

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 84 45

AN ORDINANCE AMENDING SECTION 25-95 (KAWAIHAE-PUAKO ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO OPEN (O) AND MULTIPLE FAMILY RESIDENTIAL (RM-20) AND FROM OPEN (O) TO MULTIPLE FAMILY RESIDENTIAL (RM-20) AND RESORT-HOTEL (V-1.25) AT OULI, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-2-02:PORTIONS OF 4, 18 & 19.

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

SECTION 1. Section 25-95, 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 Ouli, South Kohala, Hawaii, shall be Open (O):
(PARCEL A)

Beginning at the East corner of this parcel of land, on the Westerly side of Queen Kaahumanu Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUAKO" being 10,903.66 feet North and 5,465.52 feet East, thence running by azimuths measured clockwise from True South:

1. 11° 15' 231.01 feet along the Westerly side of Queen Kaahumanu Highway;
2. 101° 15' 205.94 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);

3. 191° 15' 178.00 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);
4. 101° 15' 462.07 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);
5. 116° 41' 447.70 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);
6. 109° 51' 295.00 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);
7. 132° 20' 20" 158.61 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);
8. 18° 04' 168.74 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);
9. 51° 33' 10" 256.84 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);

10. 338° 47' 30" 498.28 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314);
11. 314° 03' 30" 215.19 feet along Lot 9 of The First Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1314) and Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
12. 313° 51' 40" 581.51 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
13. 38° 09' 10" 133.44 feet along Lot 10 of The Revised Second Revised Increment Revised of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
14. 78° 55' 40" 219.98 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
15. 43° 01' 20" 187.49 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);

16. 118° 24' 30"	180.00 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
17. 21° 43' 50"	160.31 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
18. 43° 39' 30"	229.16 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
19. 1° 32' 40"	93.34 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
20. 300° 25' 50"	219.97 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
21. 324° 05' 30"	158.14 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);
22. 322° 59'	72.35 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512);

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| 23. | 342° | 49' | 54.30 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512); |
| 24. | 73° | 20' | 52.73 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512); |
| 25. | 331° | 30' 50" | 468.95 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512); |
| 26. | 339° | 51' 30" | 358.61 feet along Lot 10 of The Revised Second Increment of the Mauna Kea Fairways, Unit 1, Planned Unit Development (File Plan 1512) and the remainder of R.P. 2237, L.C. Aw. 8518-B Apana 1 to Kanehoa; |
| 27. | 27° | 27' 30" | 760.77 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |
| 28. | 85° | 31' 50" | 319.42 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |
| 29. | 38° | 05' | 138.90 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |
| 30. | 56° | 18' 50" | 184.54 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |

31.	120°	54'	40"	225.08 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
32.	58°	42'	40"	422.05 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
33.	42°	53'	40"	163.66 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
34.	74°	07'	30"	153.80 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
35.	94°	19'	50"	154.73 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
36.	123°	26'	50"	311.38 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
37.	169°	17'	50"	274.90 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
38.	183°	41'		420.76 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
39.	331°	50'		68.09 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
40.	339°	25'		52.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
41.	327°	15'		344.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
42.	316°	25'		284.59 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

43. 231° 28'	627.59 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
44. 206° 30'	145.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
45. 168° 30'	151.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
46. 128° 40'	109.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
47. 169° 10'	156.17 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
48. 192° 48' 20"	123.27 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
49. 211° 57' 40"	375.50 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
50. 220° 00'	337.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
51. 269° 30'	129.00 feet along remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
52. 192° 03'	175.03 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
53. 157° 00'	231.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
54. 128° 57' 40"	601.20 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

55. 132° 30' 198.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
56. 46° 10' 95.52 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
57. 84° 20' 94.88 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
58. 3° 24' 117.12 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
59. 346° 40' 130.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
60. 46° 40' 328.18 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
61. 77° 00' 93.71 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
62. 222° 23' 172.95 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
63. Thence along the remainder of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa, on a curve to the
left with a radius of
421.70 feet, the chord
azimuth and distance being:
208° 19' 204.99 feet;
64. 194° 15' 541.21 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
65. Thence along the remainder of R.P. 2237, L.C.
Aw. 8518-B, Apana 1, to
Kanehoa, on a curve to the
left with a radius of
501.70 feet, the chord
azimuth and distance being:
168° 31' 435.66 feet;

66. 142° 47' 691.84 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
67. Thence along the remainder of R.P. 2237, L.C.
Aw. 8518-B, Apana 1, to
Kanehoa, on a curve to the
right with a radius of
736.80 feet, the chord
azimuth and distance being:
156° 56' 45" 360.55 feet;
68. 171° 06' 30" 59.53 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
69. Thence along the remainder of R.P. 2237, L.C.
Aw. 8518-B, Apana 1, to
Kanehoa, on a curve to the
right with a radius of
520.65 feet, the chord
azimuth and distance being:
190° 53' 352.30 feet;
70. 210° 39' 30" 827.28 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
71. Thence along the remainder of R.P. 2237, L.C.
Aw. 8518-B, Apana 1, to
Kanehoa, on a curve to the
left with a radius of
1,332.83 feet, the chord
azimuth and distance being:
208° 32' 30" 98.45 feet;
72. 206° 25' 30" 327.06 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
73. Thence along the remainder of R.P. 2237, L.C.
Aw. 8518-B, Apana 1, to
Kanehoa, on a curve to the
left with a radius of
330.89 feet, the chord
azimuth and distance being:
197° 31' 102.48 feet;

74. 188° 36' 30" 29.08 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;

Thence along the middle of Waiulaula Gulch, along
R.P. 1666, L.C. Aw. 8515,
Apana 1 to Keoni Ana for
the next two (2) courses,
the direct azimuths and
distances between points
being:

75. 268° 47' 30"	40.59 feet;
76. 266° 54' 43"	516.26 feet;
77. 0° 00'	107.00 feet along Lot 33 of The Fairways at Mauna Kea North (File Plan 1753);
78. 61° 30'	630.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
79. 312° 56' 30"	105.90 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
80. 196° 30'	60.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
81. 241° 30'	90.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
82. 287° 47' 20"	549.89 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
83. 280° 07' 50"	558.73 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa and Lot 38 of The Fairways at Mauna Kea North (File Plan 1753);
84. 268° 38' 30"	318.05 feet along Lot 38 of The Fairways at Mauna Kea North (File Plan 1753);

85. 258° 38' 30"	324.64 feet along Lot 38 of The Fairways at Mauna Kea North (File Plan 1753);
86. 308° 50' 30"	85.79 feet along Lot 38 of The Fairways at Mauna Kea North (File Plan 1753);
87. 0° 24' 10"	89.06 feet along Lot 38 of The Fairways at Mauna Kea North (File Plan 1753);
88. 43° 53' 30"	200.00 feet along Lot 38 of The Fairways at Mauna Kea North (File Plan 1753);
89. 327° 30' 30"	267.97 feet along Lot 38 of The Fairways at Mauna Kea North (File Plan 1753);
90. 41° 12' 20"	87.01 feet along Lot 14 of The Fairways at Mauna Kea North (File Plan 1753);
91. 100° 19' 40"	597.19 feet along Lots 36 and 23 of The Fairways at Mauna Kea North (File Plan 1753);
92. 94° 28' 10"	176.00 feet along Lot 23 of The Fairways at Mauna Kea North (File Plan 1753);
93. 57° 47' 10"	161.15 feet along Lot 24 of The Fairways at Mauna Kea North (File Plan 1753);
94. 359° 12' 20"	213.09 feet along Lots 24 and 25 of The Fairways at Mauna Kea North (File Plan 1753);
95. 24° 58' 30"	126.07 feet along Lots 25 and 37 of The Fairways at Mauna Kea North (File Plan 1753);
96. 312° 51'	342.08 feet along Lot 37 and Road "E" of The Fairways at Mauna Kea North (File Plan 1753);

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| 97. 312° 40' | 180.54 feet along Road "E" and Lot 36 of The Fairways at Mauna Kea North (File Plan 1753); |
| 98. 287° 15' | 276.50 feet along Lot 36 of The Fairways at Mauna Kea North (File Plan 1753); |
| 99. 300° 53' | 391.50 feet along Lot 36 of The Fairways at Mauna Kea North (File Plan 1753); |
| 100. 281° 15' | 662.05 feet along Lot 36, Road "A", Lot 34 and Lot 35 of The Fairways at Mauna Kea North (File Plan 1753); |
| 101. 11° 15' | 17.61 feet along the Westerly side of Queen Kaahumanu Highway; |
| 102. 281° 15' | 20.00 feet along the Westerly side of Queen Kaahumanu Highway to the point of beginning and containing a Gross Area of 166.591 Acres and a Net Area of 136.650 Acres after excluding and deducting the following described area: |

(EXCLUSION)

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUAKO" being 12,223.17 feet North and 3,030.01 feet East, thence running by azimuths measured clockwise from True South:

1. Along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa, on a curve to the right with a radius of 680.00 feet, the chord azimuth and distance being:
300° 26' 07" 422.10 feet;

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| 2. 318° 31' | 120.14 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 3. 43° 44' 20" | 70.20 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 4. 357° 10' | 65.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 5. 334° 20' | 145.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 6. 350° 10' | 270.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 7. 2° 50' | 245.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 8. 339° 00' | 105.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 9. 4° 50' | 220.13 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 10. 349° 30' | 180.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |
| 11. 324° 00' | 190.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa; |

12. 330° 45'	54.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
13. 324° 00'	145.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
14. 59° 15'	189.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
15. 130° 31'	266.41 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
16. 124° 15'	460.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
17. 89° 30'	153.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
18. 31° 33'	145.26 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
19. 143° 20'	250.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
20. 126° 50'	75.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
21. 201° 30'	120.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

22. 194° 25'	165.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
23. 217° 10'	210.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
24. 129° 40'	213.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
25. 150° 25'	123.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
26. 182° 15'	207.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
27. 161° 55'	95.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
28. 202° 30'	140.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
29. 263° 40'	275.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
30. 224° 15'	175.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

31. 179° 25' 153.78 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa to the point of
beginning and containing
an Area of 29.941 Acres.
(Refer to Parcel A and
Exclusion as shown on
Exhibit A).

The district classification of the following area
situated at Ouli, South Kohala, Hawaii, shall be Multiple
Family Residential (RM-20):

(PARCEL B)

Beginning at the South corner of this parcel of land, the
coordinates of said point of beginning referred to
Government Survey Triangulation Station "PUAKO" being
7,425.00 feet North and 2,613.00 feet East, thence running
by azimuths measured clockwise from True South:

1. 136° 25' 284.59 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa;
2. 147° 15' 344.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa;
3. 159° 25' 52.00 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa;
4. 151° 50' 68.09 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa;
5. 183° 41' 880.22 feet along the remainder
of R.P. 2237, L.C.
Aw. 8518-B, Apana 1 to
Kanehoa;

6. Thence along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa, on the curve to the right with a radius of 593.70 feet, the chord azimuth and distance being: 203° 02' 393.43 feet;
7. 222° 23' 100.17 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
8. 257° 00' 93.71 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
9. 226° 40' 328.18 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
10. 166° 40' 130.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
11. 183° 24' 117.12 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
12. 264° 20' 94.88 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
13. 226° 10' 95.52 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
14. 312° 30' 198.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

15.	308°	57'	40"	601.20 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
16.	337°	00'		231.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
17.	12°	03'		175.03 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
18.	89°	30'		129.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
19.	40°	00'		337.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
20.	31°	57'	40"	375.50 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
21.	12°	48'	20"	123.27 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
22.	349°	10'		156.17 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
23.	308°	40'		109.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
24.	348°	30'		151.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

25. 26° 30' 145.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
26. 51° 28' 627.59 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa to the point of beginning and containing an Area of 46.307 Acres. (Refer to Parcel B as shown on Exhibit A).

The district classification of the following area situated at Ouli, South Kohala, Hawaii, shall be Multiple Family Residential (RM-20):

(PARCEL C)

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUAKO" being 8,029.18 feet North and 2,180.28 feet East, thence running by azimuths measured clockwise from True South:

1. 151° 50' 59.91 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1, to Kanehoa;
2. 147° 15' 164.25 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1, to Kanehoa;
3. Thence along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa, on the curve to the left with a radius of 220.00 feet, the chord azimuth and distance being: 48° 28' 15" 35.06 feet;
4. 145° 38' 30" 49.22 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1, to Kanehoa;

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| 5. 201° 30' | 132.31 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 6. 205° 17' 40" | 204.79 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 7. 180° 00' | 193.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 8. 141° 50' | 304.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 9. 191° 59' 40" | 166.51 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 10. 267° 06' 30" | 119.42 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 11. 207° 55' | 35.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 12. 117° 55' | 130.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 13. 232° 21' 10" | 149.64 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |
| 14. 251° 05' | 133.13 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1, to
Kanehoa; |

15. 293° 50' 123.28 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1, to Kanehoa;
16. 257° 00' 90.80 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1, to Kanehoa;
17. 42° 23' 100.17 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1, to Kanehoa;
18. Thence along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa, on the curve to the left with a radius of 593.70 feet, the chord azimuth and distance being: 23° 02' 393.43 feet;
19. 3° 41' 880.22 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa to the point of beginning and containing an Area of 5.072 Acres. (Refer to Parcel C as shown on Exhibit A).

The district classification of the following area situated at Ouli, South Kohala, Hawaii, shall be

Resort-Hotel (V-1.25):

(PARCEL D)

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUAKO" being 10,211.43 feet North and 2,673.18 feet East, thence running by azimuths measured clockwise from True South:

1. 9° 10' 375.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

2. 35° 45' 205.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
3. 59° 00' 217.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
4. 91° 25' 193.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
5. 49° 55' 363.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
6. 118° 34' 185.69 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
7. 133° 34' 196.79 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
8. 244° 30' 224.82 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
9. 223° 00' 311.25 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
10. 276° 30' 399.90 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
11. Thence along the remainder of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to
Kanehoa, on a curve to the
left with a radius of
34.00 feet, the chord
azimuth and distance being:
242° 25' 38.11 feet;
12. 208° 20' 74.00 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;

13. Thence along the remainder of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to
Kanehoa, on a curve to the
right with a radius of
116.00 feet, the chord
azimuth and distance being:
235° 40' 106.53 feet;
14. 263° 00' 31.02 feet along the remainder
of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to Kanehoa;
15. Thence along the remainder of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to
Kanehoa, on a curve to the
left with a radius of
84.00 feet, the chord
azimuth and distance being:
221° 30' 111.32 feet;
16. Thence along the remainder of R.P. 2237, L.C. Aw.
8518-B, Apana 1 to
Kanehoa, on a curve to the
right with a radius of
186.00 feet, the chord
azimuth and distance being:
205° 17' 53" 158.97 feet
to the point of beginning
and containing an Area of
7.410 Acres. (Refer to
Parcel D as shown on
Exhibit A).

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


SECTION 2. These changes in district classification are
conditioned upon the following: (A) the petitioner, successors
or its assigns shall comply with the stated conditions of
approval; (B) the consolidation/resubdivision plan for the
affected area shall be submitted for tentative approval within
one (1) year from the effective date of the accompanying
Special Management Area (SMA) Use Permit; (C) plans for plan

approval shall be submitted for the proposed development within one year from the effective date of the accompanying Special Management Area (SMA) Use Permit; (D) construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within three years thereafter; (E) the requirements of the Department of Water Supply shall be complied with; (F) the method of sewage disposal shall meet with the approval of the appropriate governmental agencies; (G) drainage system(s) in accordance with the requirements of the Department of Public Works shall be installed; (H) should any unanticipated archaeological or historic features be uncovered during land preparation activities, work shall cease immediately and the Planning Department shall be notified. Work shall not resume until clearance has been obtained from the Planning Department; and (I) all other applicable rules, regulations and requirements shall be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Kona, Hawaii

Date of Introduction:	July 25, 1984
Date of 1st Reading:	July 25, 1984
Date of 2nd Reading:	August 8, 1984
Effective Date:	August 13, 1984

EXHIBIT "A"