

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 165

ORDINANCE NO. 94 7

AN ORDINANCE AMENDING THE STATE LAND USE BOUNDARIES MAP, H-14 FOR THE COUNTY OF HAWAII, BY CHANGING THE DISTRICT CLASSIFICATION FROM THE AGRICULTURAL TO THE URBAN DISTRICT AT OULI, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-2-01:PORTION OF 74.

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

SECTION 1. The State Land Use Boundaries Map, H-14 for the County of Hawaii, is amended to change the district classification of properties described hereinafter as follows:

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

PARCEL 1

Beginning at the East corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 11,792.62 feet North and 18,938.95 feet West, and running by azimuths measured clockwise from true South:

1. 11° 20' 00" 97.00 feet along the remainder of Lot 4, Ouli Signal Subdivision;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the left with a radius of 330.00 feet, the chord azimuth and distance being:

- 2. 82° 10' 00" 216.69 feet;
- 3. 63° 00' 00" 100.00 feet along the remainder of Lot 4, Ouli Signal Subdivision;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the right with a radius of 320.00 feet, the chord azimuth and distance being:

- 4. 79° 17' 00" 179.45 feet;
- 5. 186° 04' 00" 19.82 feet along the remainder of Lot 4, Ouli Signal Subdivision;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the left with a radius of 100.00 feet, the chord azimuth and distance being:

- 6. 166° 16' 35" 66.07 feet;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the right with a radius of 300.00 feet, the chord azimuth and distance being:

- 7. 161° 19' 35" 148.61 feet;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the right with a radius of 180.00 feet, the chord azimuth and distance being:

- 8. 190° 20' 00" 91.15 feet;
- 9. 205° 00' 00" 118.43 feet along the remainder of Lot 4, Ouli Signal Subdivision;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the right with a radius of 55.00 feet, the chord azimuth and distance being:

- 10. 251° 45' 00" 80.12 feet;
- 11. 298° 30' 00" 104.99 feet along the remainder of Lot 4, Ouli Signal Subdivision;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the left with a radius of 300.00 feet, the chord azimuth and distance being:

- 12. 289° 35' 00" 93.00 feet;

Thence, along the remainder of Lot 4, Ouli Signal Subdivision, on a curve to the right with a radius of 360.00 feet, the chord azimuth and distance being:

- 13. 304° 15' 00" 288.06 feet to the point of beginning and containing an area of 3.748 Acres, more or less. (Refer to Parcel 1 as shown on Exhibit "A".)

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

PARCEL 2

Beginning at the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 11,551.91 feet North and 18,741.35 feet West, and running by azimuths measured clockwise from true South:

- 1. 2° 40' 00" 231.67 feet along the remainder of Lot 4, Ouli Signal Subdivision;

Thence, along the remainder of Lot 4, Ouli Signal
 Subdivision, on a curve to
 the left with a radius of
 925.00 feet, the chord
 azimuth and distance being:

- | | | |
|-----|--------------|--|
| 2. | 353° 20' 00" | 300.03 feet; |
| 3. | 344° 00' 00" | 25.00 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 4. | 254° 00' 00" | 332.58 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 5. | 344° 06' 48" | 305.44 feet along portions of
Lots 31 and 29, Anekona
Estates Subdivision; |
| 6. | 74° 00' 00" | 226.00 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 7. | 16° 00' 00" | 108.58 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 8. | 344° 00' 00" | 131.70 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 9. | 48° 40' 00" | 175.00 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 10. | 93° 30' 00" | 130.00 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 11. | 140° 00' 00" | 100.00 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |
| 12. | 160° 30' 00" | 656.00 feet along the remainder
of Lot 4, Ouli Signal
Subdivision; |

- | | | | |
|-----|--------------|--------|--|
| 13. | 173° 00' 00" | 210.00 | feet along the remainder of Lot 4, Ouli Signal Subdivision; |
| 14. | 138° 00' 00" | 100.00 | feet along the remainder of Lot 4, Ouli Signal Subdivision; |
| 15. | 182° 40' 00" | 120.00 | feet along the remainder of Lot 4, Ouli Signal Subdivision; |
| 16. | 227° 40' 00" | 110.00 | feet along the remainder of Lot 4, Ouli Signal Subdivision; |
| 17. | 272° 40' 00" | 327.00 | feet along the remainder of Lot 4, Ouli Signal Subdivision, to the point of beginning and containing an area of 11.250 Acres, more or less. (Refer to Parcel 2 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. This change in boundary amendment is conditioned upon the following: (A) the applicant, its successors or assigns shall be responsible for complying with all of the requirements of County Council Resolution No. 84-93 authorizing the exemption of Zoning Code Requirements for an affordable housing project within the proposed Ouli golf community pursuant to Chapters 201E-201 and 201E-210 HRS and the development requirements and conditions to be stipulated by the County Housing Agency.

SECTION 3. In the event that any portion of the 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

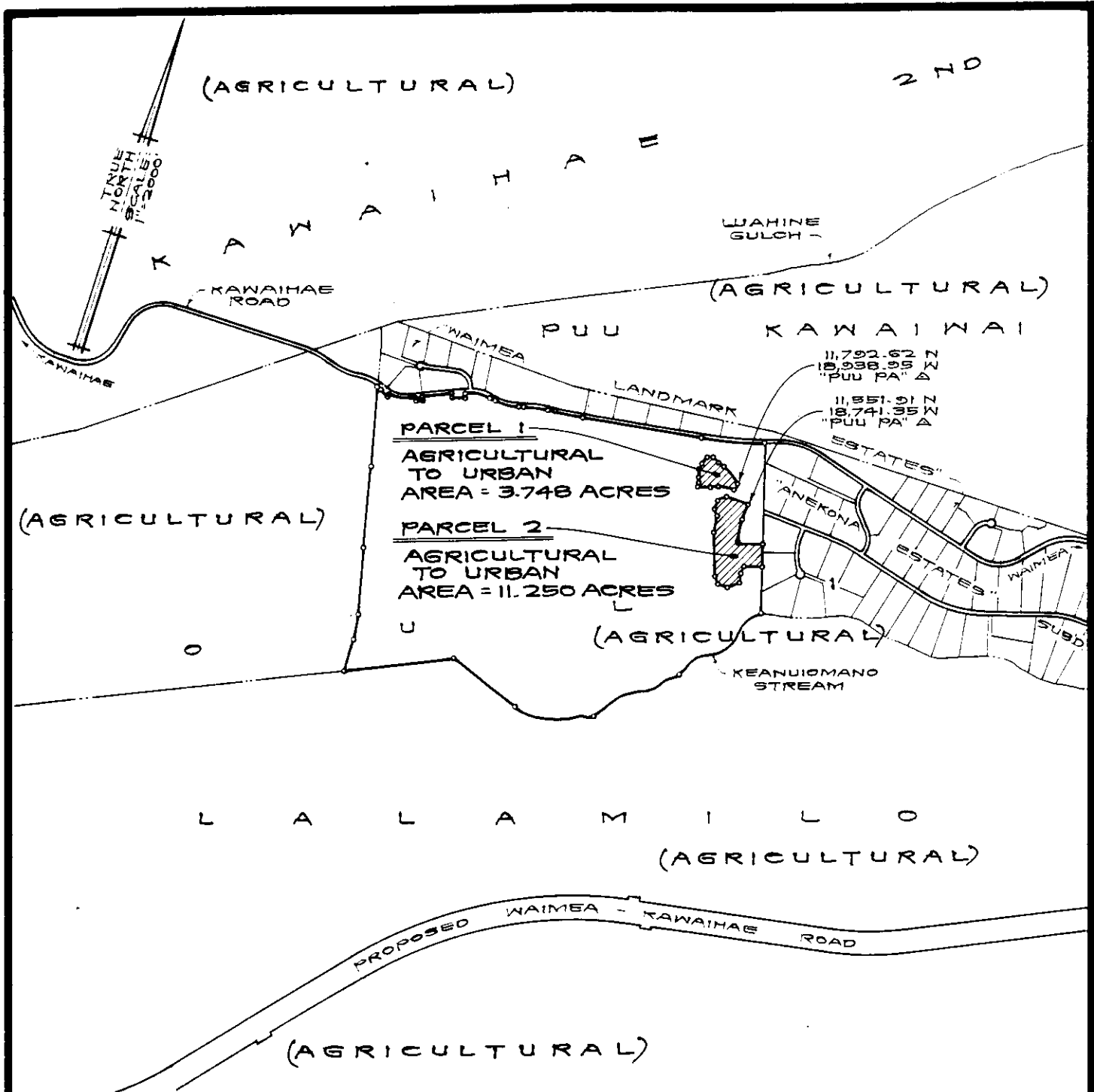
Hilo, Hawaii

Date of Introduction: December 22, 1993
Date of 1st Reading: December 22, 1993
Date of 2nd Reading: January 12, 1994
Effective Date: January 26, 1994

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CORPORATION COUNSEL

DATED: NOV. - 4 1993



AMENDMENT TO THE STATE LAND USE
BOUNDARIES MAP

AMENDING THE STATE LAND USE BOUNDARIES MAP H-14 FOR THE COUNTY OF HAWAII BY CHANGING THE DISTRICT CLASSIFICATION FROM THE AGRICULTURAL TO THE URBAN DISTRICT AT OULI, SOUTH KOHALA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT
 COUNTY OF HAWAII

TMK : 6-2-01 : PORTION OF 74

OCT. 19, 1993

EXHIBIT "A"

NANSAY HAWAII, INC.