

## HLU Committee

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**From:** Tessa Munekiyo Ng <tessa@munekiyohiraga.com>  
**Sent:** Thursday, February 22, 2024 3:12 PM  
**To:** HLU Committee  
**Cc:** 'Keiki-Pua Dancil'  
**Subject:** HLU 25 - Bill 27 (2024) Change in Zoning for Miki Basin Industrial Park (Lanai) - Revised Metes and Bounds  
**Attachments:** MIKI 200\_EXHIBIT A\_AND\_EXHIBIT B.PDF  
**Importance:** High

You don't often get email from tessa@munekiyohiraga.com. [Learn why this is important](#)

Aloha HLU Committee,

As requested, we are submitting revised metes and bounds for the Miki Basin Industrial Park. Below is a summary of what is included in the attachment. We would appreciate confirmation of receipt of this email. Thank you very much!

- **Exhibit A: Descriptions (metes and bounds)**
  - Five different descriptions associated with the CIZ maps in Exhibit B
    - Page 1-2: Descriptions associated with Map L-2634 Ag to M-2, 95.350 acres
    - Page 3-4: Descriptions associated with Map L-2634 Ag to M-2, 0.498 acres
    - Page 5-6: Descriptions associated with Map L-2635 Interim to M-2, 4.152 acres
    - Page 7-8: Descriptions associated with Map L-2636 Ag to M-1, 65 acres
    - Page 9-10: Descriptions associated with Map L-2636 Ag to M-1, 35 acres
- **Exhibit B: Three CIZ maps**
  - Page 11: Map L-2634 Ag to M-2
  - Page 12: Map L-2635 Interim to M-2
  - Page 13: Map L-2636 Ag to M-1

**Tessa Munekiyo Ng**, AICP, Vice President

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# EXHIBIT "A"

## HEAVY, LIGHT INDUSTRIAL PARCELS MIKI BASIN

### M-2 Heavy Industrial Area 1

Being a Portion of Lot 13-A-1-A-1-A-1 (Subdivision File No. 6.185)  
Same Being a Portion of a Subdivision of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northeast corner of this piece of land, being the North corner of Lot 12 (Map 5) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 19,767.16 feet South and 4,274.56 feet West and thence running by azimuths measured clockwise from true South:

- |     |          |   |
|-----|----------|---|
| 1.  | 59° 42'  | 615.20 feet along Lot 12 (Map 5) of Ld. Ct. Cons. 170;                        |
| 2.  | 298° 44' | 530.63 feet along Lot 12 (Map 5) of Ld. Ct. Cons. 170;                        |
| 3.  | 59° 42'  | 707.83 feet along Lot 13-A-1-A-2 (Subdivision File No. 6.180);                |
| 4.  | 329° 42' | 865.75 feet along Lot 13-A-1-A-2 (Subdivision File No. 6.180);                |
| 5.  | 76° 20'  | 1471.05 feet;   |
| 6.  | 119° 30' | 189.09 feet;  |
| 7.  | 149° 30' | 1435.88 feet;   |
| 8.  | 231° 15' | 1954.36 feet;   |
| 9.  | 240° 12' | 635.07 feet;  |
| 10. | 330° 12' | 981.31 feet to the point of beginning and containing an area of 95.350 Acres. |





R. M. TOWILL CORPORATION

Description Prepared by:

Ryan M. Suzuki

Exp: 4/30/2024

Licensed Professional Land Surveyor

Certificate Number 10059

February 22, 2024

Note:

Tax Map Key: (2) 4-9-002: Por. 061

Reference: Map No. L-2634

- 2 -

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**HEAVY, LIGHT INDUSTRIAL PARCELS  
MIKI BASIN**

**M-2 Heavy Industrial  
Area 2**

Being a Portion of Lot 13-A-1-A-1-A-1 (Subdivision File No. 6.185)  
Same Being a Portion of a Subdivision of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii


Beginning at the Northeast corner of this piece of land, being 329° 42', 231.43 feet from the East corner of Lot 13-A-1-A-2 (Subdivision File No. 6.180), the coordinates referred to Government Survey Triangulation Station "POHOULA" being 21,076.17 feet South and 3,509.63 feet West and thence running by azimuths measured clockwise from true South:

1. 329° 42' 118.31 feet;
2. 76° 20' 382.41 feet;
3. 238° 19' 366.51 feet to the point of beginning and containing an area of 0.498 Acre.

R. M. TOWILL CORPORATION

Description Prepared by:



  
Ryan M. Suzuki Exp: 4/30/2024  
Licensed Professional Land Surveyor  
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February 22, 2024



Note:

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Reference: Map No. L-2634

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**HEAVY, LIGHT INDUSTRIAL PARCELS  
MIKI BASIN**

**M-2 Heavy Industrial  
Area 3**

Being a Portion of Lot 13-A-1-A-1-A-1 (Subdivision File No. 6.185)  
Same Being a Portion of a Subdivision of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northeast corner of this piece of land, being the East corner of Lot 13-A-1-A-2 (Subdivision File No. 6.180), the coordinates referred to Government Survey Triangulation Station "POHOULA" being 20,876.36 feet South and 3,626.39 feet West and thence running by azimuths measured clockwise from true South:

- |    |          |  |
|----|----------|--|
| 1. | 329° 42' | 231.43 feet;   |
| 2. | 58° 19'  | 366.51 feet;   |
| 3. | 76° 20'  | 713.44 feet;   |
| 4. | 149° 42' | 36.05 feet;  |
| 5. | 239° 42' | 1050.00 feet along Lot 13-A-1-A-2 (Subdivision File No. 6.180),<br>to the point of beginning and containing an area of 4.152<br>Acres. |





R. M. TOWILL CORPORATION

Description Prepared by:

A handwritten signature in black ink, appearing to read "Ryan M. Suzuki".

Ryan M. Suzuki

Exp: 4/30/2024

Licensed Professional Land Surveyor

Certificate Number 10059

February 22, 2024

Note:

Tax Map Key: (2) 4-9-002: Por. 061

Reference: Map No. L-2635

-2-

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**HEAVY, LIGHT INDUSTRIAL PARCELS  
MIKI BASIN**

**M-1 Light Industrial  
Area 1**

Being a Portion of Lot 13-A-1-A-1-A-1 (Subdivision File No. 6.185)  
Same Being a Portion of a Subdivision of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northeast corner of this piece of land, being 282.46 feet from the Northeast corner of Lot 13-B (Map 6) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 17,775.36 feet South and 5,415.27 feet West and thence running by azimuths measured clockwise from true South:

- |    |          |  |
|----|----------|--|
| 1. | 330° 12' | 1314.01 feet;  |
| 2. | 60° 12'  | 635.07 feet;   |
| 3. | 51° 15'  | 1954.36 feet;  |
| 4. | 149° 30' | 975.83 feet;   |
| 5. | 224° 03' | 836.95 feet along Lanai Airport, being Lot 13-B (Map 6) of Ld. Ct. Cons. 170;  |
| 6. | 233° 31' | 608.00 feet along Lanai Airport, being Lot 13-B (Map 6) of Ld. Ct. Cons. 170;  |
| 7. | 224° 03' | 1217.82 feet along Lanai Airport, being Lot 13-B (Map 6) of Ld. Ct. Cons. 170, to the point of beginning and containing an area of 65.000 Acres. |







R. M. TOWILL CORPORATION

Description Prepared by:

A handwritten signature in cursive script, appearing to read "Ryan M. Suzuki", written over a horizontal line.

Ryan M. Suzuki Exp: 4/30/2024  
Licensed Professional Land Surveyor  
Certificate Number 10059

February 22, 2024

Note:

Tax Map Key: (2) 4-9-002: Por. 061

Reference: Map No. L-2636

-2-

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**HEAVY, LIGHT INDUSTRIAL PARCELS  
MIKI BASIN**

**M-1 Light Industrial  
Area 2**

Being a Portion of Lot 13-A-1-A-1-A-1 (Subdivision File No. 6.185)  
Same Being a Portion of a Subdivision of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

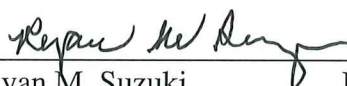
Beginning at the West corner of this piece of land, being  $323^{\circ} 54' 28''$ , 435.99 feet from the East corner of Lot 12 (Map 5) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 20,512.31 feet South and 3,788.16 feet West and thence running by azimuths measured clockwise from true South:

1.  $239^{\circ} 42'$  1662.28 feet;
2.  $345^{\circ} 20'$  1280.42 feet;
3.  $79^{\circ} 30'$  1400.00 feet;
4.  $149^{\circ} 42'$  758.82 feet to the point of beginning and containing an area of 35.000 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



  
Ryan M. Suzuki Exp: 4/30/2024  
Licensed Professional Land Surveyor  
Certificate Number 10059

February 22, 2024



Note:

Tax Map Key: (2) 4-9-002: Por. 061

Reference: Map No. L-2636

-2-

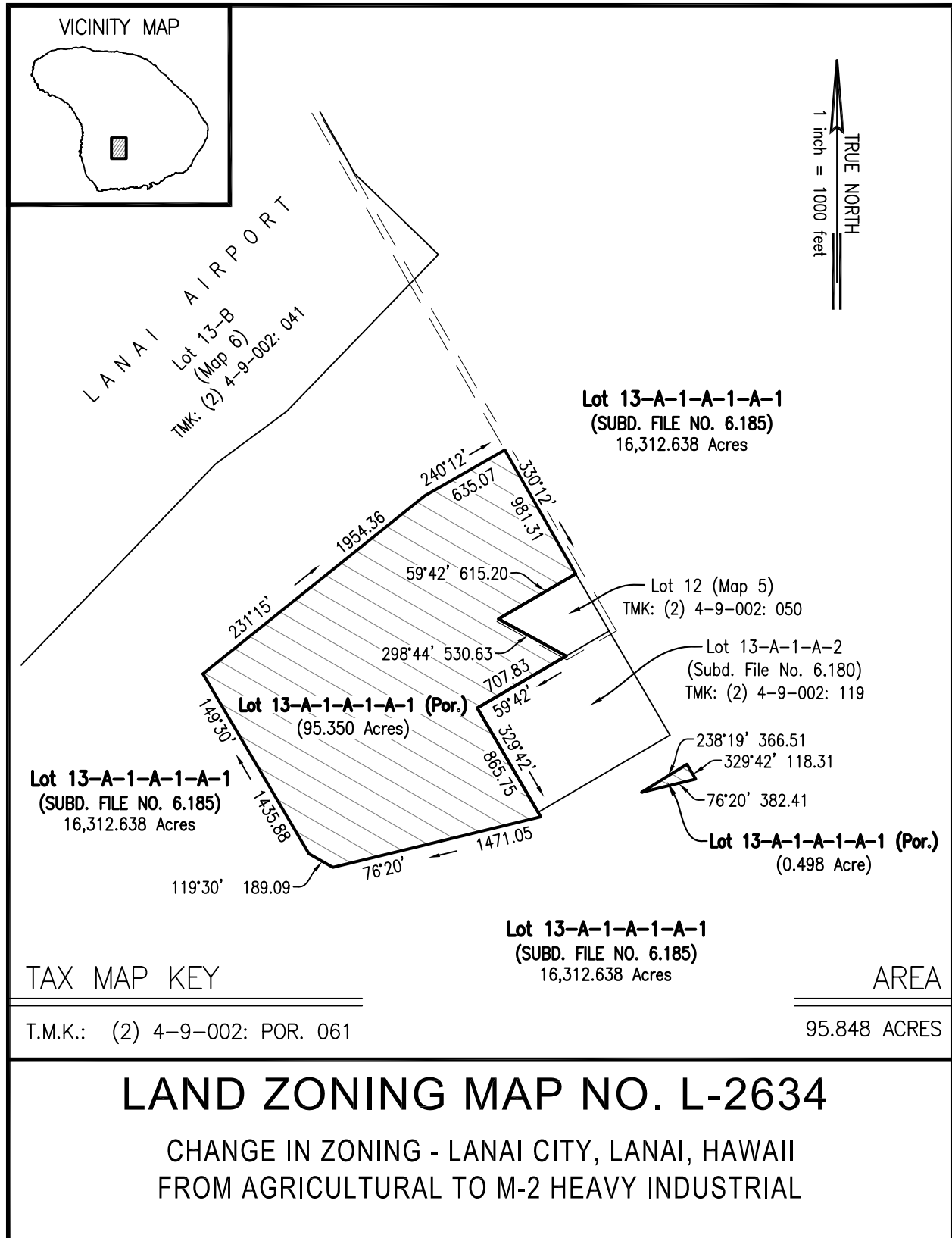
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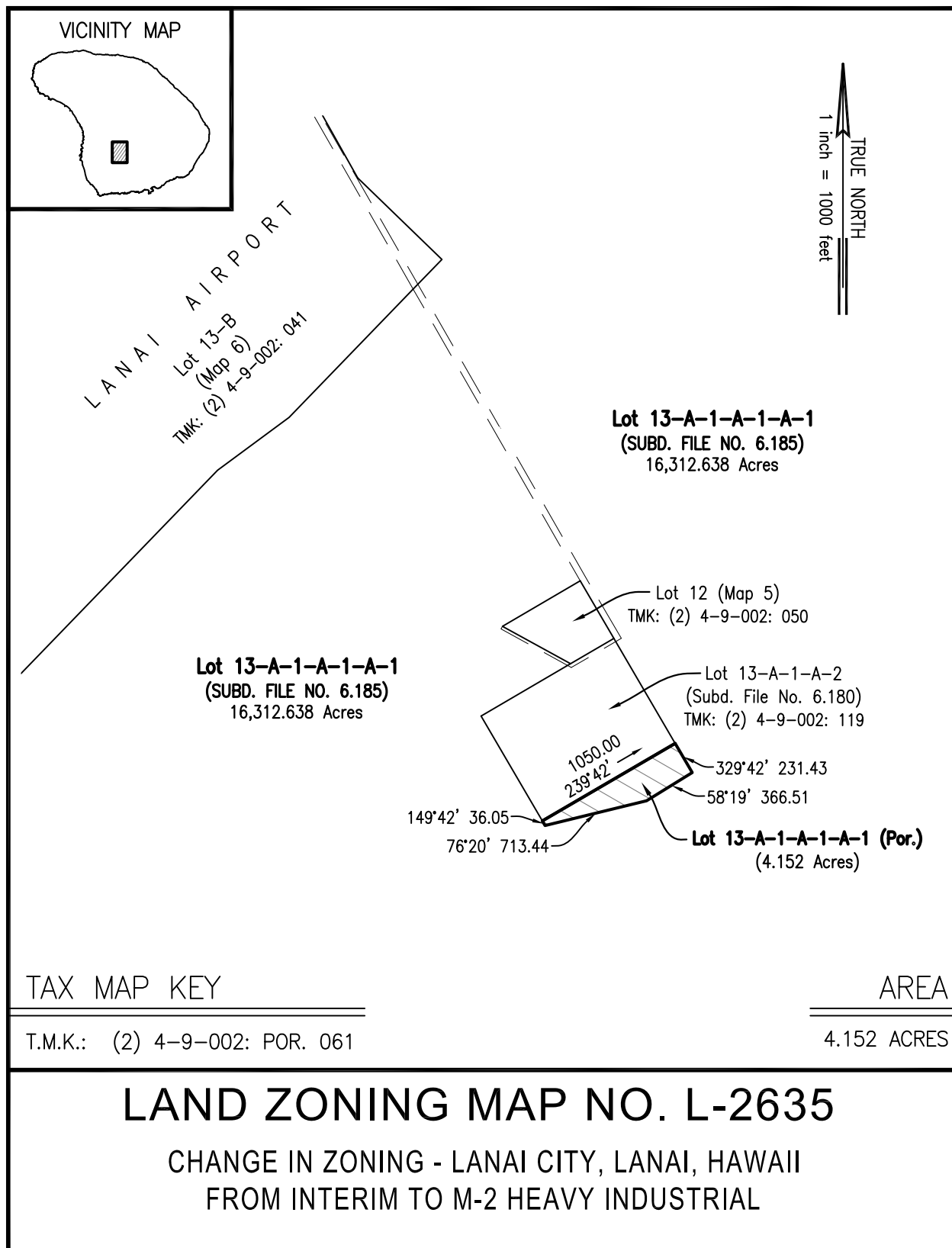


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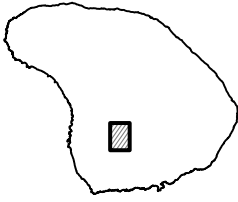
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# EXHIBIT "B"





VICINITY MAP



LANAI AIRPORT

Lot 13-B  
(Map 6)  
TMK: (2) 4-9-002: 041

224°03' 233°31' 608.00  
836.95  
**Lot 13-A-1-A-1-A-1 (Por.)**  
(65.000 Acres)

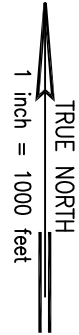
224°03' 149°30' 975.83  
51°15' 1954.36

Lot 12 (Map 5)  
TMK: (2) 4-9-002: 050

Lot 13-A-1-A-2  
(Subd. File No. 6.180)  
TMK: (2) 4-9-002: 119

**Lot 13-A-1-A-1-A-1**  
(SUBD. FILE NO. 6.185)  
16,312.638 Acres

239°42' 1662.28 345°20' 1280.42  
239°42' 149°42' 158.82  
**Lot 13-A-1-A-1-A-1 (Por.)**  
(35.000 Acres)  
79°30' 1400.00



TAX MAP KEY

T.M.K.: (2) 4-9-002: POR. 061

**Lot 13-A-1-A-1-A-1**  
(SUBD. FILE NO. 6.185)  
16,312.638 Acres

AREA

100.000 ACRES

# LAND ZONING MAP NO. L-2636

CHANGE IN ZONING - LANAI CITY, LANAI, HAWAII  
FROM AGRICULTURAL TO M-1 LIGHT INDUSTRIAL