

September 13, 2011

PHASE I

LOT 4

PLOT PLAN



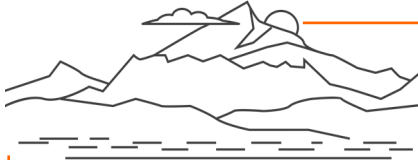
Rick Oliver
 REALTOR®, RB-18823
 Cell: 808.960.7330
 Office: 808.887.0887
 Coldwell Banker Island Properties
 RB-16822
 67-1185 Mamalahoa Hwy STE. E128,
 Kamuela HI 96743

Legend

---	Property Line	□	Easement (Approx. Location)
- - -	Building Setback Line Typical Setbacks: 20' Front Yard 20' Rear Yard (Unless Otherwise Noted On Plan) 8' Side Yard	⊕	Fire Hydrant
---	Existing Contours	⊙	Water Connection
---	Finish Contours	⊙	Sewer Connection
□	Transformer, Utility Box	⊙	Electrical, Telephone, and CATV Connections
⊙	Drain Inlet	⊙	Gas Connection
		⊙	Street Light
		⊙	Street Sign

Notes:

1. This plot plan is for informational purposes only and does not constitute any commitment, representation, or warranty with respect to the foregoing items, and is not intended to represent the as-built conditions.
2. The lot buyer shall be responsible for verifying all topography, soil conditions, drainage, fill conditions, street furniture, and utilities, including sewer and water locations, in the field.
3. The developer does hereby disclaim, and lot buyer hereby acknowledges, that no representation, expressed or implied, has been made with respect to existing or future view planes.
4. Setbacks are measured to the foundation of the first story and to the fascia of the second story eaves.
5. 'PA' = Pristine Area; do not disturb.
6. 'SUA' = Special Use Area; see NDG Sec. 3.3, Exhibit 'A'.



THOMAS G. PATTISON

State of Hawaii License No. 10743

PATTISON LAND SURVEYING

P.O. Box 384569

Waikoloa, Hawaii 96738

Office Phone: 808.327.9439

E-mail: tom@surveyhawaii.com

SURVEY REPORT

Lot 4

"MAUNA LANI RESORT SITE BSUBDIVISION NO. 3"

as per Subdivision Map No. 09-000960

land situate at Kalahuipuaa & Waikoloa, South Kohala,

Island and County of Hawaii, State of Hawaii

TMK No. (3)6-8-043:004

Address: Not yet assigned

I performed a K-2 survey of the subject property on April 5th, 2022 and found the existing improvements in the vicinity of the lot boundary lines and setback areas as shown and noted on the accompanying map. Please, note that the County setback codes are as follows:

Front & Rear Setbacks.....Twenty [20.00] feet
Side Setbacks.....Eight [8.00] feet

According to County code, roof overhangs may protrude into the setback up to four [4.00] feet on the sides and up to six [6.00] feet on the front and rear yards.

Upon study of the survey, I found no County setback violations. As the accompanying map shows, the subject lot is vacant. Please refer to the accompanying map for more information, not mentioned in this report.

No boundary encroachments were found.

Please refer to the accompanying map for more information, not mentioned in this report.

The features and distances shown between lot lines are based on selected found boundary monuments and acceptable tolerances for properties in this area and age of the original survey. Please note that five [5] of the five [5] recognized original boundary corners were found as shown and noted on the accompanying map.



Thomas G. Pattison, LPLS #10743

April 14th, 2022

NOTE: BASIS OF AZIMUTH DERIVED USING HEMISPHERE GPS RTK SYSTEM

NOTE: ALL CORNERS ARE FOUND IRON PIPES

NOTE: ALL AZIMUTHS & DISTANCES ARE SHOWN & MAPPED HEREON IN A CLOCKWISE DIRECTION

MAP SHOWING EXISTING CONDITIONS UPON LOT 4

of "MAUNA LANI RESORT SITE B SUBDIVISION NO. 3"
Being a Portion of Subdivision Map 09-000960 at Kalahuipuaa & Waikoloa,
South Kohala, County of Hawaii, State of Hawaii
TMK (3) 6-8-043:004-0000



LEGEND	
UTILITY BOXES	
■	HELCO
■	WATER METER
■	HTC
	CRM WALL

- NOTES:**
- 1) No boundary encroachments were found.
 - 2) No violations of County zoning set-back codes were found.
 - 3) The distances shown between the property lines & the features, shown hereon, are based on selected found boundary monuments & acceptable tolerances for properties of this type.
 - 4) The features, shown hereon, were located by an actual survey performed on the ground on April 5th, 2022.
 - 5) See accompanying report pertaining to setbacks and encroachments.
 - 6) CRM = Concrete, Rock & Masonry Wall

Setback Lines are shown from current data, but should be verified by builder. The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor. Compare all points before building by same and report any discrepancy at once. Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

IRON PIPE FOUND
REF. "PUU HINAI"
15,020.97 feet North
29,116.12 feet West

EASEMENT "L-1"
FOR PLANTING SCREEN
PURPOSES
1,266 Sq. Ft.

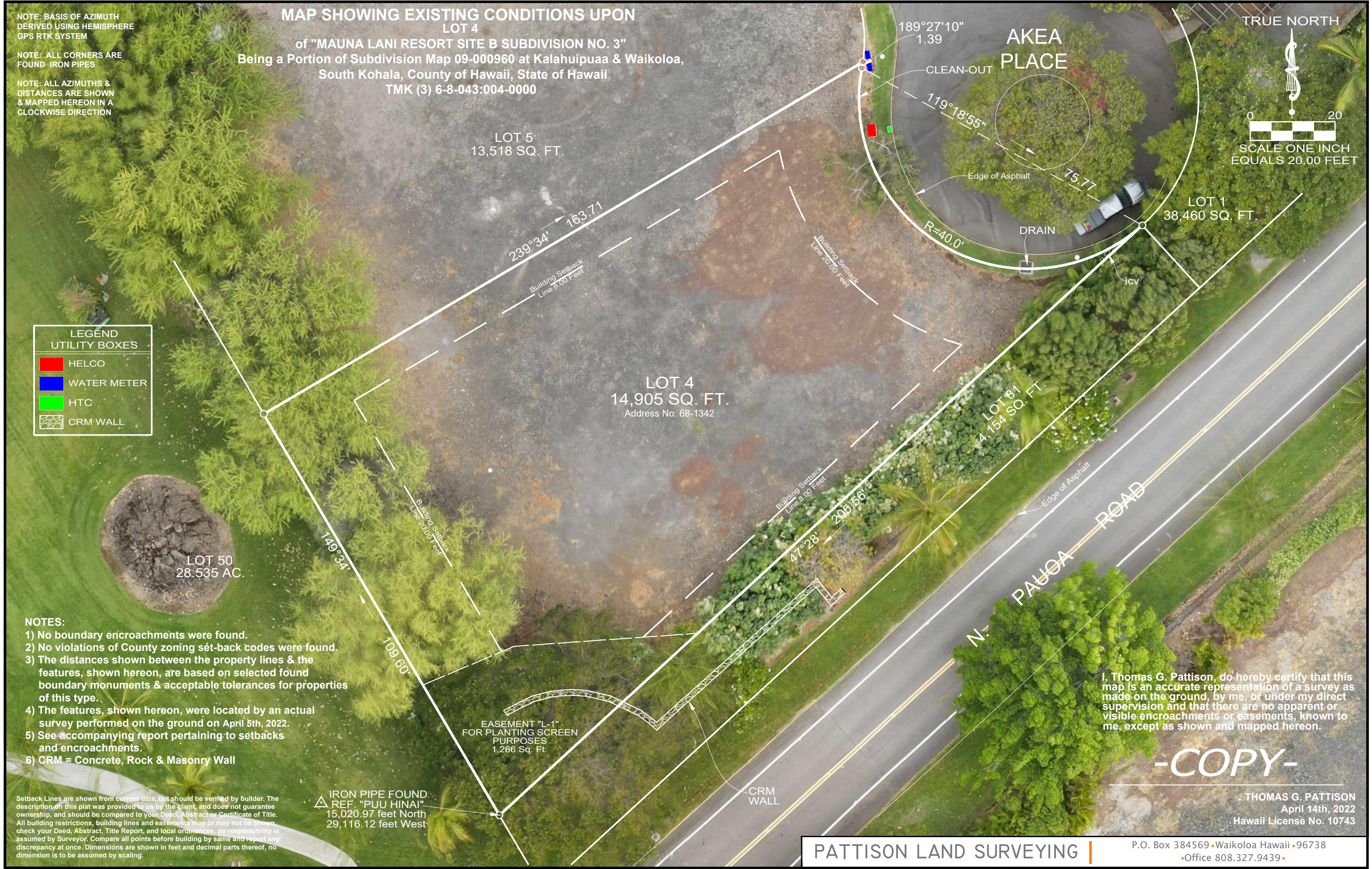
I, Thomas G. Pattison, do hereby certify that this map is an accurate representation of a survey as made on the ground, by me, or under my direct supervision and that there are no apparent or visible encroachments or easements, known to me, except as shown and mapped hereon.

-COPY-

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April 14th, 2022
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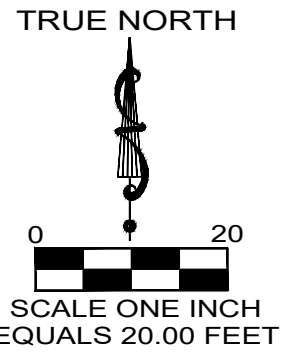


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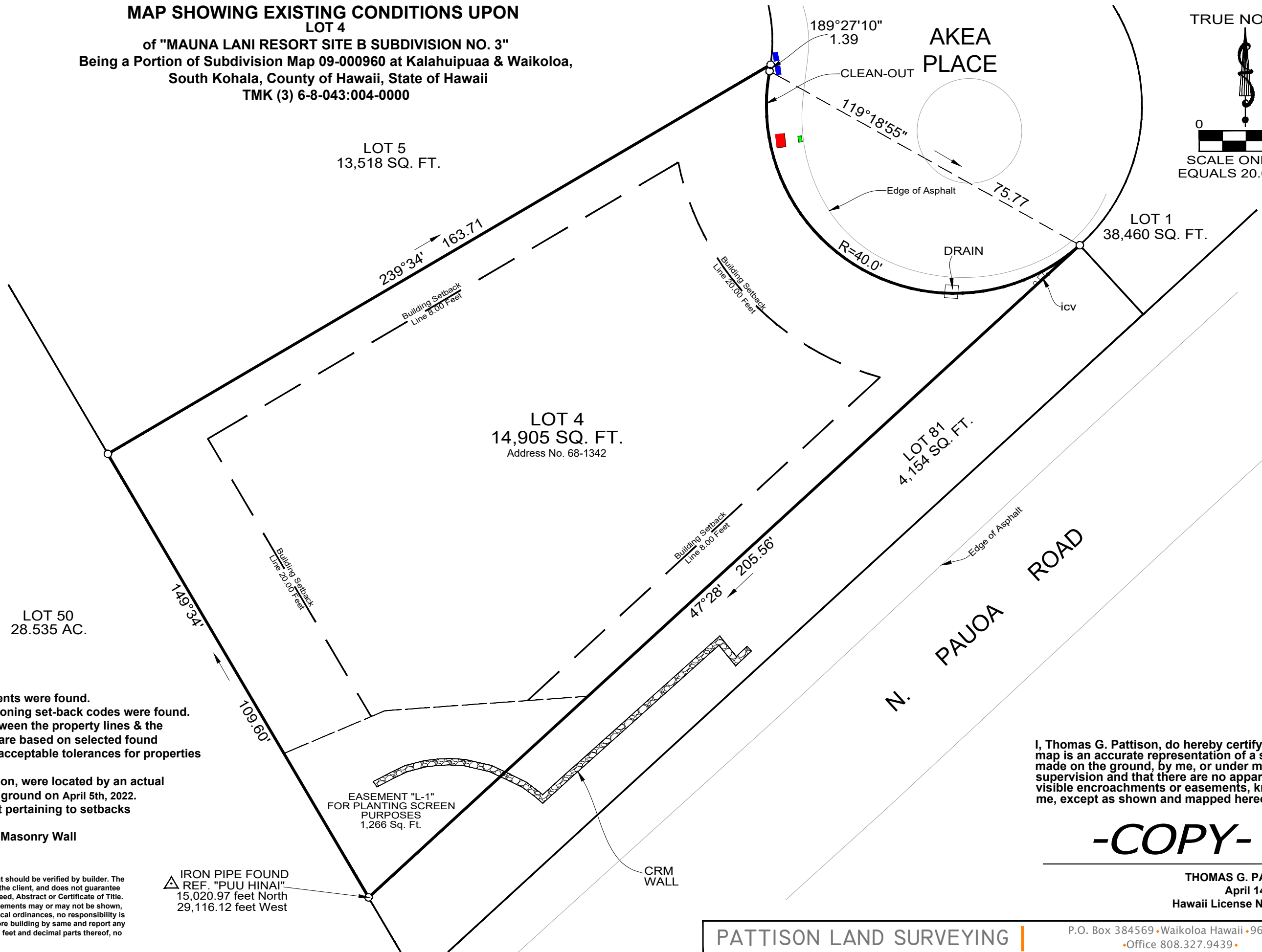
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LEGEND UTILITY BOXES	
■	HELCO
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■	HTC
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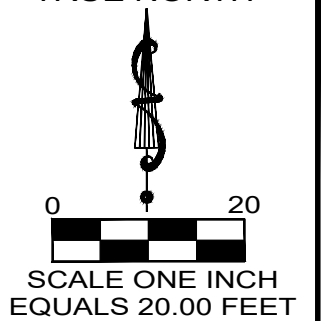
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TOPOGRAPHIC MAP SHOWING EXISTING CONDITIONS UPON

LOT 4

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Being a Portion of Subdivision Map 09-000960 at Kalahuipuaa & Waikoloa,
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TRUE NORTH



LEGEND	
UTILITY BOXES	
■	HELCO
■	WATER METER
■	HTC
	CRM WALL

NOTES:

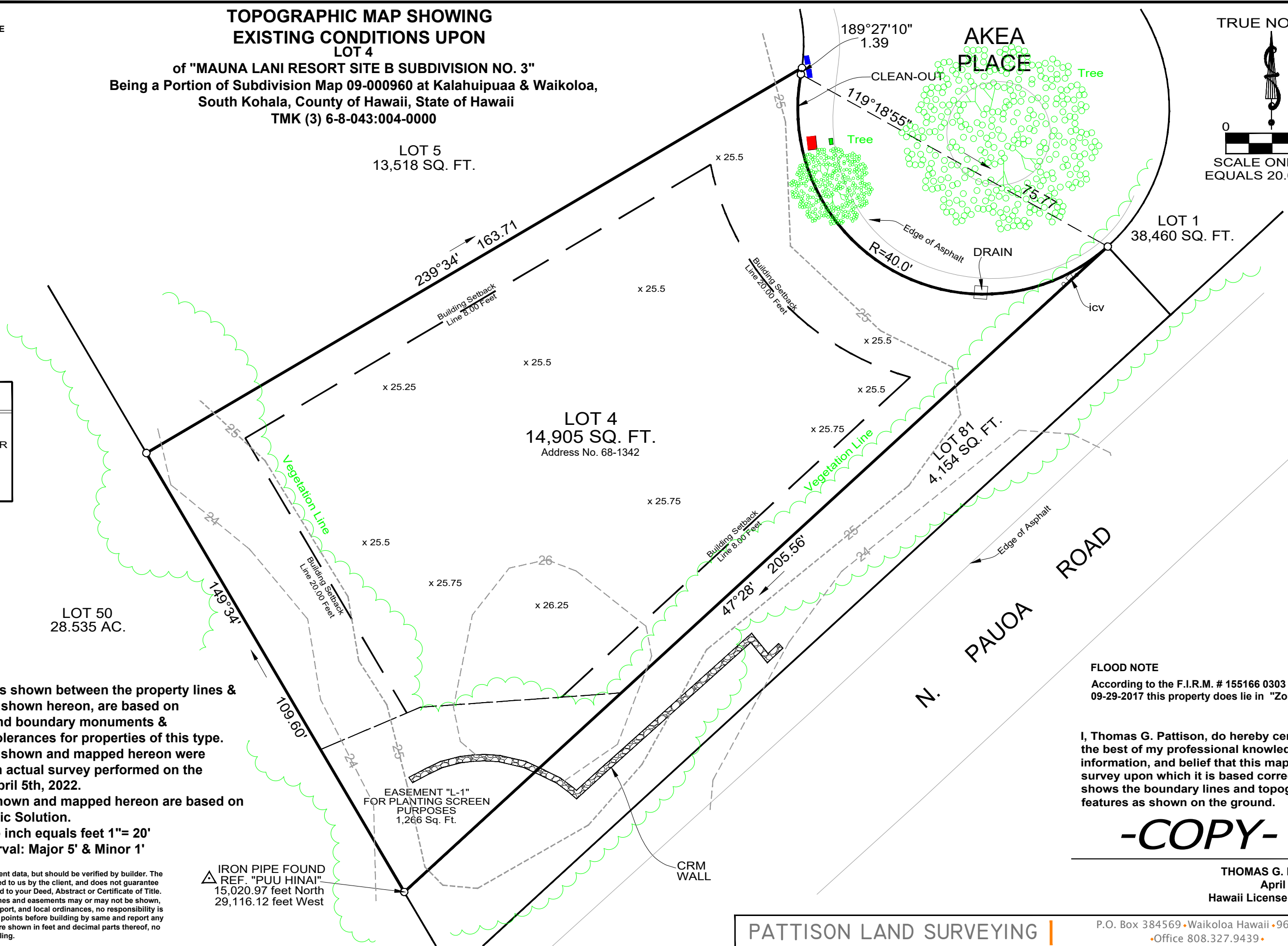
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- 2) The features shown and mapped hereon were located by an actual survey performed on the ground on April 5th, 2022.
- 3) Elevations shown and mapped hereon are based on an Opus Static Solution.
- 4) **SCALE:** One inch equals feet 1"= 20'
- 5) **Contour Interval:** Major 5' & Minor 1'

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CRM WALL



FLOOD NOTE

According to the F.I.R.M. # 155166 0303 F, dated 09-29-2017 this property does lie in "Zone X"

I, Thomas G. Pattison, do hereby certify to the best of my professional knowledge, information, and belief that this map and the survey upon which it is based correctly shows the boundary lines and topographic features as shown on the ground.

-COPY-

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April 15th, 2022
Hawaii License No. 10743

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LOT 5
13,518 SQ. FT.

LOT 1
38,460 SQ. FT.

LOT 4
14,905 SQ. FT.
Address No. 68-1342

LOT 50
28.535 AC.

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