

Resolution

No. 25-21

AUTHORIZING THE ACQUISITION OF REAL PROPERTY CONSISTING OF
1.811 ACRES IDENTIFIED AS TAX MAP KEY NO. (2) 2-3-005-004
SITUATED AT OMAOPIO, KULA, MAKAWAO, MAUI, HAWAII, FOR AN
AMOUNT NOT TO EXCEED \$451,561.00

WHEREAS, HALEAKALA RANCH COMPANY, a Hawaii Corporation (hereinafter "Owner"), is the owner in fee simple interest in Lot 1B of the "Kahakapao Reservoir Subdivision", located at Omaopio, Kula, Makawao, Maui, Hawaii, consisting of approximately 1.881 acres, identified for real property tax purposes as tax map key number (2) 2-3-005-004 (the "Property"), which Property is more particularly described in Exhibit "A," and depicted in Exhibit "B" attached hereto, both of which are incorporated herein by reference; and

WHEREAS, Owner expressed a desire to sell the Property to the County of Maui and the parties intend to enter into a Real Property Purchase and Sale Agreement at the agreed to price of FOUR HUNDRED FIFTY-ONE THOUSAND FIVE HUNDRED SIXTY-ONE AND NO/100 DOLLARS (\$451,561.00) plus customary expenses; and

WHEREAS, the Director of Finance has determined that acquisition of the Property is in the public interest;

WHEREAS, Owner also desires to dedicate a Waterline Easement and an Access Easement consisting of 0.995 acres on the property as more fully described in in Exhibits "C" and "D" and depicted in Exhibits "E" and "F";

WHEREAS, Section 3.44.015(C), Maui County Code, requires that the Council authorize by resolution any acquisition of real property with a purchase price that exceeds \$250,000.00; and

WHEREAS, pursuant to Section 3.44.015(D), Maui County Code, the County Council may accept any interest in real property by the passage of a resolution approved by a majority of its members, now therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That the Council finds the acquisition of the Property to be in the public interest; and

Resolution No. 25-21

2. That the Council finds the acceptance of the dedication of the Waterline and Access easements to be in the public interest; and
3. That pursuant to Section 3.44.015(C), Maui County Code, the Council authorizes the acquisition of the Property for an amount not to exceed FOUR HUNDRED FIFTY-ONE THOUSAND FIVE HUNDRED SIXTY-ONE AND NO/100 DOLLARS (\$451,561.00), exclusive of closing costs and expenses; and
4. That pursuant to Section 3.44.015(D), Maui County Code, the Council accepts the Waterline and Access Easements to be dedicated by the Owner to the County of Maui;
5. That it does hereby authorize the Mayor or the Mayor's duly authorized representative, to execute all necessary documents in connection with the acquisition of the Properties and acceptance of said dedication; and
6. That certified copies of this Resolution be transmitted to the Mayor, the Director of Finance, the Director of Public Works and the Owner, Haleakala Ranch Company.

APPROVED AS TO FORM
AND LEGALITY:

CALEB P. ROWE
Deputy Corporation Counsel
County of Maui
2024-0148
2024-11-21 Haleakala Ranch Company Reso

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Chris R. Lee", is written over a horizontal line.

Upon the request of the Mayor.

EXHIBIT "A" - LOT 1B LEGAL DESCRIPTION

KAHAKAPAO RESERVOIR SUBDIVISION

LOT 1B

Being a portion of R. P. Grant 3515 to Haleakala Ranch Company

Situated at Omaopio, Kula, Makawao, Maui, Hawaii

Beginning at the Southwest corner of this piece of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PANE" being 10,227.57 feet South and 7,490.43 feet East and running by azimuths measured clockwise from true South:

1. Along Lot 1A of Kahakapao Reservoir Subdivision, on a curve to the right with a radius of 10.00 feet, the chord azimuth and distance being:

175° 30' 30" 17.90 feet;
2. Thence along same, on a curve to the left with a radius of 65.00 feet, the chord azimuth and distance being:

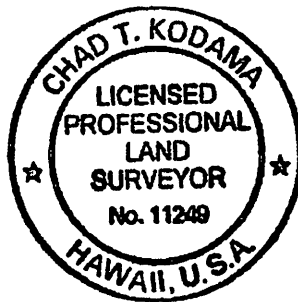
229° 52' 20.67 feet;
3. 220° 43' 38.00 feet along Lot 1A of Kahakapao Reservoir Subdivision;
4. 130° 43' 15.00 feet along same;
5. 190° 00' 198.00 feet along same;
6. 231° 00' 147.10 feet along same;
7. 303° 30' 189.06 feet along same;
8. 0° 00' 88.00 feet along same;
9. 46° 15' 182.00 feet along same;
10. 54° 00' 38.40 feet along same;
11. 44° 15' 44.00 feet along same;

12. Thence along same, on a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:

76° 52' 30" 48.52 feet;

13. 22° 00' 11.00 feet along Lot 1A of Kahakapao Reservoir Subdivision;

14. 112° 00' 96.60 feet along same to the point of beginning and containing an area of 1.811 acres.

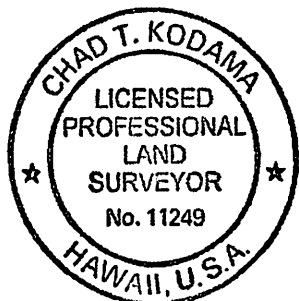
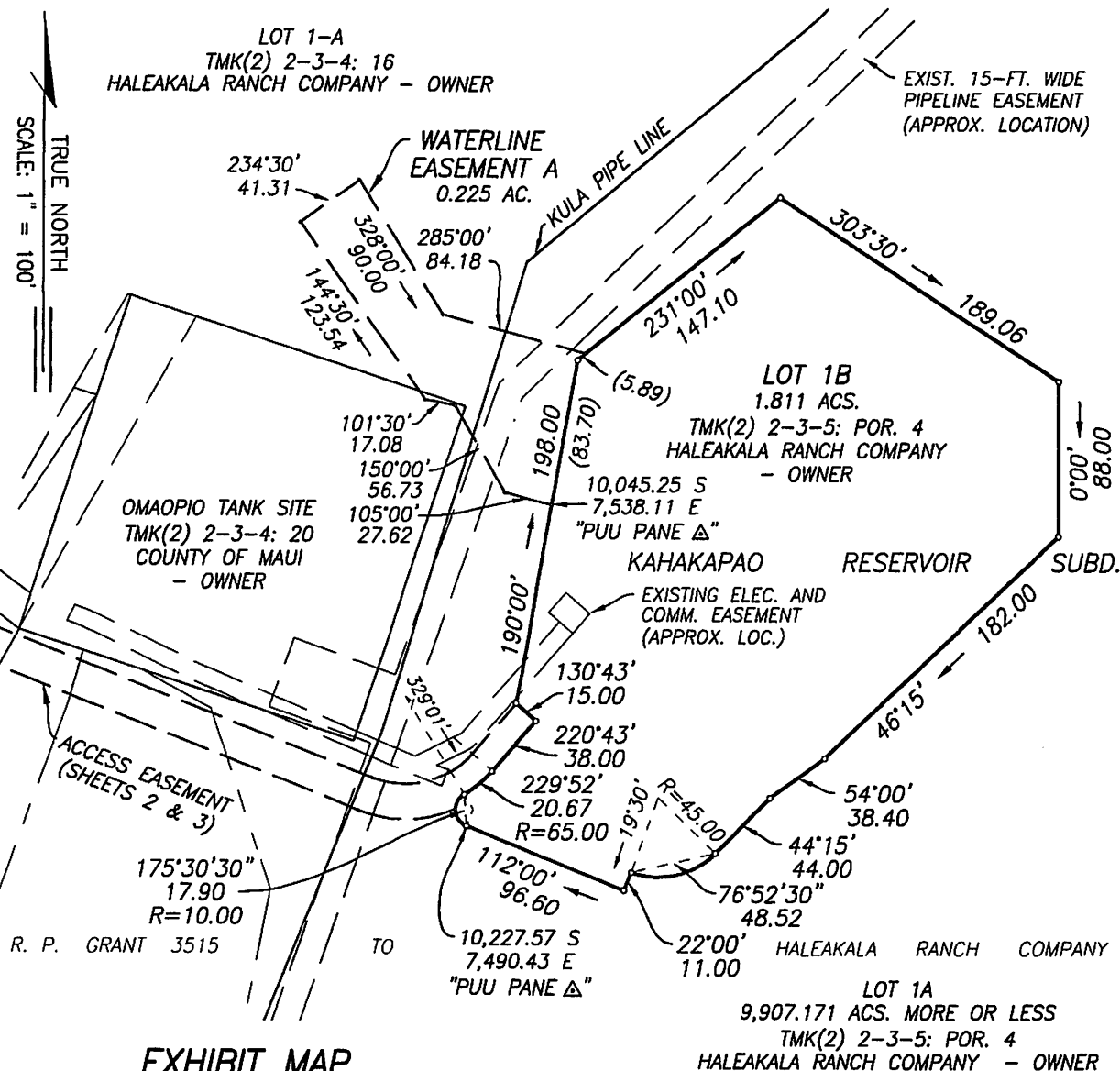
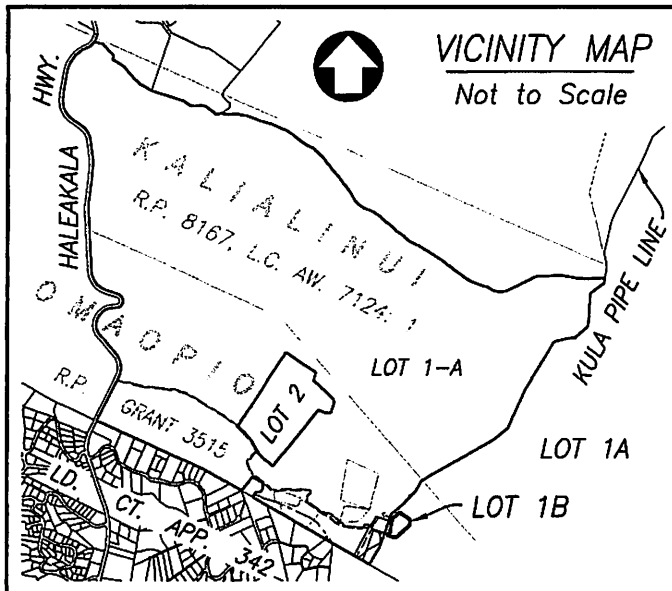


August 6, 2019
Honolulu, Hawaii
Tax Map Key: (2) 2-3-5: 4

A handwritten signature in cursive script that reads "Chad T. Kodama".

Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires April 30, 2020

EXHIBIT "B" - LOT 1B MAP



This work was prepared by me
or under my direct supervision

Chad T. Kodama

Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires 4/30/2020

EXHIBIT MAP
LOT 1B OF KAHAKAPAO RESERVOIR SUBDIVISION
BEING A PORTION OF R. P. GRANT 3515
TO HALEAKALA RANCH COMPANY
OMAPIO, KULA, MAKAWAO, MAUI, HAWAII
DATE: FEBRUARY 27, 2020

NOTES:

1. Azimuths and coordinates referred to Government Triangulation Station "PUU PANE".
2. Waterline Easement A to be in favor of the County of Maui.



KAHAKAPAO RESERVOIR SUBDIVISION

Waterline Easement A

Affecting Lot 1A of Kahakapao Reservoir Subdivision, Lot 1-A of Haleakala Ranch - II Large Lot Subdivision, and Parcel 20 of T.M.K. (2) 2-3-4 (Omaopio Tank Site)

Being a portion of R. P. Grant 3515 to Haleakala Ranch Company

Situated at Omaopio, Kula, Makawao, Maui, Hawaii

Beginning at the Southeast corner of this easement, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PANE" being 10,045.25 feet South and 7,538.11 feet East and running by azimuths measured clockwise from true South:

- | | | |
|----|----------|--|
| 1. | 105° 00' | 27.62 feet along the remainder of Lot 1A of Kahakapao Reservoir Subdivision; |
| 2. | 150° 00' | 56.73 feet along same, along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision, along the remainder of Parcel 20 of T.M.K. (2) 2-3-4 (Omaopio Tank Site); |
| 3. | 101° 30' | 17.08 feet along the remainder of Parcel 20 of T.M.K. (2) 2-3-4 (Omaopio Tank Site); |
| 4. | 144° 30' | 123.54 feet along same, along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision; |
| 5. | 234° 30' | 41.31 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision; |
| 6. | 328° 00' | 90.00 feet along same; |
| 7. | 285° 00' | 84.18 feet along same, along the remainder of Lot 1A of Kahakapao Reservoir Subdivision; |

8. 51° 00'

5.89 feet along Lot 1B of Kahakapao Reservoir Subdivision;

9. 10° 00'

83.70 feet along same to the point of beginning and containing
an area of 0.225 acres or 9,810 sq. ft.



August 6, 2019
Honolulu, Hawaii
Tax Map Key: (2) 2-3-4: 16 & 20, 2-3-5: 4

A handwritten signature in cursive script that reads "Chad T. Kodama".

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License Expires April 30, 2020

KAHAKAPAO RESERVOIR SUBDIVISION

Access Easement

Affecting Lot 1A of Kahakapao Reservoir Subdivision and Lot 1-A of Haleakala Ranch - II Large Lot Subdivision

Being a portion of R. P. Grant 3515 to Haleakala Ranch Company

Situated at Omaopio, Kula, Makawao, Maui, Hawaii

Beginning at the East corner of this easement, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PANE" being 10,167.60 feet South and 7,529.62 feet East and running by azimuths measured clockwise from true South:

1. 40° 43' 38.00 feet along Lot 1B of Kahakapao Reservoir Subdivision;
2. Thence along same, on a curve to the right with a radius of 65.00 feet, the chord azimuth and distance being:

 49° 52' 20.67 feet;
3. Thence along same, on a curve to the left with a radius of 10.00 feet, the chord azimuth and distance being:

 30° 42' 30" 9.48 feet;
4. Thence along the remainder of Lot 1A of Kahakapao Reservoir Subdivision, on a curve to the right with a radius of 70.00 feet, the chord azimuth and distance being:

 88° 46' 05" 54.47 feet;
5. 111° 40' 242.00 feet along the remainder of Lot 1A of Kahakapao Reservoir Subdivision, along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
6. Thence along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision, on a curve to the left with a radius of 190.00 feet, the chord azimuth and distance being:

 98° 55' 83.87 feet;
7. 86° 10' 121.50 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;

8. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the right with a radius of 350.00 feet, the chord azimuth and distance being:
- 96° 35' 126.56 feet;
9. 107° 00' 167.00 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
10. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the right with a radius of 210.00 feet, the chord azimuth and distance being:
- 119° 30' 90.91 feet;
11. 132° 00' 42.00 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
12. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the left with a radius of 460.00 feet, the chord azimuth and distance being:
- 124° 20' 122.74 feet;
13. 116° 40' 49.50 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
14. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the right with a radius of 210.00 feet, the chord azimuth and distance being:
- 120° 50' 30.52 feet;
15. 125° 00' 250.00 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
16. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the right with a radius of 90.00 feet, the chord azimuth and distance being:
- 175° 49' 139.52 feet;
17. 226° 38' 45.50 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;

18. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
- 192° 41' 08" 22.34 feet;
19. Thence along same, on a curve to the left with a radius of 35.00 feet, the chord azimuth and distance being:
- 138° 00' 38" 24.77 feet;
20. 217° 00' 20.18 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
21. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the right with a radius of 55.00 feet, the chord azimuth and distance being:
- 319° 47' 08" 35.73 feet;
22. Thence along same, on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:
- 12° 41' 08" 44.68 feet;
23. 46° 38' 45.50 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
24. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the left with a radius of 70.00 feet, the chord azimuth and distance being:
- 355° 49' 108.52 feet;
25. 305° 00' 250.00 feet along the remainder of Lot 1-A of Haleakala Ranch - II Large Lot Subdivision;
26. Thence along the remainder of Lot 1-A of Haleakala Ranch – II Large Lot Subdivision, on a curve to the left with a radius of 190.00 feet, the chord azimuth and distance being:
- 300° 50' 27.61 feet;

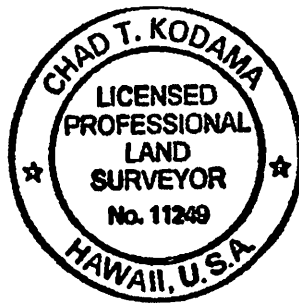
- ## Access Easement

37. 220° 43'

38.00 feet the remainder of Lot 1A of Kahakapao Reservoir Subdivision;

38. 310° 43'

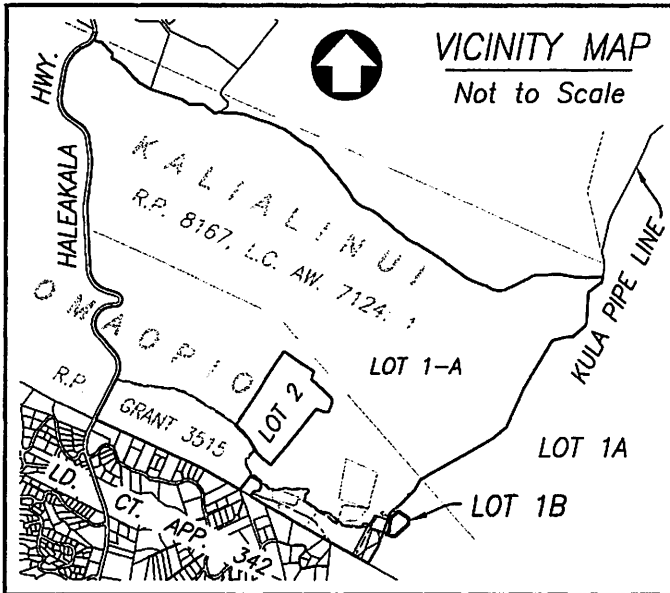
15.00 feet along Lot 1B of Kahakapao Reservoir Subdivision to the point of beginning and containing an area of 0.770 acres.



August 6, 2019
Honolulu, Hawaii
Tax Map Key: (2) 2-3-4: 16 & 2-3-5: 4

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Chad T. Kodama
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LOT 1-A
TMK(2) 2-3-4: 16
HALEAKALA RANCH COMPANY - OWNER

EXIST. 15-FT. WIDE
PIPELINE EASEMENT
(APPROX. LOCATION)

**WATERLINE
EASEMENT A**
0.225 AC.

TRUE NORTH
SCALE: 1" = 100'

OMAPIO TANK SITE
TMK(2) 2-3-4: 20
COUNTY OF MAUI
- OWNER

LOT 1B
1.811 ACS.
TMK(2) 2-3-5: POR. 4
HALEAKALA RANCH COMPANY
- OWNER

KAHAKAPOO
RESERVOIR
EXISTING ELEC. AND
COMM. EASEMENT
(APPROX. LOC.)

ACCESS EASEMENT
(SHEETS 2 & 3)

175°30'30"
17.90
R=10.00

R. P. GRANT 3515

TO
10,227.57 S
7,490.43 E
"PUU PANE Δ"

LOT 1A
9,907.171 ACS. MORE OR LESS
TMK(2) 2-3-5: POR. 4
HALEAKALA RANCH COMPANY - OWNER

EXHIBIT MAP

LOT 1B OF KAHAKAPOO RESERVOIR SUBDIVISION

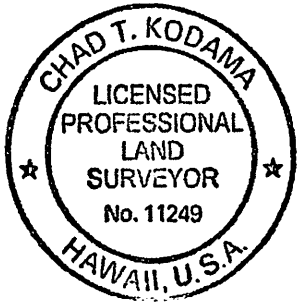
BEING A PORTION OF R. P. GRANT 3515
TO HALEAKALA RANCH COMPANY

OMAPIO, KULA, MAKAWAO, MAUI, HAWAII

DATE: FEBRUARY 27, 2020

NOTES:

1. Azimuths and coordinates referred to Government Triangulation Station "PUU PANE".
2. Waterline Easement A to be in favor of the County of Maui.

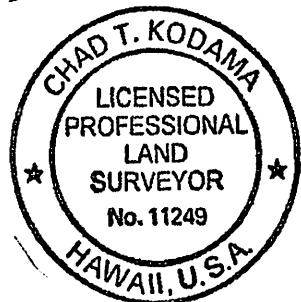
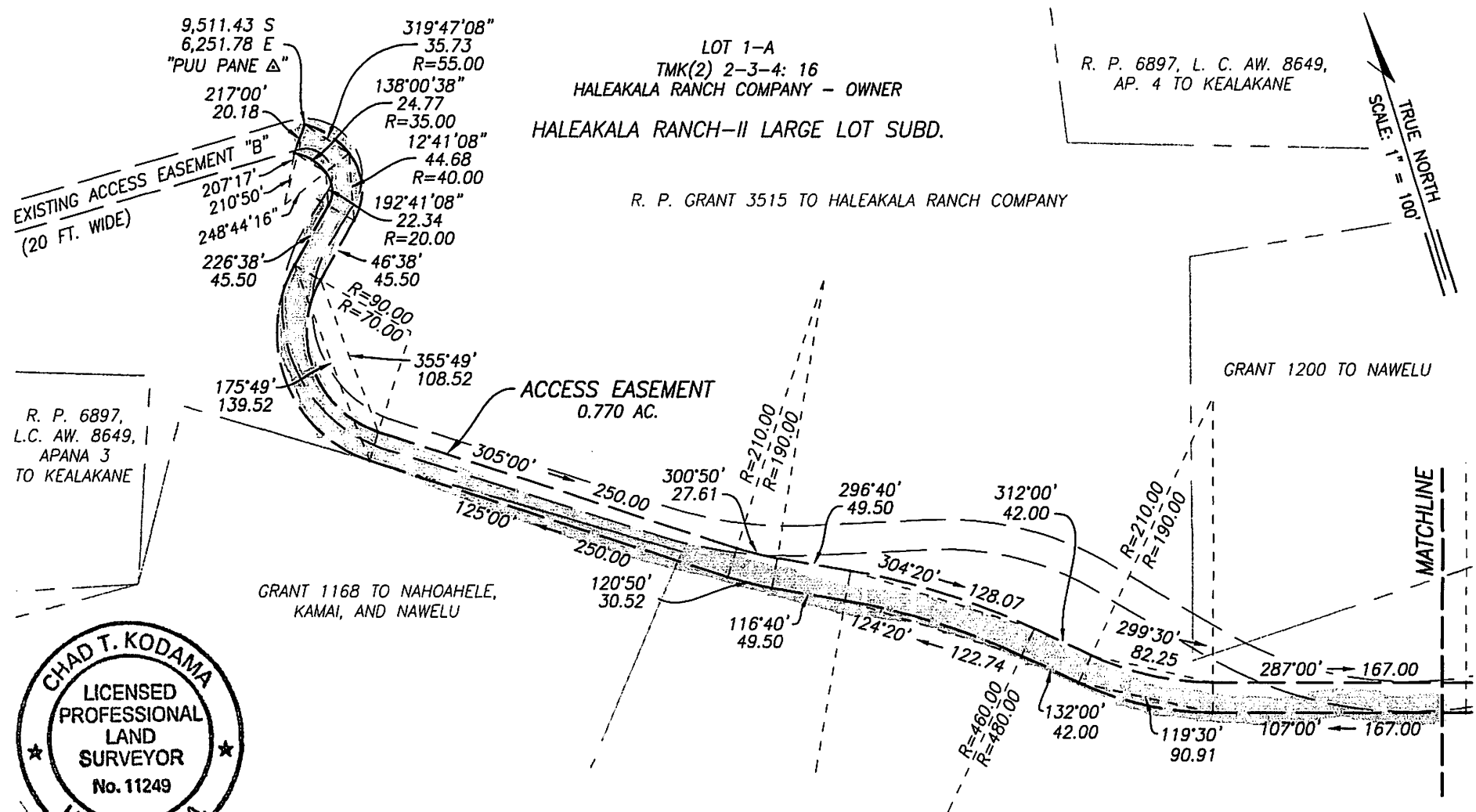


This work was prepared by me
or under my direct supervision

Chad T. Kodama

Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires 4/30/2020





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EXHIBIT MAP ACCESS EASEMENT

AFFECTING LOT 1A OF KAHAKAPAO RESERVOIR SUBDIVISION AND
 LOT 1-A OF HALEAKALA RANCH-II LARGE LOT SUBDIVISION

BEING PORTIONS OF R. P. GRANT 3515 TO HALEAKALA RANCH
 COMPANY AND GRANT 1168 TO NAHOAHELE, KAMAI, AND NAWELU

OMAOPIO, KULA, MAKAWAO, MAUI, HAWAII

DATE: FEBRUARY 27, 2020

NOTES:

1. Azimuths and coordinates referred to Government Triangulation Station "PUU PANE".
2. Access Easement (20 ft. wide) to be in favor of the County of Maui.



