

ORDINANCE NO. _____

BILL NO. 23, CD1 (2024)

A BILL FOR AN ORDINANCE TO AMEND THE LĀNA‘I COMMUNITY PLAN FOR 268.349 ACRES LOCATED IN LĀNA‘I CITY, LĀNA‘I, HAWAI‘I, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (PORS.); (2) 4-9-018:002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE))

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapter 2.80B, Maui County Code, a Community Plan Amendment is granted for certain real properties situated in Lāna‘i City, Lāna‘i, Hawai‘i, comprising 268.349 acres, identified in Table 1, and more particularly described in the attached Exhibit “A” and in the Community Plan Maps attached as Exhibit “B.”

Table 1

TAX MAP KEY	Lāna‘i Community Plan Designation		MAP	ACRES
	FROM	TO		
(2) 4-9-001:021	Project District	Single-Family	CP-227	0.632
(2) 4-9-001:024	Project District	Single-Family	CP-228	12.553
(2) 4-9-001:030	Project District	Single-Family	CP-228	0.606
(2) 4-9-002-001 (por.)	Open Space	Project District	CP-229	11.544
(2) 4-9-002:061 (por.)	Agriculture	Project District	CP-230	54.908
(2) 4-9-002:061 (por.)	Rural	Project District	CP-231	6.004
(2) 4-9-018:002 (por.)	Project District	Open Space	CP-232	41.792
(2) 4-9-018:002 (por.)	Project District	Single-Family	CP-233	4.026
(2) 4-9-018:003 (por.)	Park/Golf Course	Project District	CP-234	65.888
(2) 4-9-018:003 (por.)	Project District	Open Space	CP-235	28.995
(2) 4-9-018:003 (por.)	Project District	Single-Family	CP-236	28.262
(2) 4-9-018:005	Project District	Single-Family	CP-236	1.312
(2) 4-9-021:009	Project District	Open Space	CP-237	11.827
			TOTAL	268.349

SECTION 2. This Ordinance takes effect on approval.

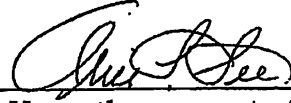
APPROVED AS TO FORM AND LEGALITY:

/s/ Michael J. Hopper

Department of the Corporation Counsel
County of Maui

hlu:misc:023acpabil01:pmg

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Mr. Lee", is written above a horizontal line.

Upon the request of the Mayor.

EXHIBIT "A"

**KOELE PROJECT DISTRICT
SINGLE-FAMILY**

Being all of Lot 185 (Map 22) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, along the intersection of Puulani Place and Nininiwai Circle, same being Lots 213 and 215, respectively, as shown on Map 22 of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,385.94 feet South and 2,165.39 feet East and thence running by azimuths measured clockwise from true South:

1. Along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
200° 38' 28.28 feet;
2. 245° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
3. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 100.00 feet, chord azimuth and distance being:
335° 38' 200.00 feet;
4. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
5. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
110° 38' 28.28 feet;
6. 155° 38' 160.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862 to the point of beginning and containing an area of 0.632 Acre.

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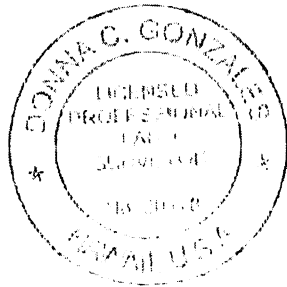


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Description Prepared by:



dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-001: 021
Community Plan Map No. CP-227

-2-

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KOELE PROJECT DISTRICT
SINGLE-FAMILY

Being all of Lots 184-B and 184-D (Map 53) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, being the Northeast corner of Lot 606-A (Map 138) of Land Court Application 862 and along Sixth Street, same being Lot 218 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,368.16 feet South and 1,402.53 feet East and thence running by azimuths measured clockwise from true South:

1. 301° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
2. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 650.00 feet, chord azimuth and distance being:

293° 19' 30" 178.49 feet;
3. 285° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
4. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 360.00 feet, chord azimuth and distance being:

290° 21' 30" 61.81 feet;
5. 295° 17' 440.59 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;

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6. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 40.00 feet, chord azimuth and distance being:
315° 27' 30" 27.59 feet;
7. 335° 38' 772.72 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
8. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 290.00 feet, chord azimuth and distance being:
325° 09' 30" 105.44 feet;
9. 314° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
10. Thence along Puulani Place and Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 65.00 feet, chord azimuth and distance being:
44° 41' 130.00 feet;
11. 134° 41' 175.18 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
12. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 814.80 feet, chord azimuth and distance being:
127° 39' 199.54 feet;
13. 120° 37' 148.38 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;

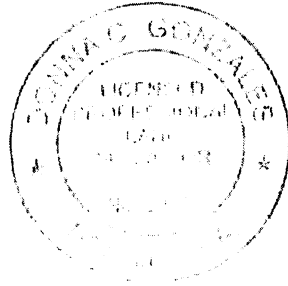


14. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 982.60 feet, chord azimuth and distance being:
117° 22' 30" 111.13 feet;
15. 114° 08' 379.65 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
16. 247° 00' 98.31 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
17. Thence along Lot 184-C (Map 53) of Ld. Ct. App. 862, on a curve to the left with a radius of 35.00 feet, chord azimuth and distance being:
202° 00' 49.50 feet;
18. 157° 00' 125.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
19. 67° 00' 167.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
20. 157° 00' 158.00 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
21. 247° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
22. 157° 00' 174.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
23. 67° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
24. 157° 00' 313.30 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
25. 153° 51' 30" 134.99 feet along Lots 606-B and 606-A (Map 138) of Ld. Ct. App. 862 to the point of beginning and containing an area of 13.159 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:



dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Keys: (2) 4-9-001: 024 and 030

Community Plan Map No. CP-228



**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 1 (Map 1) of Land Court Consolidation 189

Situated on the Island of Lanai, State of Hawaii

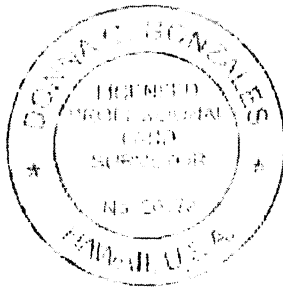
Beginning at the South corner of this piece of land, being the Northwest corner of Lot 1 (Map 1) of Land Court Consolidation 170 and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,892.92 feet South and 990.70 feet East and thence running by azimuths measured clockwise from true South:

1. 162° 36' 558.73 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the left with a radius of 311.48 feet, chord azimuth and distance being:
156° 48' 62.95 feet;
3. 151° 00' 354.00 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
4. 241° 00' 368.22 feet;
5. 317° 00' 986.93 feet;
6. 60° 30' 725.72 feet along Lot 46-A (Map 34) and Lot 1 (Map 1) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.544 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:



dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 001

Community Plan Map No. CP-229

-2-

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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion 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 North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,953.47 feet South and 548.52 feet East and thence running by azimuths measured clockwise from true South:

1. 331° 00' 426.09 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:

336° 48' 52.85 feet;
3. 342° 36' 693.73 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
4. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:

353° 29' 30" 98.81 feet;
5. 4° 23' 492.29 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
6. 59° 23' 1323.97 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
7. 149° 23' 1507.44 feet;
8. 279° 58' 204.83 feet;

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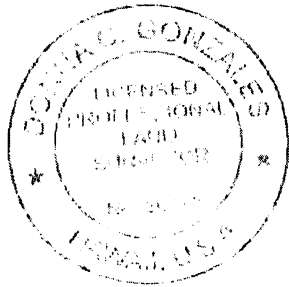
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|-----|--------------|--|
| 9. | 230° 40' | 361.60 feet; |
| 10. | 328° 41' 11" | 260.11 feet; |
| 11. | 256° 35' 08" | 382.96 feet; |
| 12. | 231° 20' 58" | 265.77 feet; |
| 13. | 141° 33' 46" | 490.84 feet; |
| 14. | 234° 10' 03" | 748.91 feet to the point of beginning and containing a
SUBAREA of 52.817 Acres; and |

Beginning at the South corner of this piece of land, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,808.98 feet South and 468.76 feet West and thence running by azimuths measured clockwise from true South:

- | | | |
|----|--------------|--|
| 1. | 148° 41' 11" | 435.16 feet; |
| 2. | 230° 40' | 199.02 feet; |
| 3. | 322° 31' 26" | 315.02 feet; |
| 4. | 15° 26' 48" | 54.76 feet; |
| 5. | 327° 59' 40" | 85.17 feet; |
| 6. | 50° 40' 02" | 193.93 feet to the point of beginning and containing a
SUBAREA of 2.091 Acres and a TOTAL AREA of
54.908 Acres |





R. M. TOWILL CORPORATION

Description Prepared by:

d. c. gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 061
Community Plan Map No. CP-230



**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion 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 North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,585.27 feet South and 344.42 feet East and thence running by azimuths measured clockwise from true South:

- | | | |
|----|--------------|--|
| 1. | 331° 00' | 172.51 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862; |
| 2. | 66° 06' 16" | 471.24 feet; |
| 3. | 138° 48' 51" | 44.29 feet; |
| 4. | 230° 40' | 486.61 feet to the point of beginning and containing a SUBAREA of 1.177 Acres; and |

Beginning at the North corner of this piece of land, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,437.21 feet South and 694.94 feet West and thence running by azimuths measured clockwise from true South:

- | | | |
|----|--------------|--|
| 1. | 328° 41' 11" | 435.16 feet; |
| 2. | 50° 40' | 361.60 feet; |
| 3. | 99° 58' | 204.83 feet; |
| 4. | 149° 23' | 278.83 feet; |
| 5. | 230° 40' | 513.62 feet to the point of beginning and containing a SUBAREA of 4.827 Acres and a TOTAL AREA of 6.004 Acres. |

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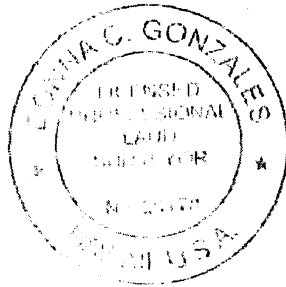


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Description Prepared by:



d c gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 061
Community Plan Map No. CP-231

-2-

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KOELE PROJECT DISTRICT

OPEN SPACE

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Southeast corner of Lot 42 (Map 8) of Land Court Consolidation 170 and along Lot 1 (Map 1) of Land Court Consolidation 189, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,425.59 feet South and 4,398.84 feet East and thence running by azimuths measured clockwise from true South:

1. 332° 55' 548.63 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
2. 346° 55' 905.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
3. 326° 20' 487.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
4. 313° 25' 530.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
5. 336° 35' 180.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
6. 347° 50' 350.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
7. 311° 45' 240.40 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
8. 48° 49' 1244.54 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 955.00 feet, chord azimuth and distance being:
63° 30' 30" 484.41 feet;
10. 78° 12' 315.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 1015.00 feet, chord azimuth and distance being:
61° 45' 30" 574.57 feet;



12. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 1100.00 feet, chord azimuth and distance being:
60° 35' 579.29 feet;
13. 75° 51' 497.20 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
14. 171° 32' 248.06 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189, Lot 768
(Map 78) and Lot 791 (Map 79) of Ld. Ct. App. 862;
15. 256° 57' 974.60 feet;
16. Thence on a curve to the left with a radius of 1006.00 feet, chord azimuth and distance being:
225° 37' 22" 10.75 feet;
17. Thence on a curve to the right with a radius of 1109.00 feet, chord azimuth and distance being:
234° 49' 38" 366.48 feet;
18. 247° 30' 445.60 feet;
19. 249° 55' 599.56 feet;
20. 223° 50' 404.14 feet;
21. Thence on a curve to the right with a radius of 250.00 feet, chord azimuth and distance being:
223° 50' 244.94 feet;
22. 223° 50' 246.20 feet;
23. 138° 10' 589.68 feet;
24. 150° 18' 1080.47 feet;
25. 165° 12' 142.59 feet;
26. 102° 26' 78.73 feet;
27. 165° 12' 513.00 feet;



28. Thence on a curve to the left with a radius of 1174.00 feet, chord azimuth and distance being:

162° 30' 110.61 feet;

29. 159° 48' 693.95 feet;

30. 242° 56' 14" 70.51 feet;

31. 249° 48' 18.53 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;

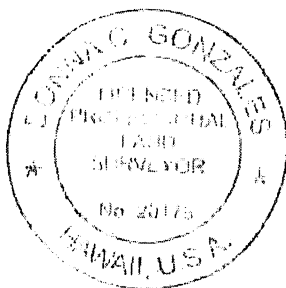
32. Thence on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:

270° 53' 38" 143.96 feet;

33. 248° 25' 154.79 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 41.792 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



dcg/gzs

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 002
Community Plan Map No. CP-232

-3-

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KOELE PROJECT DISTRICT
SINGLE FAMILY

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the Northeast corner of Lot 687-C (Map 43) of Land Court Application 862, and along Ninth Street, same being Lot 213 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 7,800.93 feet South and 2,686.88 feet East and thence running by azimuths measured clockwise from true South:

1. Along Ninth Street, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:

260° 47' 48" 76.09 feet;
2. 239° 33' 08" 100.47 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 376.00 feet, chord azimuth and distance being:

245° 16' 34" 75.00 feet;
4. 251° 00' 124.32 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
5. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:

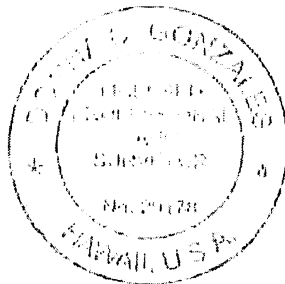
290° 27' 04" 38.13 feet;
6. 329° 54' 60.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;



7. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 256.00 feet, chord azimuth and distance being:
350° 44' 182.09 feet;
8. 11° 34' 94.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
9. 57° 10' 149.03 feet;
10. Thence on a curve to the right with a radius of 265.00 feet, chord azimuth and distance being:
96° 03' 332.70 feet;
11. 134° 56' 142.10 feet along Konawai Place, same being Lot 212 (Map 22) of Ld. Ct. App. 862;
12. 224° 56' 182.28 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862;
13. 192° 02' 28" 19.70 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing an area of 4.026 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024



Notes:

Tax Map Key: (2) 4-9-018: Por. 002

Community Plan Map No. CP-233

-3-

2024 North King Street,
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R. M. TOWILL CORPORATION
SINCE 1930

Planning
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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Southwest corner of Lot 1 (Map 1) of Land Court Consolidation 170 and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 3,679.22 feet South and 964.72 feet East and thence running by azimuths measured clockwise from true South:

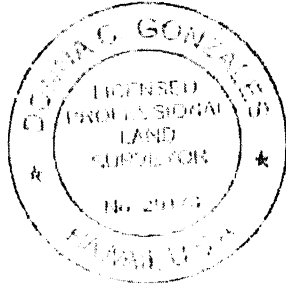
1. 310° 14' 464.19 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170;
2. 240° 30' 239.54 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170;
3. 337° 00' 1573.72 feet;
4. 67° 00' 1467.28 feet along Fifth Street, same being Lots 191 and 190 (Map 22) of Ld. Ct. App. 862;
5. 157° 00' 1004.00 feet along Lots 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401 and 400 (Map 24); 399-C, 399-B and 399-A (Map 132); and Lot 398 (Map 24) of Ld. Ct. App. 862;
6. 67° 00' 250.00 feet along Lot 398 (Map 24) of Ld. Ct. App. 862; Mahana Place, same being Lot 188 (Map 22) of Ld. Ct. App. 862; and Lot 388 (Map 24) of Ld. Ct. App. 862;
7. 157° 00' 787.19 feet along Lanai Avenue;
8. 239° 23' 1281.53 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862 to the point of beginning and containing an area of 65.888 Acres.

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R. M. TOWILL CORPORATION

Description Prepared by:

dcguzels

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 003
Community Plan Map No. CP-234



**KOELE PROJECT DISTRICT
OPEN SPACE**

Being a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Southwest corner of this piece of land, being the Northwest corner of Lot 42 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,124.96 feet South and 3,216.42 feet East and thence running by azimuths measured clockwise from true South:

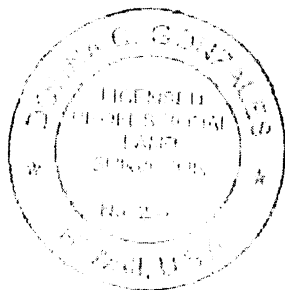
1. 177° 00' 318.64 feet;
2. Thence on a curve to the left with a radius of 535.00 feet, chord azimuth and distance being:
235° 40' 38.5" 567.75 feet;
3. 295° 15' 352.51 feet;
4. Thence on a curve to the left with a radius of 164.12 feet, chord azimuth and distance being:
211° 15' 30" 326.44 feet;
5. 127° 16' 384.53 feet;
6. 249° 45' 905.99 feet;
7. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 320.00 feet, chord azimuth and distance being:
357° 12' 45" 129.19 feet;
8. 8° 51' 30" 390.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 470.00 feet, chord azimuth and distance being:
345° 43' 45" 369.24 feet;



10. 322° 36' 210.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 305.00 feet, chord azimuth and distance being:
38° 22' 30" 591.30 feet;
12. 114° 09' 780.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 77° 10' 585.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189 and Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 28.995 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



dcg

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 003
Community Plan Map No. CP-235

**KOELE PROJECT DISTRICT
SINGLE FAMILY**

Being all of Lot 46-B (Map 34) of Land Court Consolidation 170 and
a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the North corner of Alapo Street and Ninth Street, same being Lot 191 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,773.61 feet South and 1,049.58 feet East and thence running by azimuths measured clockwise from true South:

- | | | |
|-----|--|--------------|
| 1. | 270° 45' | 122.14 feet; |
| 2. | 298° 00' | 283.17 feet; |
| 3. | 212° 00' | 69.86 feet; |
| 4. | 229° 45' | 64.62 feet; |
| 5. | 168° 00' | 146.46 feet; |
| 6. | 261° 32' | 854.39 feet; |
| 7. | 208° 41' | 96.30 feet; |
| 8. | 333° 00' | 158.16 feet; |
| 9. | 326° 05' | 124.81 feet; |
| 10. | 344° 05' | 941.81 feet; |
| 11. | Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 404.00 feet, chord azimuth and distance being: | |
| | 2° 39' 30" | 297.55 feet; |



12. 341° 03' 340.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
13. 15° 15' 80.60 feet;
14. Thence on a curve to the right with a radius of 175.00 feet, chord azimuth and distance being:
59° 05' 56.5" 242.47 feet;
15. 155° 38' 228.58 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
16. 245° 38' 296.48 feet along Lot 684 (Map 25) of Ld. Ct. App. 862;
17. 162° 14' 336.71 feet along Lot 684 (Map 25) and Lot 753 (Map 66) of Ld. Ct. App. 862;
18. 65° 38' 335.18 feet along Lot 753 (Map 66) of Ld. Ct. App. 862;
19. 155° 38' 337.92 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
20. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
300° 38' 28.28 feet;
21. 245° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
22. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 140.00 feet, chord azimuth and distance being:
228° 50' 50" 80.86 feet;



23. Thence along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
249° 49' 20" 24.50 feet;
24. 162° 14' 49.04 feet along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862;
25. 160° 00' 50" 341.88 feet along Lots 764 and 763 (Map 75) of Ld. Ct. App. 862;
26. 112° 22' 137.80 feet along Lot 685 (Map 25) of Ld. Ct. App. 862;
27. 202° 22' 21.74 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
28. 112° 22' 40.00 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
29. 22° 22' 8.27 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
30. 112° 22' 58.00 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
31. 65° 38' 99.92 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
32. 351° 35' 146.22 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
33. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 140.00 feet, chord azimuth and distance being:
73° 36' 30" 38.85 feet;
34. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;



35. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
110° 38' 28.28 feet;
36. 155° 38' 199.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
37. 65° 38' 40.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
38. 335° 38' 95.07 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
39. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
20° 35' 28.26 feet;
40. 65° 32' 209.89 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
41. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 85.00 feet, chord azimuth and distance being:
102° 04' 30" 101.22 feet;
42. 138° 37' 157.43 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862
43. 65° 33' 31.36 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
44. 318° 37' 166.57 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;



45. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 115.00 feet, chord azimuth and distance being:
282° 04' 30" 136.94 feet;
46. 245° 32' 42.76 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
47. 327° 56' 10" 151.33 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
48. 245° 32' 125.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
49. 155° 32' 150.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
50. 245° 32' 22.00 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
51. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
290° 35' 28.31 feet;
52. 335° 38' 411.30 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
53. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
45° 27' 30" 37.55 feet;
54. 115° 17' 353.78 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
55. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 400.00 feet, chord azimuth and distance being:
110° 21' 30" 68.68 feet;



56. 105° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
57. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 610.00 feet, chord azimuth and distance being:
113° 19' 30" 167.51 feet;
58. 121° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
59. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 1130.00 feet, chord azimuth and distance being:
117° 18' 154.37 feet;
60. 113° 23' 30.30 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
61. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
135° 11' 30" 14.86 feet;
62. 157° 00' 507.30 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing a SUBAREA of 28.174 Acres; and

-6-

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R. M. TOWILL CORPORATION
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Construction Management

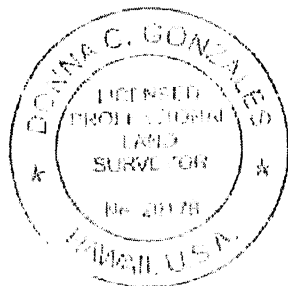
Beginning at the East corner of this piece of land, being the Northeast corner of Ninth Street, same being Lot 43 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 7,584.11 feet South and 3,014.80 feet East and thence running by azimuths measured clockwise from true South:

1. Along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
20° 27' 46.33 feet;
2. 71° 00' 103.13 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 424.00 feet, chord azimuth and distance being:
67° 20' 05" 54.21 feet;
4. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
109° 05' 05" 42.73 feet;
5. 154° 30' 16.59 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
6. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:
144° 35' 30" 36.14 feet;
7. 134° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;

-7-



8. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 250.00 feet, chord azimuth and distance being:
144° 35' 38" 86.06 feet;
9. Thence on a curve to the left with a radius of 230.00 feet, chord azimuth and distance being:
234° 12' 34" 288.72 feet;
10. 341° 03' 68.22 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170
11. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 1044.00 feet, chord azimuth and distance being:
335° 28' 30" 202.85 feet;
12. 329° 54' 22.50 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing a SUBAREA of 1.400 Acres and a TOTAL AREA of 29.574 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024



Notes:

Tax Map Keys: (2) 4-9-018: 005 and Por. 003

Community Plan Map No. CP-236



**KOELE PROJECT DISTRICT
OPEN SPACE**

Being all of Lot 42 (Map 8) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this parcel of land, being along the North side of Lot 45-A (Map 20) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,486.68 feet South and 4,093.57 feet East and thence running by azimuths measured clockwise from true South:

1. 159° 48' 353.45 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
2. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
133° 47' 23" 398.19 feet;
3. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
149° 48' 53" 40.18 feet;
4. 101° 51' 40.00 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
5. 191° 51' 27.03 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
6. Thence along Lot 46-A (Map 34) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
166° 09' 173.46 feet;
7. 140° 27' 439.28 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
8. 152° 30' 200.60 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
9. 257° 10' 330.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;

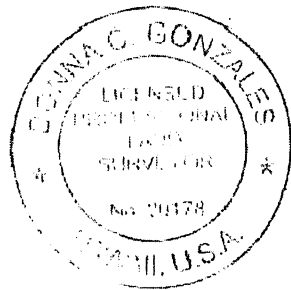
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10. 330° 00' 155.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. 314° 55' 430.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
12. 332° 55' 1051.37 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 68° 25' 154.79 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
14. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
90° 53' 38" 143.96 feet;
15. 69° 48' 18.53 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.827 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
 Licensed Professional Land Surveyor
 Certificate Number 20178

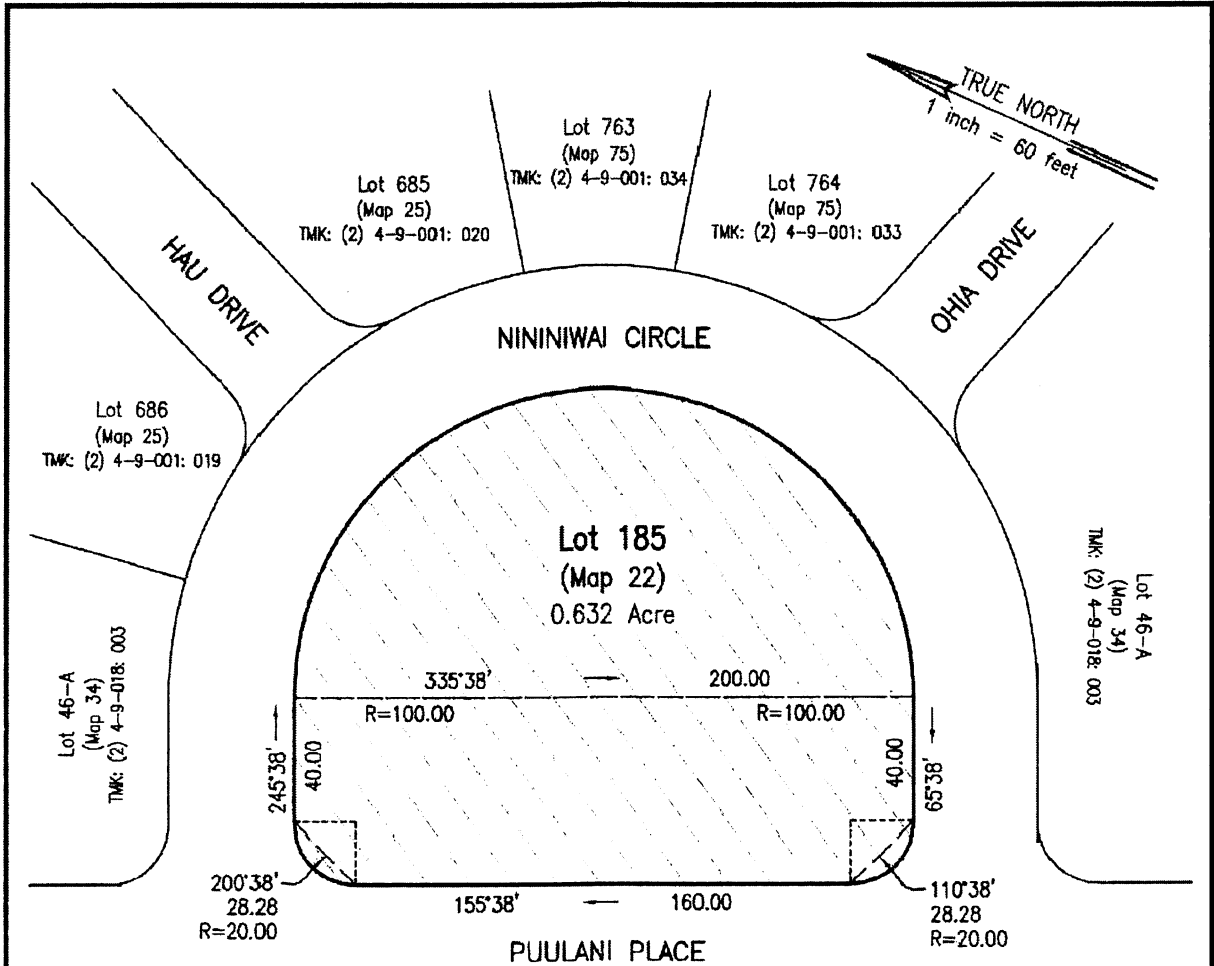
May 8, 2024

Notes:

Tax Map Key: (2) 4-9-021: 009
 Community Plan Map No. CP-237



EXHIBIT "B"



TAX MAP KEY

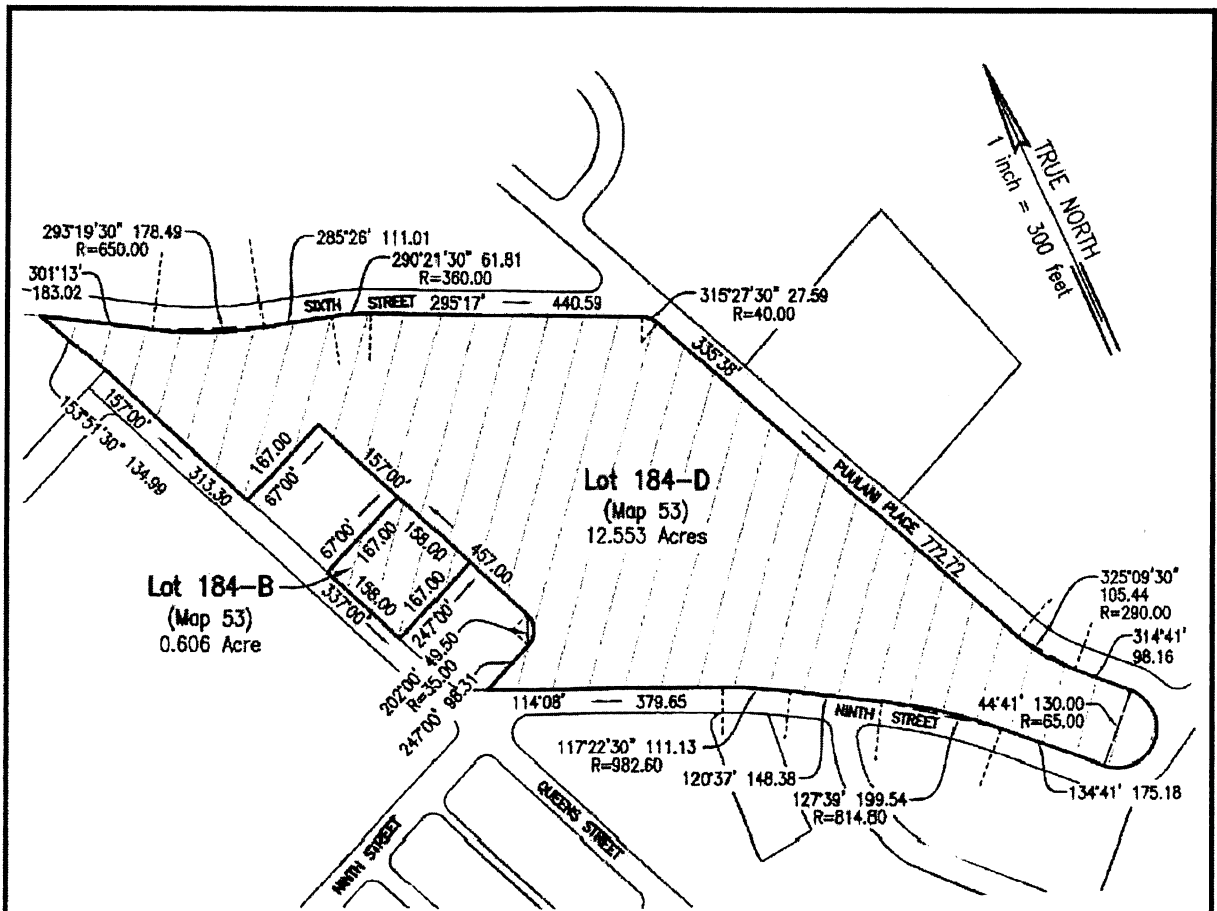
2nd DIV. 4-9-001: 021

AREA

0.632 ACRE

COMMUNITY PLAN MAP NO. CP-227

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
 FROM PROJECT DISTRICT TO SINGLE-FAMILY



TAX MAP KEY

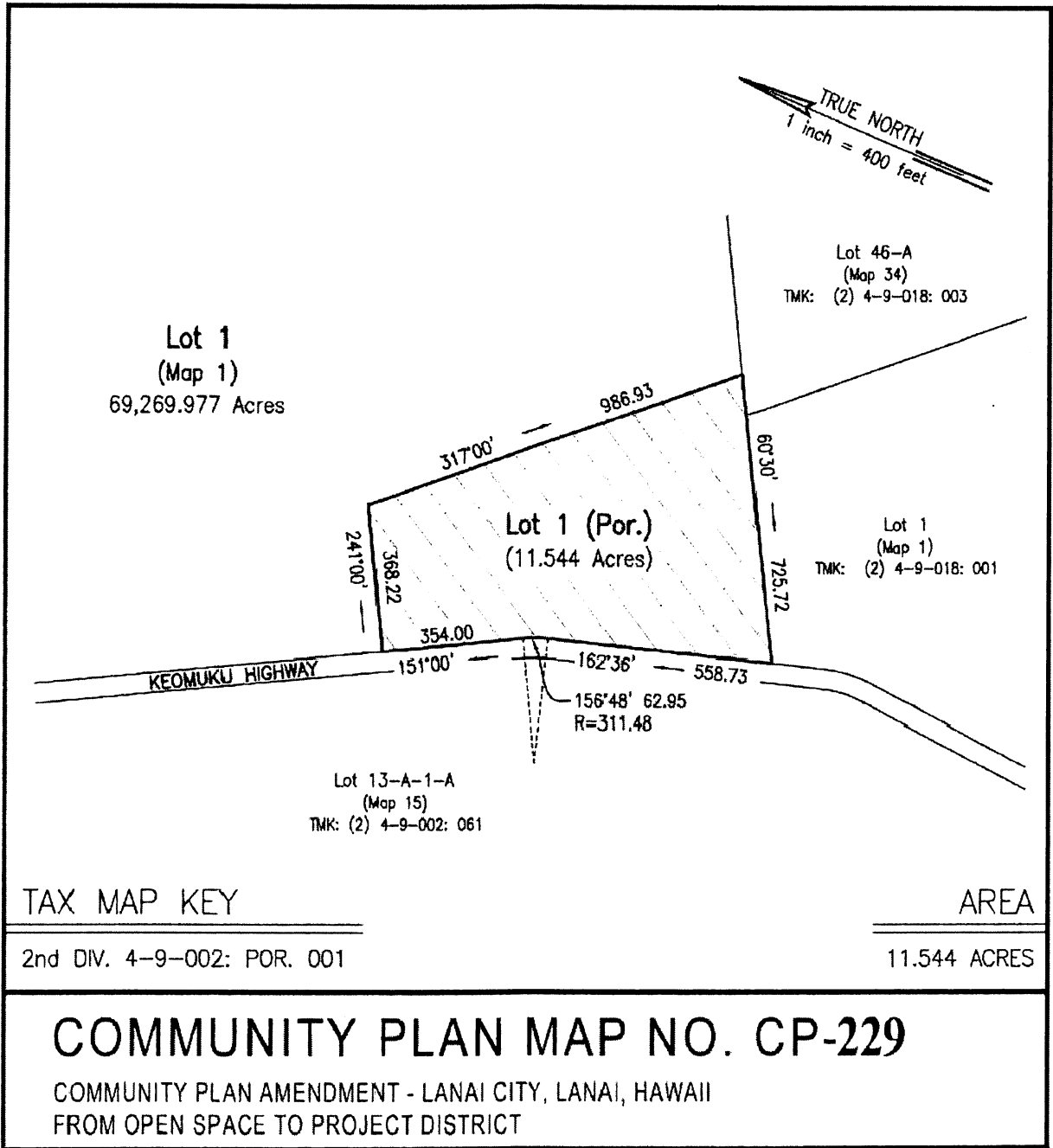
2nd DIV. 4-9-001: 024
 2nd DIV. 4-9-001: 030

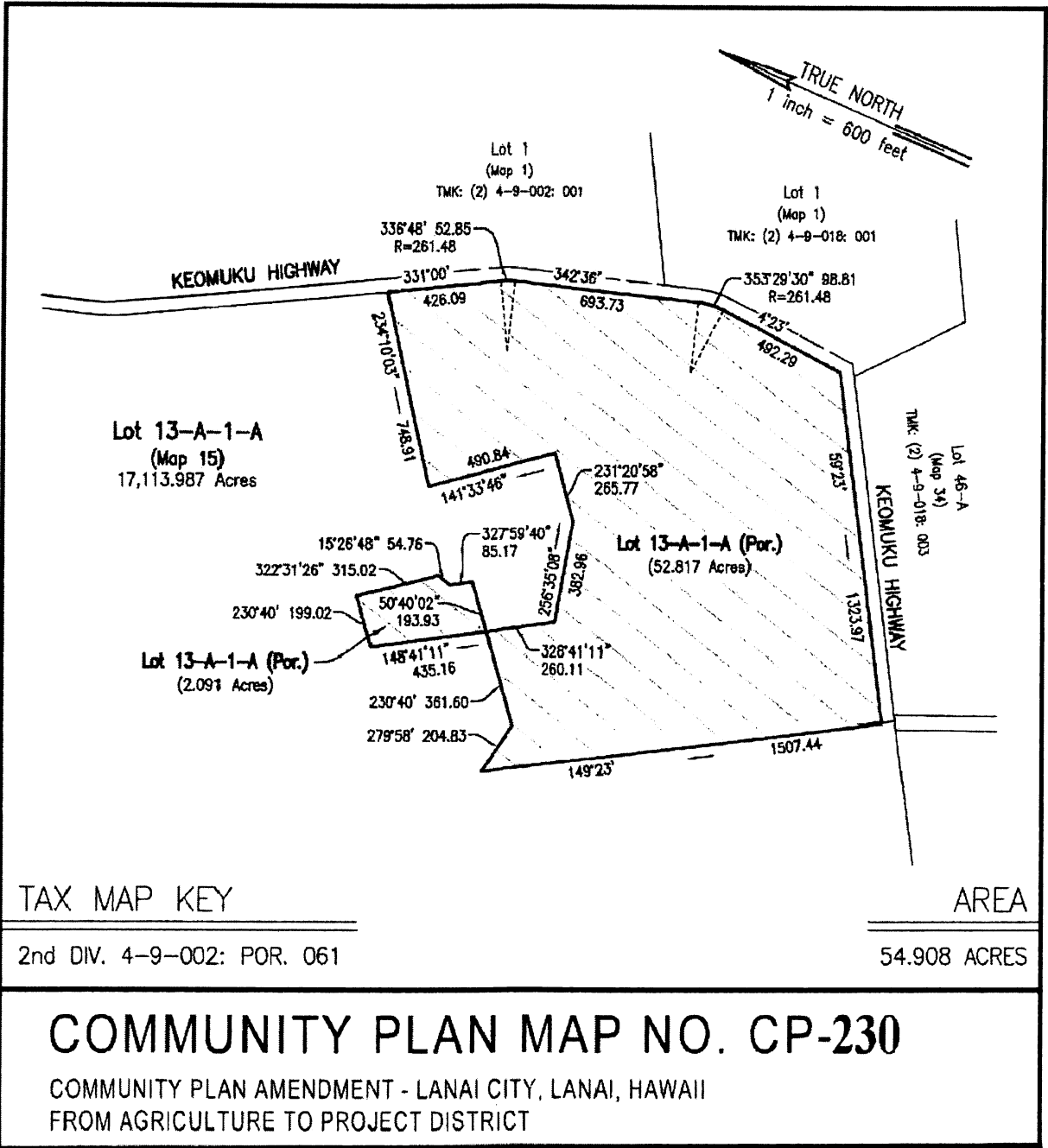
AREA

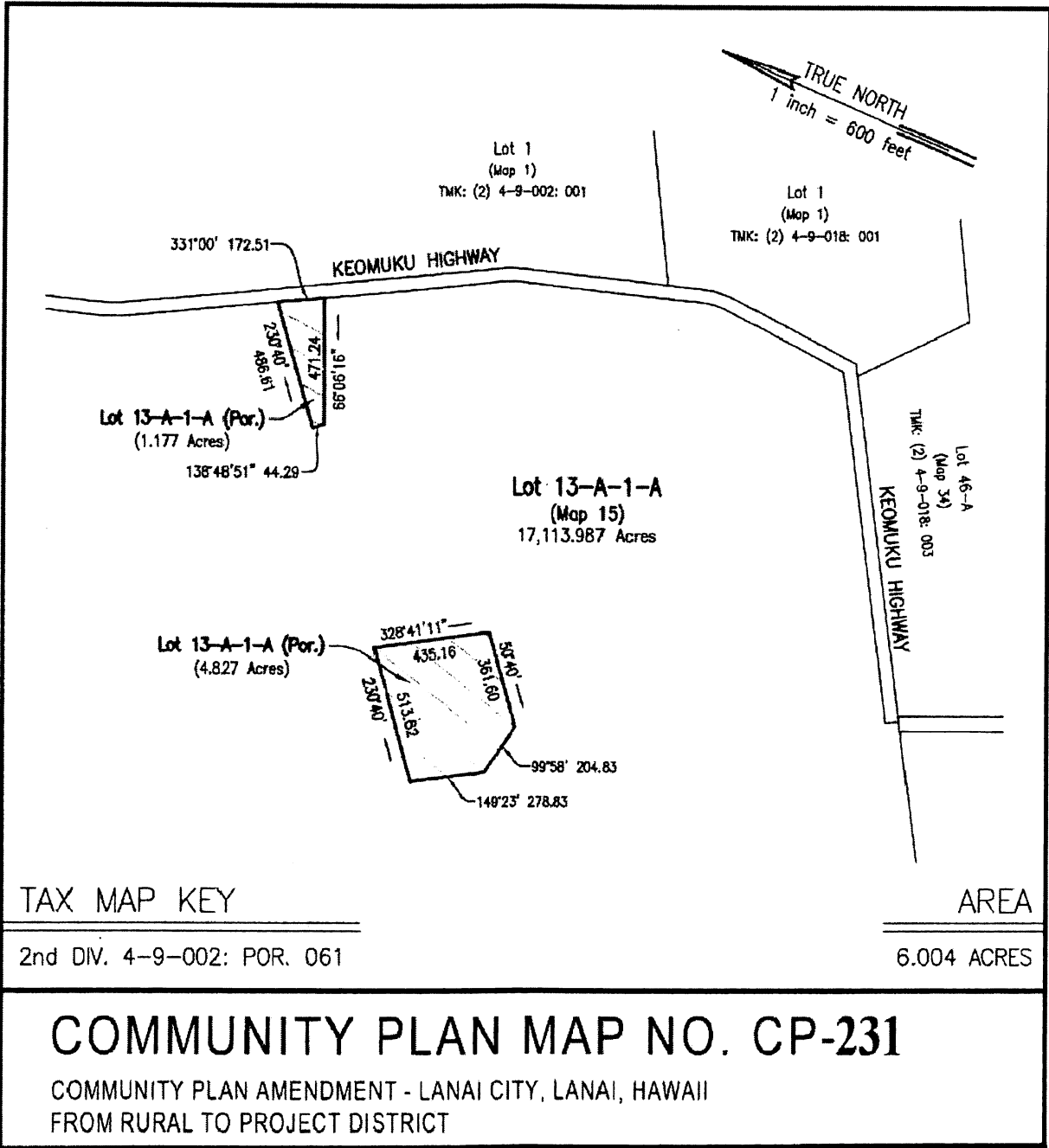
12.553 ACRES
 0.606 ACRE

COMMUNITY PLAN MAP NO. CP-228

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
 FROM PROJECT DISTRICT TO SINGLE-FAMILY







TAX MAP KEY

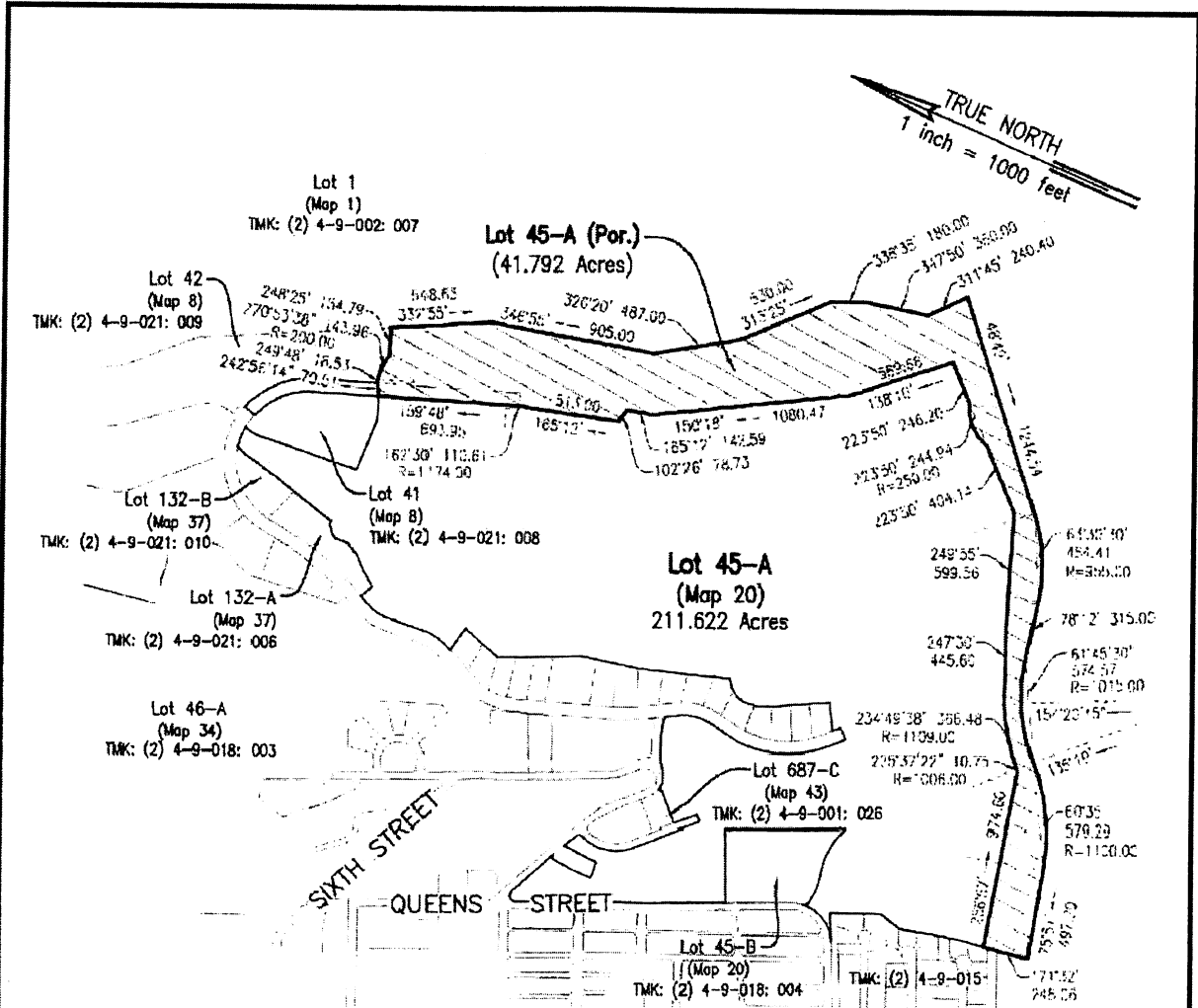
2nd DIV. 4-9-002: POR. 061

AREA

6.004 ACRES

COMMUNITY PLAN MAP NO. CP-231

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
 FROM RURAL TO PROJECT DISTRICT



TAX MAP KEY

AREA

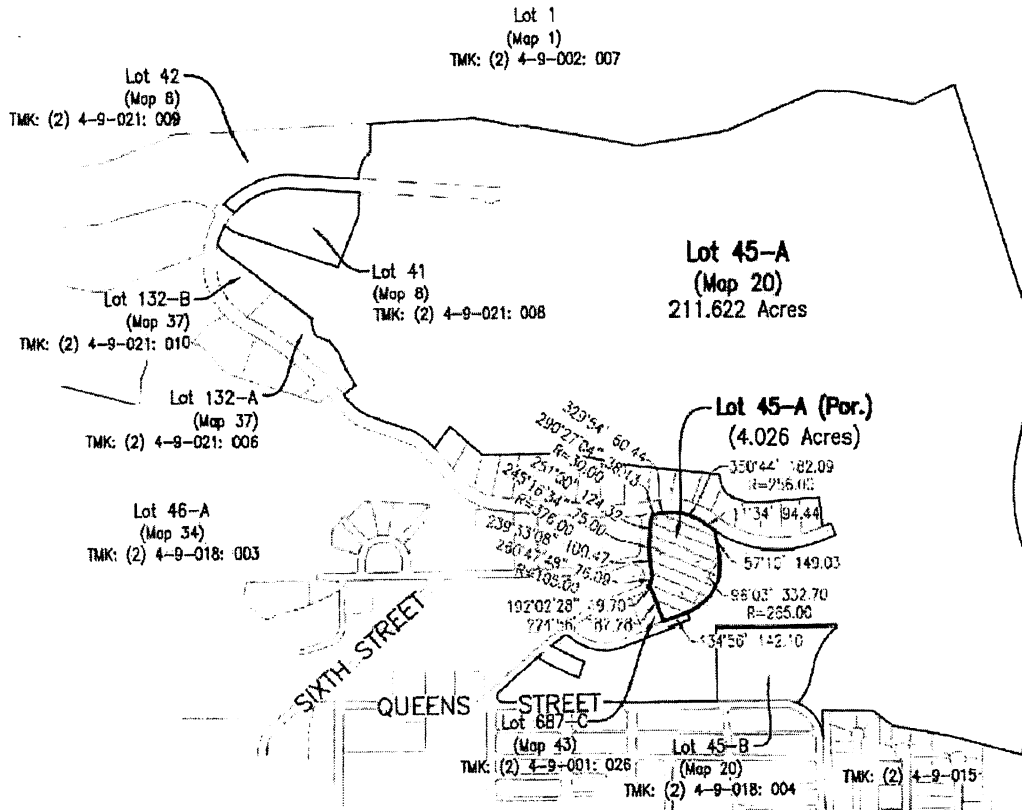
2nd DIV. 4-9-018: POR. 002

41.792 ACRES

COMMUNITY PLAN MAP NO. CP-232

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
FROM PROJECT DISTRICT TO OPEN SPACE

TRUE NORTH
1 inch = 1000 feet



TAX MAP KEY

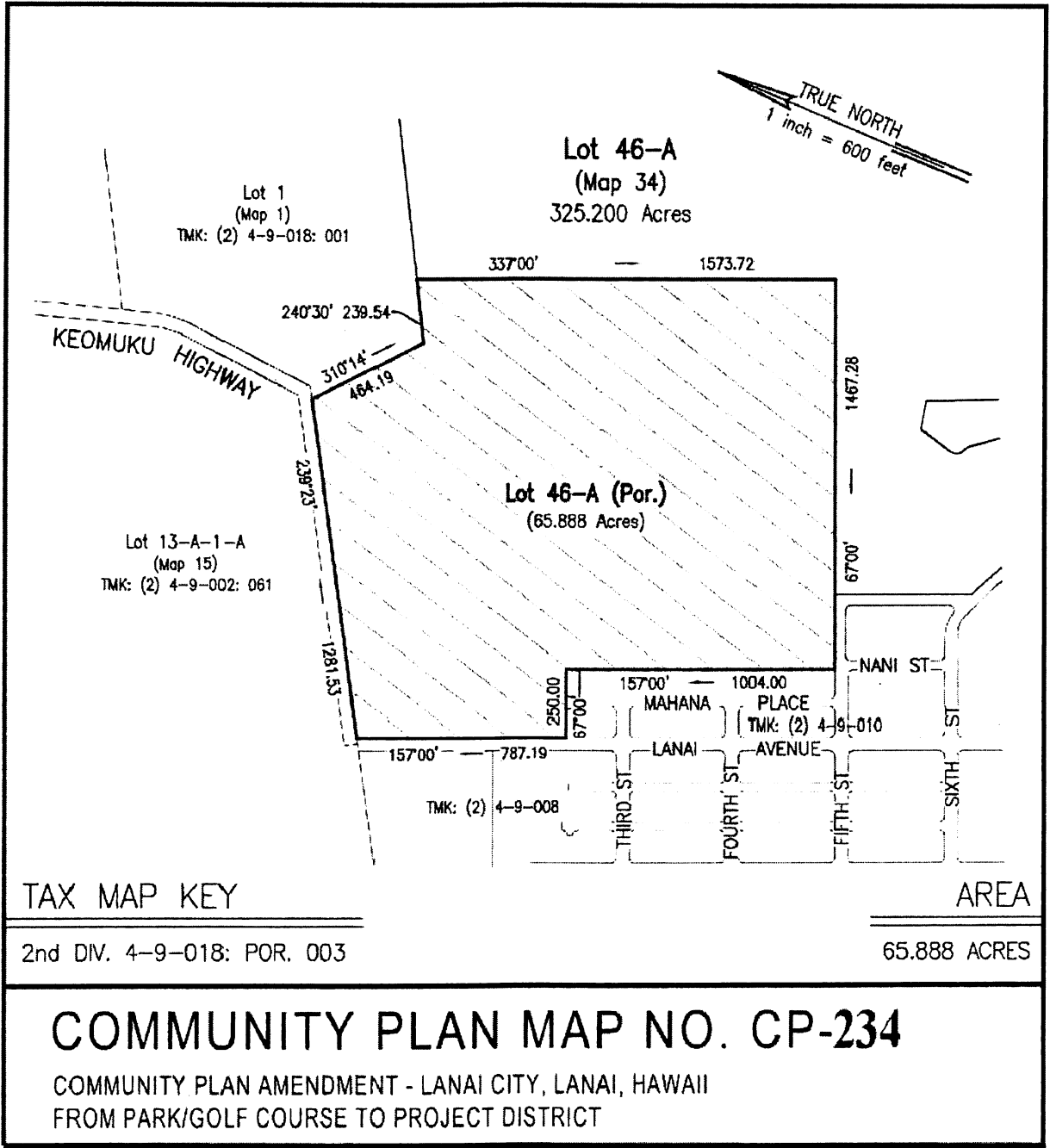
AREA

2nd DIV. 4-9-018: POR. 002

4.026 ACRES

COMMUNITY PLAN MAP NO. CP-233

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
FROM PROJECT DISTRICT TO SINGLE FAMILY



TAX MAP KEY

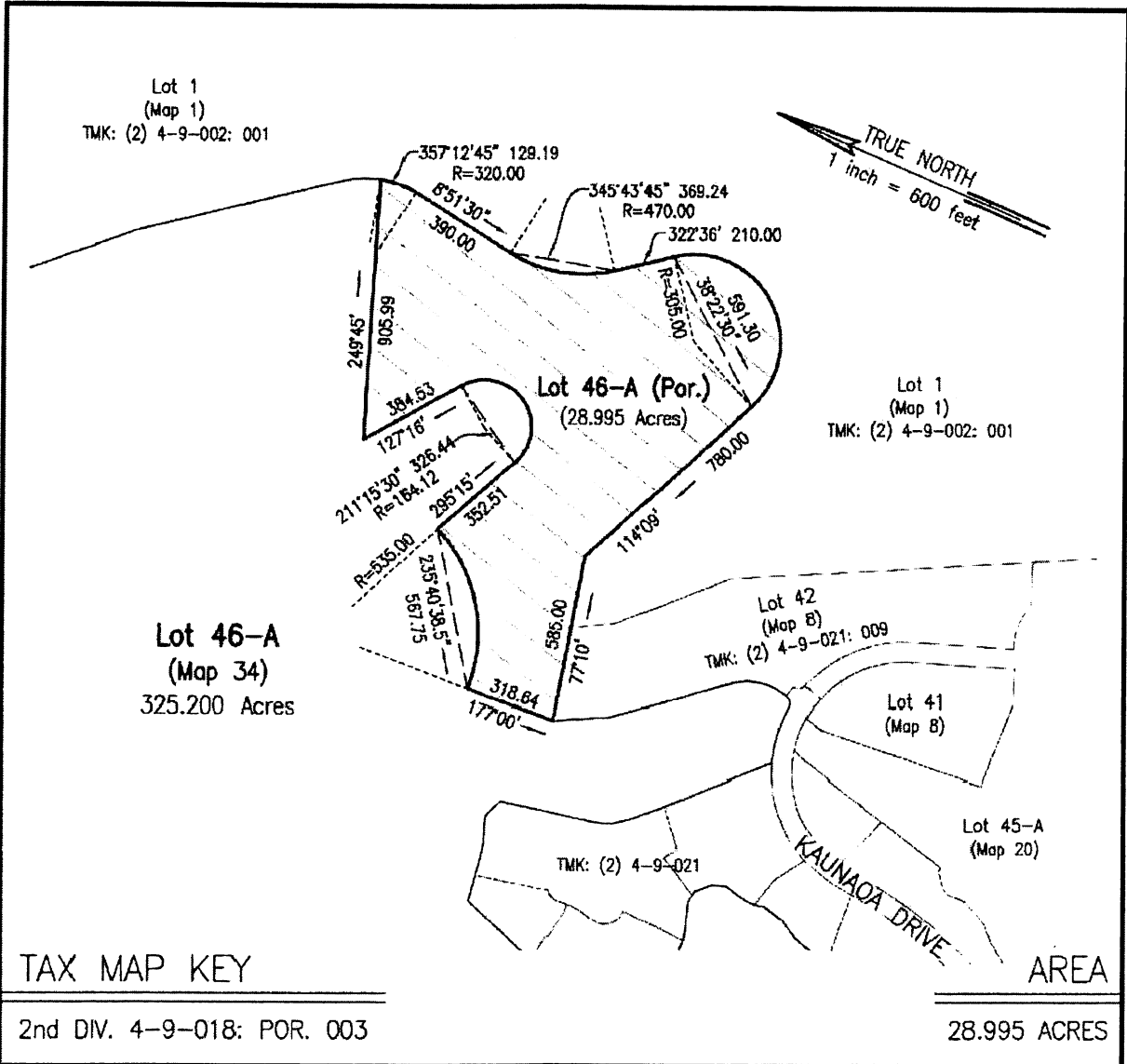
AREA

2nd DIV. 4-9-018: POR. 003

65.888 ACRES

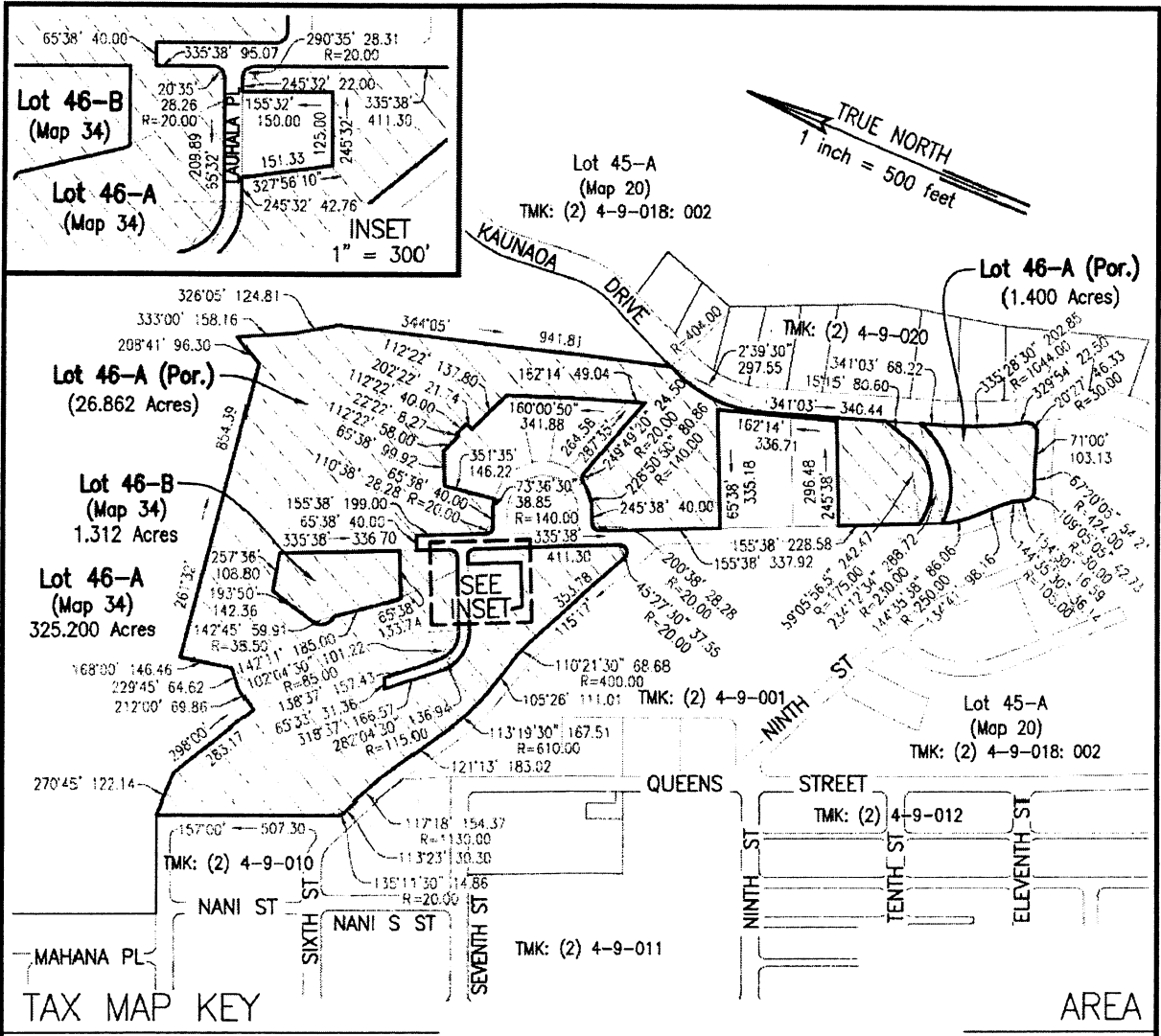
COMMUNITY PLAN MAP NO. CP-234

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
FROM PARK/GOLF COURSE TO PROJECT DISTRICT



END OF

COMMUNITY PLAN MAP NO. CP-235
 COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
 FROM PROJECT DISTRICT TO OPEN SPACE

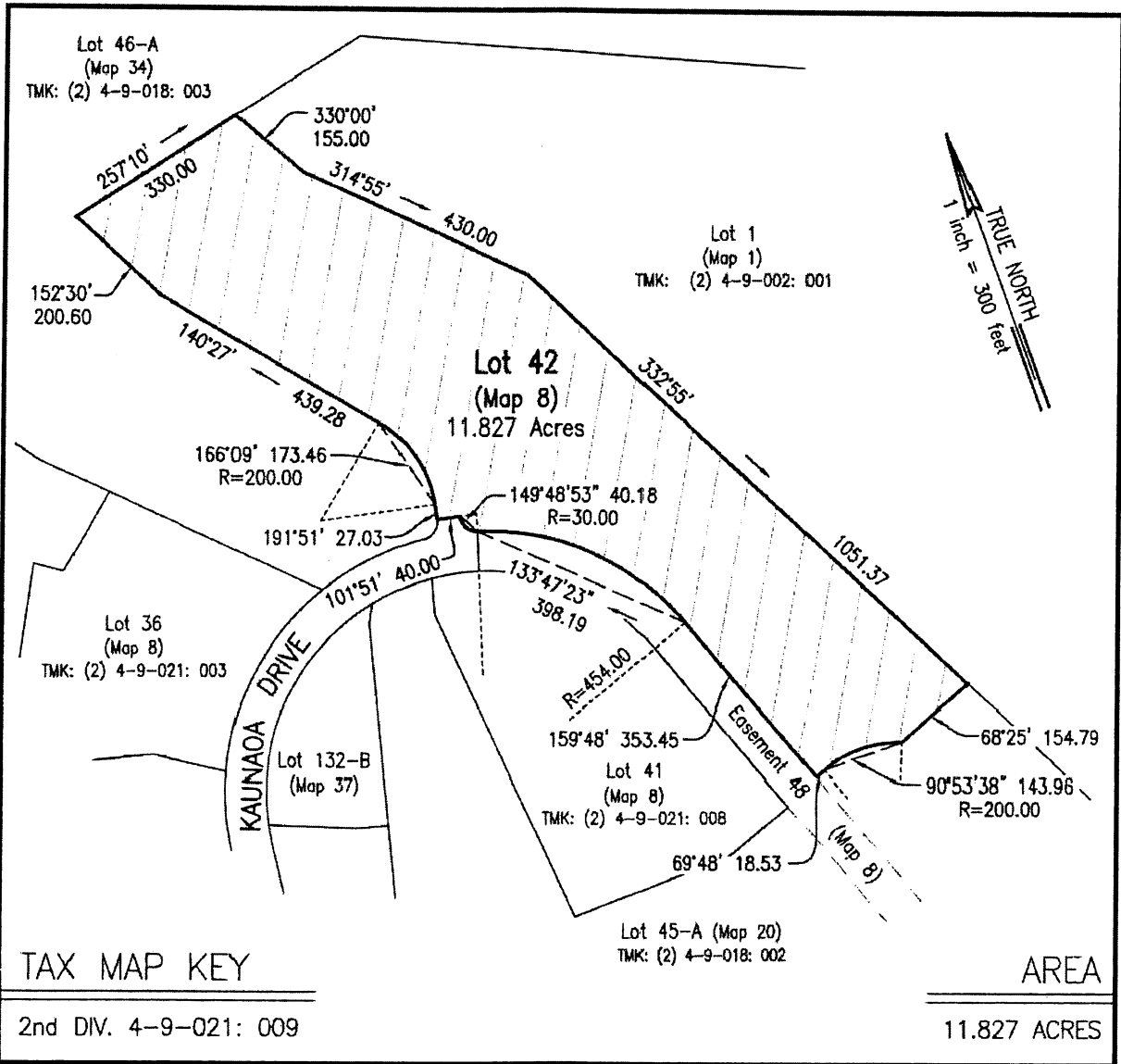


2nd DIV. 4-9-018: POR. 003
 2nd DIV. 4-9-018: 005

28.262 ACRES
 1.312 ACRES

COMMUNITY PLAN MAP NO. CP-236

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
 FROM PROJECT DISTRICT TO SINGLE FAMILY



COMMUNITY PLAN MAP NO. CP-237

COMMUNITY PLAN AMENDMENT - LANAI CITY, LANAI, HAWAII
FROM PROJECT DISTRICT TO OPEN SPACE

END OF EXHIBIT "B"

DIGEST

ORDINANCE NO. _____
BILL NO. 23, CD1 (2024)

A BILL FOR AN ORDINANCE TO AMEND THE LĀNA'I COMMUNITY PLAN FOR 268.349 ACRES LOCATED IN LĀNA'I CITY, LĀNA'I, HAWAI'I, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (PORS.); (2) 4-9-018:002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNA'I PROJECT DISTRICT 2 (KŌ'ELE))

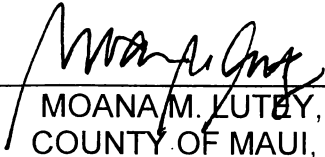
This bill proposes to grant a Community Plan Amendment for 268.349 acres of real property identified as tax map keys (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (por.), 061 (pors.); (2) 4-9-018:002 (pors.), 003 (pors.), 005; and (2) 4-9-021:009, located in Lāna'i City, Lāna'i, Hawai'i, by adding acreage, removing existing acreage, and adjusting the specific land uses within the Lāna'i Community Plan designation.

I, MOANA M. LUTEY, County Clerk of the County of Maui, State of Hawaii, DO HEREBY CERTIFY that the foregoing BILL NO. 23, CD1 (2024) was passed on First Reading by the Council of the County of Maui, State of Hawaii, on the 27th day of August, 2024, by the following vote:

AYES: Councilmembers Tom Cook, Gabriel Johnson, Natalie A. Kama, Tamara A. M. Paltin, Shane M. Sinenci, Nohelani U'u-Hodgins, Vice-Chair Yuki Lei K. Sugimura, and Chair Alice L. Lee.

NOES: Councilmember Keani N. W. Rawlins-Fernandez.

DATED at Wailuku, Maui, Hawaii, this 28th of August, 2024.



MOANA M. LUTEY, COUNTY CLERK
COUNTY OF MAUI, STATE OF HAWAII

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk, County of Maui, for use and examination by the public.