azimuth and distance being:

- 39. 196° 04' 412.00 feet;

Thence, for the next four (4) courses following along the Old Government Road:

- 40. 210° 00' 116.98 feet;

- 41. 176° 30' 100.90 feet;
- 42. 154° 00' 29.99 feet;
- 43. 186° 43' 70.98 feet;
- 44. 186° 01' 1,017.97 feet along the Easterly side of
Hawaii Belt Road (F.A.P. No. F-10(5));

Thence, for the next twenty-one (21) courses
following along the Old Government Road:

- 45. 206° 18' 211.81 feet;
- 46. 195° 16' 40.70 feet;
- 47. 187° 31' 352.91 feet;
- 48. 187° 31' 23.01 feet;
- 49. 187° 31' 61.41 feet;
- 50. 205° 05' 39.00 feet;
- 51. 223° 50' 182.00 feet;
- 52. 212° 02' 149.00 feet;
- 53. 191° 32' 224.00 feet;
- 54. 180° 55' 39.00 feet;
- 55. 166° 29' 65.00 feet;
- 56. 157° 56' 105.00 feet;
- 57. 187° 33' 53.13 feet;
- 58. 214° 00' 19.28 feet;
- 59. 221° 47' 108.00 feet;
- 60. 237° 47' 55.00 feet;
- 61. 123° 40'20" 16.00 feet;
- 62. 222° 30' 36.00 feet;
- 63. 255° 40' 118.00 feet;
- 64. 235° 30' 90.00 feet;
- 65. 204° 20' 229.94 feet;

Thence, following along the Easterly side of
Hawaii Belt Road (F.A.P. No. F-10(5)) on a curve to the
right with a radius of 2,251.83 feet, the chord azimuth and
distance being:

66. 243° 29'27" 904.75 feet
67. 265° 00'20" 96.68 feet along the Old Government Road;
68. 277° 50' 121.00 feet along the Old Government Road to the point of beginning and containing a GROSS AREA of 1,157.20 acres.

EXCEPTING AND EXCLUDING, therefrom, Parcels A, B, C, D, and E, thereby, leaving a NET AREA of 1,009.552 Acres, more or less.

All as noted on the attached map marked as Exhibit "A" and by reference made a part hereof.

SECTION 2. Section 25-87, North Kona Zone Map, Article 3, Chapter 25 (zoning code) of the Hawaii County Code, is amended to change the District Classification of property described hereafter as follows:

The District Classification of the following area situated at MAHAIULA, KAULANA, AWALUA AND OHIKI, North Kona, Hawaii shall be 1 acre agricultural and 500 acre agricultural as follows:

PARCEL G (1 Acre Agricultural)

Land situated approximately 1,400 feet Westerly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Kaulana, Awalua and Ohiki, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 2022 to Puhilaolao; Grant 2112 to Hoopulaau; and Grant 5893 to Kawaihoolana Kimeona.

Beginning at the Northwesterly corner of this parcel of land, being also the Northeasterly corner of Lot 85 of Homestead Map No. 14 (Kaulana Section) and a point on

the Southerly side of the existing Homestead Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 4,720.40 feet North and 7,914.69 feet West and running by azimuths measured clockwise from True South:

1. 295° 47' 590.66 feet along the Southerly side of the existing Homestead Road;
2. 20° 00' 1,268.08 feet along the remainders of Grant 5893 to Kawaihoolana Kimeona and Grant 2112 to Hoopulaau;
3. 28° 20' 260.88 feet along the remainder of Grant 2112 to Hoopulaau;
4. 45° 00' 260.88 feet along the remainders of Grant 2112 to Hoopulaau and Grant 2022 to Puhilaolao;

Thence, for the next fourteen (14) courses following along the remainder of Grant 2022 to Puhilaolao;

5. 61° 40' 260.88 feet;
6. 70° 00' 366.32 feet;
7. 28° 30' 132.52 feet;
8. 347° 00' 331.28 feet;
9. 352° 00' 488.07 feet;
10. 357° 00' 450.00 feet;
11. 87° 00' 600.00 feet;
12. 177° 00' 450.00 feet;
13. 172° 00' 383.49 feet;
14. 167° 00' 331.28 feet;
15. 180° 50' 334.74 feet;
16. 208° 30' 334.74 feet;
17. 236° 10' 334.74 feet;
18. 250° 00' 366.33 feet;

19. 225° 00' 253.67 feet along the remainders of Grant 2022 to Puhilaolao and Grant 2112 to Hoopulaau;
20. 201° 33' 539.65 feet along the remainder of Grant 2112 to Hoopulaau;
21. 199° 50' 788.05 feet along Lot 85 of Homestead Map No. 14 (Kaulana Section) to the point of beginning and containing an area of 54.266 acres.

PARCEL H (1 Acre Agricultural)

Land situated approximately 600 feet Westerly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Mahaiula, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 1580 to Kaohimaunu.

Beginning at the Northwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 6,799.94 feet North and 9,993.73 feet West and running by azimuths measured clockwise from True South:

Thence, for the next thirty-three (33) courses following along the remainder of Grant 1580 to Kaohimaunu:

1. 273° 50' 263.13 feet;
2. 295° 30' 263.13 feet;
3. 317° 10' 263.13 feet;
4. 328° 00' 245.17 feet;
5. 301° 00' 181.60 feet;
6. 274° 00' 178.90 feet;
7. 4° 00' 100.00 feet;
8. 274° 00' 216.34 feet;
9. 283° 40' 201.50 feet;

10.	303°	00'	201.50 feet;
11.	322°	20'	201.50 feet;
12.	308°	20'36"	249.22 feet;
13.	312°	30'	133.52 feet;
14.	293°	00'	222.94 feet;
15.	307°	30'	300.46 feet;
16.	336°	30'	300.46 feet;
17.	5°	30'	300.46 feet;
18.	110°	00'	600.00 feet;
19.	113°	00'	222.94 feet;
20.	122°	45'	270.96 feet;
21.	142°	15'	270.96 feet;
22.	152°	00'	228.28 feet;
23.	123°	00'	96.96 feet;
24.	94°	00'	395.24 feet;
25.	103°	00'	250.29 feet;
26.	121°	00'	250.30 feet;
27.	139°	00'	250.29 feet;
28.	148°	00'	245.17 feet;
29.	115°	30'	107.46 feet;
30.	83°	00'	100.00 feet;
31.	173°	00'	300.00 feet;
32.	263°	00'	100.00 feet;
33.	173°	00'	300.00 feet to the point of beginning and containing an area of 42.163 acres.

PARCEL I (500 Acre Agricultural)

Land situated approximately 600 feet Westerly of Hawaii Belt Road (F.A.P. No. F-10(5)) at Mahaiula, North Kona, Island and County of Hawaii, State of Hawaii.

Being a portions of: Grant 1580 to Kaohimaunu.
Beginning at the Northeasterly corner of this

parcel of land, being also a point on the Westerly side of the Hawaii Belt Road (F.A.P. No. F-10(5)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 5,028.32 feet North and 6,811.06 feet West and running by azimuths measured clockwise from True South:

Thence, for the next five (5) courses following along the Westerly side of Hawaii Belt Road (F.A.P. No. F-10(5));

Thence, following on a curve to the left with a radius of 1,949.86 feet, the chord azimuth and distance being:

1. 28° 03'37" 194.98 feet;
2. 115° 11'40" 20.00 feet;

Thence, following on a curve to the left with a radius of 1,969.89 feet, the chord azimuth and distance being:

3. 21° 17'40" 267.96 feet;
4. 287° 23'40" 20.00 feet;

Thence, following on a curve to the left with a radius of 1,949.86 feet, the chord azimuth and distance being:

5. 13° 14' 282.97 feet;

Thence, for the next eight (8) courses following along the Northerly side of a Homestead Road:

6. 115° 47' 1,575.30 feet;
7. 116° 52' 792.94 feet;
8. 125° 36' 351.92 feet;
9. 117° 17' 227.29 feet;
10. 124° 04' 166.70 feet;
11. 124° 04' 113.00 feet;

12. 124° 05' 395.64 feet;
13. 120° 41' 216.30 feet;
14. 112° 01' 905.29 feet along Homestead Road and
along Lot 82 of the Homestead Map No. 18
(Kaulana Section);
15. 106° 56' 93.00 feet along Lot 82 of the Homestead
Map No. 18 (Kaulana Section);
16. 106° 59' 140.00 feet along Lot 81 of the
Homestead Map No. 18 (Kaulana Section);
17. 111° 16' 906.00 feet along Lot 81 of the
Homestead Map No. 18 (Kaulana Section);
18. 111° 00' 1,170.00 feet along Lot 80 of the
Homestead Map No. 18 (Kaulana Section);
19. 197° 31'20" 1,460.00 feet along Government Land
(State of Hawaii);

Thence, for the next four (4) courses following
along Royal Patent 7731, Land Commission Award 5368, Apana 3
to Akahi:

20. 293° 11'20" 1,640.00 feet;
21. 303° 20'20" 2,490.00 feet;
22. 305° 42'20" 1,639.24 feet;
23. 300° 00'20" 1,446.35 feet to the point of beginning
and containing an area of 176.925 acres,
more or less.

(TMK: 7-7-06:7 (3rd Division))

PARCEL I

(PART 2)

Land Situated on the Westerly side of Hawaii Belt
Road (F.A.P. No. F-10(5)) at Kaulana, Awalua and Ohiki,
North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of: Grant 2022 to Puhilaolao;

Grant 2112 to Hoopulaau; and Grant 5893 to Kawihoolana Kimeona.

Beginning at the Southeasterly corner of this parcel of land, being also a point on the Westerly side of the Hawaii Belt Road (F.A.P. No. F-10(5)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 643.83 feet North and 7,888.92 feet West and running by azimuths measured clockwise from True South:

Thence, for the next seven (7) courses following along the Lots of Homestead Map No. 14 (Kaulana Section):

1. 93° 46' 528.78 feet along Lot 60;
2. 93° 45' 537.00 feet along Lot 66;
3. 100° 21' 194.00 feet along Lot 66;
4. 100° 21' 814.00 feet along Lot 68;
5. 100° 21' 157.00 feet along Lot 70;
6. 102° 54' 236.00 feet along Lot 70;
7. 119° 30' 464.00 feet along Lot 70;
8. 171° 04' 756.12 feet along Homestead Road;
9. 177° 29' 164.91 feet along Homestead Road;
10. 188° 45' 129.45 feet along Homestead Road;

Thence, for the next eight (8) courses following along Lot 73 of Homestead Map No. 14 (Kaulana Section):

11. 189° 21' 123.00 feet;
12. 196° 16' 323.00 feet;
13. 182° 32' 399.00 feet;
14. 186° 57' 697.00 feet;
15. 85° 42' 214.00 feet;
16. 63° 58' 289.00 feet;
17. 87° 01' 394.00 feet;
18. 101° 05' 156.00 feet;

Thence, for the next nine (9) courses following
along Homestead Road:

19.	101°	04'	302.44 feet;
20.	102°	05'	182.76 feet;
21.	105°	24'	729.68 feet;
22.	186°	36'	785.10 feet;
23.	191°	13'	884.18 feet;
24.	278°	23'	441.41 feet;
25.	293°	12'	365.40 feet;
26.	293°	11'	148.93 feet;
27.	287°	53'	694.50 feet;

Thence, for the next eight (8) courses following
along the Lots of Homestead Map No. 14 (Kaulana Section):

28.	277°	41'	586.00 feet along Lot 83;
29.	273°	21'	305.00 feet along Lot 83;
30.	281°	00'	345.00 feet along Lot 84;
31.	294°	53'	384.00 feet along Lot 84;
32.	309°	25'	478.00 feet along Lot 84;
33.	309°	25'	533.00 feet along Lot 85;
34.	287°	38'	478.00 feet along Lot 85;
35.	199°	50'	788.05 feet along Lot 85;
36.	295°	47'	941.02 feet along the Southerly side of Homestead Road;

Thence, for the next six (6) courses following
along the Westerly side of the Hawaii Belt Road (F.A.P. No.
F-10(5)):

Thence, following on a curve to the left with a
radius of 1,949.86 feet, the chord azimuth and distance
being:

37.	7°	12'31"	81.12 feet;
38.	6°	01'	20.74 feet;

- 39. 96° 01' 10.00 feet;
- 40. 6° 01' 300.00 feet;
- 41. 276° 01' 10.00 feet;
- 42. 6° 01' 404.01 feet;

Thence, for the next three (3) courses following the Westerly side of the Old Government Road:

- 43. 14° 20' 280.00 feet;
- 44. 7° 50' 281.37 feet;
- 45. 353° 40' 231.06 feet;

Thence, for the next six (6) courses following along the Westerly side of the Hawaii Belt Road (F.A.P. No. F-10(5)):

- 46. 6° 01' 79.95 feet;

Thence, following on a curve to the right with a radius of 2,824.79 feet, the chord azimuth and distance being:

- 47. 6° 50'14" 80.91 feet;
- 48. 97° 39'28" 30.00 feet;

Thence, following on a curve to the right with a radius of 2,794.79 feet, the chord azimuth and distance being:

- 49. 9° 54'28" 219.45 feet;
- 50. 282° 09'28" 30.00 feet;

Thence, following on a curve to the right with a radius of 2,824.79 feet, the chord azimuth and distance being:

- 51. 15° 18'44" 310.88 feet;

Thence, for the next four (4) courses following along the Westerly side of the Old Government Road:

- 52. 39° 40' 395.94 feet;
- 53. 26° 30' 142.07 feet;

54. 11° 30' 129.85 feet;
 55. 6° 00' 531.75 feet;
 56. 20° 08' 340.99 feet along the Westerly side of
 Hawaii Belt Road (F.A.P. No. F-10(5)) to
 the point of beginning and containing an
 area of 368.108 acres, more or less.
 (TMK: 7-20-06:9 (3rd Division))

PARCEL I

(PART 3)

Land situated approximately 7,000 feet Westerly of
 Hawaii Belt Road (F.A.P. No. F-10(5)) at Kaulana and Awalua,
 North Kona, Island and County of Hawaii, State of Hawaii.

Being the whole of: Lots 77, 78 and 79 of
 Homestead Map No. 14 (Kaulana Section).

Beginning at the Northeasterly corner of this
 parcel of land, being also a point on the Westerly side of
 the Homestead Road, the coordinates of said point of
 beginning referred to Government Survey Triangulation Station
 "MOANUIAHEA" being 5,567.63 feet North and 12,585.92 feet
 West and running by azimuths measured clockwise from True
 South:

Thence, for the next five (5) courses following
 along the Homestead Road:

1. 11° 13' 884.00 feet;
2. 6° 36' 781.00 feet;
3. 110° 24' 538.00 feet;
4. 20° 25' 885.00 feet;
5. 110° 04' 2,119.71 feet;
6. 213° 53' 2,592.89 feet along Government Land
 (State of Hawaii);
7. 290° 10' 1,726.00 feet along Homestead Road to

the point of beginning and containing an area of 118.394 acres, more or less.

(TMK: 7-2-06:13 and 16 (3rd Division))

AREA TABULATION

PART 1 = 176.925 Acres, More or Less

PART 2 = 368.108 Acres, More or Less

PART 3 = 118.394 Acres, More or Less

GROSS AREA PARCEL I - 663.427 Acres, More or Less

LESS PARCEL G - 54.266 Acres, More or Less

LESS PARCEL H - 42.163 Acres, More or Less

NET AREA PARCEL I = 566.998 Acres, More or Less

All as noted on the attached map marked as Exhibit "A" and by reference made a part hereof.

SECTION 3. The changes in District Classification hereinabove are conditioned upon the following:

(A) The petitioner, its assigns and successors, shall be responsible for complying with all conditions of approval.

(B) The effective date of the rezoning shall be (1) when the petitioner provides assurance satisfactory to the Departments of Water Supply and Planning, upon consultation with the State Department of Health and the Division of Water and Land Development of the Department of Land and Natural Resources, that a water source of sufficient quality and quantity has been established within two years from the date the ordinance is signed by the Mayor; provided that a maximum one year extension may be granted by the Planning Director with reasonable and sufficient justification; and (2) an agreement, together with the appropriate bond, surety or other security deemed acceptable by the Planning Director, is executed between the developer and the County through its Departments of Water Supply and Planning for the actual development of a proven

source and its water transmission and distribution system within one year from the official date of compliance with Condition B(1); provided that a one year extension may be granted by the Planning Director with reasonable and sufficient justification.

(C) No subdivision of any portion of the land will be permitted unless and until condition B is complied with.

(D) The Planning Director shall be mandated to initiate action to immediately nullify the ordinance if Conditions B or C are not complied with.

(E) During the drilling and testing period the petitioner shall submit monthly progress reports to the Planning Department and the Department of Water Supply indicating the drilling progress to date and the results of any tests conducted.

(F) Plans for tentative subdivision approval shall be submitted within one year from the effective date of the rezoning. Plans for final subdivision approval shall be submitted within one year of the date of tentative subdivision approval.

(G) The intersection improvements at the Mamalahoa Highway shall meet with the approval of the Department of Transportation, Highways Division.

(H) The subdivision roadways shall provide for lateral connections to adjacent properties should the petitioner seek to dedicate the subdivision roadways to the County of Hawaii.

(I) The project shall be provided with a drainage system meeting the approval of the Chief Engineer.

(J) That all applicable rules, regulations and


requirements shall be complied with.

Should any of the foregoing conditions not be met, the rezoning of the property to its original or more appropriate zoning designation may be initiated by the Planning Director.

SECTION 4. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 5. Subject to the conditions hereinabove, this ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: November 2, 1983
Date of Adoption: November 16, 1983
Effective Date: November 29, 1983

NOTE: District Maps on file in the Planning Department.