$\qquad$

BILL NO. $\qquad$ (2019)

> A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 3061 (2002), WAILUKU-KAHULUI COMMUNITY PLAN AND LAND USE MAP, FROM PROJECT DISTRICT 5, SINGLE-FAMILY, AND AGRICULTURAL TO WAIKAPU COUNTRY TOWN (WCT) FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII

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

SECTION 1. Pursuant to Chapter 2.80B, Maui County Code, the Wailuku-Kahului Community Plan and Land Use Map is amended for certain parcels of land situated at Wailuku, Maui, Hawaii, from Project District 5, Single-Family, and Agricultural to Waikapu Country Town (WCT), as identified in Table 1, comprising 495.905 acres, and more particularly described in Exhibit "A," which is attached hereto and made a part hereof, and in Community Plan Maps CP-426, CP-427, CP-428, CP-429, CP-430, and CP-431, which are attached hereto as Exhibit " B " and made a part hereof.

Table 1

| COMMUNITY PLAN AMENDMENT |  |  |  |
| :--- | :---: | :---: | :--- |
| TMK | FROM | TO | ACRES |
| (2) 3-6-004:por. of 003 | AG | Waikapu | 87.832 |
| (2) 3-6-004:por. of 003 | AG | Country Town | 48.807 |
| (2) 3-6-004:006 | PD-5 | (WCT) | 53.630 |
| (2) 3-6-006:036 | SF |  | 0.721 |
| (2) 3-6-004:por. of 003 | SF |  | 2.089 |
| (2) 3-6-005:007 | PD-5 |  | 59.054 |
| (2) 3-6-002:por. of 003 | AG |  | 243.772 |
| Total |  |  | 495.905 |

SECTION 2. Part V.A. of the Wailuku-Kahului Community Plan, adopted by Ordinance 3061 (2002), relating to Land Use Map, Land Use Categories and

Definitions, is amended by inserting the following entry to be placed at the end of the list of Land Use Categories and Definitions, to read as follows:
"Waikapu Country Town (WCT) 495.905 acres
Waikapu Country Town is intended to provide the urban character of a traditional small town, with a diverse mix of single-family, multi-family, and rural residences; park land; open space; commercial and employment uses; and an elementary or intermediate school to create a "complete community." Pedestrian and bicycling infrastructure that includes sidewalks, separated multi-use pedestrian paths and trails, traffic calming along neighborhood and collector roadways, and interconnected networks of parks and open spaces shall be integrated into the community design to create a walkable and bikeable community.

The town includes prime agricultural lands south and west of the growth boundaries. The agricultural lands to the south of the growth boundary, encompassing 877.5 acres, are to be preserved in perpetuity through an agricultural or conservation easement. The remaining agricultural lands, encompassing approximately 280 acres, are located mostly to the west (mauka) of the growth boundaries and may be subdivided into a total of five agricultural lots.

The rural lots mauka of Honoapiilani Highway are to be developed using a Conservation Subdivision Design. The design shall provide uninterrupted walking and bicycling trails, preserve mauka and makai views, and protect environmentally sensitive lands along the Waikapu Stream and mauka of the rural subdivision."

Planning Standards:

| Dwelling Unit and <br> Rural Lot Count | $\frac{\text { Up to } 1,433 \text { residential units, plus up to } 146 \text { accessory }}{\text { dwelling units. Up to } 80 \text { rural lots, on which there may }}$ <br> be 1 residential unit and 1 accessory dwelling unit. |
| :--- | :--- |
| Residential <br> Product Mix | 25 percent to 50 percent of the residential units shall be <br> multi-family units. |
| Parks and Open | A diversity of park types and open space elements shall <br> be provided in a manner that is consistent with the <br> proiect's zoning and design guidelines." |

SECTION 3. New material is underscored. In printing this bill, the County Clerk need not include the underscoring.

SECTION 4. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:


Department of the Corporation Counsel County of Maui
pslu:misc:030abill01d:jgk/jsr

## DPSCRIPTION

## WAJKAPU HEMA L.ARCE LOT SUBDIVISION PORTION OE LOT 6

Recing a portion on' na a or Waikipu !lema l.arge Lot Subdivision, being also a portion of Cirant 3152 us Ilenry Cornwell situated in Waikupu, Wailuku, Island and County of Maui, State of Ifawnii.

Beginning at the Northeast corner of this partel on the Westerly side of I $n$ nonapilani Highway (Tederal Aid Project No 13-(i). Ihe coordinates of said point of beginning referred to (iovernment Surn ey Triangulation Stanion "I.UKF." being:

12,973.62 feet South
3,232..ic fies West
and running by arimuths measured elechivise from I rue South:

1. $4^{*} \quad 29^{\circ} \quad 30^{\circ} \quad 1,826.72$ Eectalong the Westerly side ofllonoupitiani IIIghay (Federal Aid Project No. 13-(j):
2. Inenct along same on a curve to the leli with a radius of 17.223 .80 feet, the radial acimuth from the radius point to the end of the curve being: 92" 29'015.5 the chord arimuth and distance being: $3^{\prime} 29^{\circ} 17.75^{\prime \prime} \quad 603.24$ feel:
3. $10 \mathbf{t}^{\circ} 00^{\circ} \quad 470.00$ feut along the remainder of I ot $G$ of the Waikapu Ifema large l.ot Suhdivision, being also the remainder of Cirant 3 IS2 10 Ilenry Cornwell;

| 4. | 148* | $110^{\circ}$ | 190.00 feetalung same; |
| :---: | :---: | :---: | :---: |
| 5. | $76^{\circ}$ | $000^{\circ}$ | 290.67 fet along same; |
| 5. | $106^{\circ}$ | $27^{\circ}$ | 59.10 feld alung samof |
| 6. | 178 | $110{ }^{\circ}$ | 380.00 feut along samc: |
| 7. | $206=$ | $00^{\circ}$ | 475.00 feet along shme |
| 8. | 171 | $00^{\circ}$ | 100.00 Seet along same |
| 9. | 102: | 00* | 760.00 feel along saine |


| 10. | $72^{\circ}$ | $00^{\circ}$ | 60.00 |
| :--- | :--- | :--- | :--- |
| feet along same; |  |  |  |
| 11. | $102^{\circ}$ | $00^{\circ}$ | 339.87 feet along same: |
| 12 | 195 | $00^{\circ}$ | 287.57 feet along same: |

1.3 Thence along same on a curve to the left with a ratius of $1,500.00$ feet. the chord arimuth and distance being: $174^{\circ} 00^{\circ} \quad 1,075.10$ feel;

If. $153^{\circ} 00^{\circ}$
107.13 feet along sume:
15. 243 $0100^{\circ}$
367.00 feet along same:

1f. Thence along f ot 2 of the llawaii 'frupical Plantation Suhdivision, heing alsis remainder of Grame 3152 to Henry Cornsell on a curve to the kell with a radius of $400(.00$ feet. the churd acimuth and distance being: $309^{\circ} 52^{\circ} \quad 30^{\prime \prime} \quad 314.19$ feel;
17. $286-15^{\circ}$
1.430.00 fect along same to the point of beginning and contuining an area of 87,8.32 Aeres.

This work wats prepared by me or under iny supervision.


172| Wili Pal.ınp, Suite 203
Wniluku, I Gawuii 96793
Na:ch 5. 2018

$11 \%$

## DESCRIPTION

## WAIKAPU HEMA LARGE IOT SLBDIVISION PORTION OF LOTC 6

Being a portion of l.on 6 ol Waikapu Hema l.arge l.on Subdivision, being also all of Royal Pitent 4948. l.and Commission Award 2577, Apasa 3 to Hakiki and being also portions of Rojal Pdtent 3131. Land Commission Award 1048, Apana 2-3 to Napailoi, Ruyal Patent 3138, Land Commission Award 2394, Apana 1 to Kacha. Cirant 1844 to J. Sjlva, and Cirant 1844. Apanal w J. Silva sillated in Waihapu, Wailuku. Island and Cumbls of Maui. State of lawaii.

Begiming at the Southeast comer ul this pareet. the conrdinates of said point of beginning relerted te Ciovemment Survey 'Triangulation Station "L.UKI:" being:
11.154.99 feet South
4.938 .21 feet West
and running by arimuths measured clockwise Irom Truc South:

| 1. | 101: | 00 | 320.00 | feet along the renainder of l.ot 6 of the Waikapu Hema I arge l.ol Suhdivision, heing alsu the remainders of Gramt 1844, Apana 1 to J. Syiva. Royal Patent 3131, I.and Commission Award 1048. Apana 2-3 10 Napailoi. and Grant 1844 lo S. Sylva: |
| :---: | :---: | :---: | :---: | :---: |
| 2 | $100^{5}$ | $00^{\circ}$ | 215.00 | leet along the remainder of $1.0 t 6$ of the Waikapu Ilema Large Iot Subdivision, being also the remainders ot Grant 1844, ^pana 110 J . Şlya, , and Granl 1844 to J. Sylva;; |
| 3. | $120^{\circ}$ | $00^{\circ}$ | 450.00 | feet along the remaindur of los o of the Waikapu Hema l.arge l.ot Subdivision, being also the remainder of Cirant 1844 to J. Sylva: |
| I. | $45^{\circ}$ | $00^{\circ}$ | 480.100 | fiet along same: |
| 5. | $1+8{ }^{3}$ | $100^{\circ}$ | 409.00 | feet along same; |
| 6. | 159 | 019 | 400.00 | feet along same: |
| 7. | $175^{\circ}$ | 010 | 220.00 | feei along same; |
| 8. | $179^{\circ}$ | $00^{\prime}$ | 750.00 | feel along same: |
| 9. | $271{ }^{\circ}$ | $00^{\circ}$ | 1,235.00 | fect along same; |



## DESCRIPTION

## HAWAII TROPICAL PLANT'ATION SUBUIVISION <br> l.ot 2

Being all of I ol ? of Hawaii'I ropical Plantation Subdivision, being also all of a Polima. Ruyal Podent 3131. I.and Commission Award 10,481, Apana 1, Mahtele I In Napailui, Royal Patent 3142. Iand Conmmision Award 11.022. Apana 6 to Walhineendii, Rnyal Patent 3148. I.and Commishion Award 10.160, Apana I to Mahoc, Ruyal Patent 3156, Land Commission Award 3527. Apana 1 to Kamohai, Royal Paleat 6374, I.and Commissitu Award 0324, Apana 2 to Keakini and heing alse partioms of Royal Patent 498, I . .und Commission Award 236-I. Apana 1 to Charles Copp, Rosal Puteal 3130 . Land Commission Avard 8874. Apana I to Kancac. Royul Pateme 4014, l.and Commission Award 5774, Apana 2 to Kaii, Royal Patent 4115 , land Commission Aluard 3221. Apann 3 to Opunua, (irant 1844. Apanal to J. Sylva, Grant 1844, .Ipana 2 to J. Sjlva, Grant 2060) to Kani, Grant 2069 to Kani, Grant 3013 to J. Boardmana and (irant 3152 tu Ilenry Cornwell situaled in Waikapu. Wailuku, Island and County or Maui. State of lanvaii.

Beginning at the Sutherly curner of this pareel on the Westerly side of Itonoapiilani lighway (I edstal Aid Project Nu. I3-(i), the courdinates oll sujil point of beginning referred to (msernment Survess "I riallealation Station "I.UKl:" being:

> 13.973.62 feet South

3,232.36 Fiet West
und running by azimulls measured cluckivise from True South:

| 1. | $106^{\circ}$ | $45^{\circ}$ | 1.430.00 | feet ulong 1.016 or the Waikapu I Iemal I.nrge-l.ot Subdivision, being also the remainder of (irant $3 \mid 52$ ul Ilenry C:ornwell: |
| :---: | :---: | :---: | :---: | :---: |
| 2 | Tho |  | rve to th | a right with a radius of 400.00 leet, the chord arionulh and distance being: <br> $141^{\circ} 56^{\circ}$ <br> 460.96 fect: |
| 3. | 177* | 07 | 1.460.00 | feet along loot 6 of the Waikapu lema Large-1 ot Subdivision, lwing also the remainders or Cirant 3152 io Ilcury C'ornwell. Graut 1844, Apana 2 tu J. Sylva, and Girunt 1844. Apana I to J, Syla a: |
| 4. | 200 | 3.3 | 506.14 | feet along l.ot of of the Waikapu I lema large-I.ot Sublivision, being ulso the remainder of (irant 1844. Apanti It J. Sylva; |


| 5. | 2910 | $45^{\circ}$ | $30^{\circ}$ | 58.59 | feet alung l.ut 6 of the Waikapu Hema Large-I. 0 t Subdivision. being also the remainder Grant 1844, Apana I lo J. Sylva; |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 6. | 305 | $13^{\circ}$ |  | 264.12 | See along L.ot 6 of the Waikapu Hema 1 arge-l.on Subdivision, being also the remainders of (iramt 1841. Apana I to J. Sylva and Royal Patent 4014. 1 , and C'ommission Award 5774, Apana 2 to Kaai; |
| 7. | 227* | $10^{\circ}$ |  | 111.05 | fet along lot 6 of the Waikapu Ilema Large-1 ot Subdivision, being also the remainder of Royal Pateme 1014, I and Commission Award 5774. Apana 2 to Knai; |
| 8. | 2360 | $10^{\circ}$ |  | 17.4? | leet alung the remainder ol Royal Patent 4014. I and Commissiun Award 5774, Apana 2 to Kaai: |
| 4. | $2.32^{\text {c }}$ | .10 |  | 81.911 | feet ulong same: |
| 111. | 13.3- | $20^{\circ}$ |  | 41.00 | Feet alung same: |
| 11. | 154' | $32^{\circ}$ |  | 79.57 | lieet along Ros al Patent 4115 , 1. and Commisision Award 3224, Apana 5 in Opunui: |
| 12. | $2.11{ }^{\circ}$ | \$1 |  | 99.68 | Feet nlong (irant 2069, Apana 2 in Kaai; |
| 13. | 2.4.0 | $45^{\circ}$ |  | 84.50 | feed nlong Ruyal Patent 6223, Land Counmissionn Award 3526, Apalla I to Kekuaheewale: |
| 14. | 235 | 29 |  | 68.00 | Feet along the Cimant 1713 to John Ross: |
| 1.5. | 307 . | $20^{\circ}$ |  | 10.00 | fied atong the remainder of Royal Patent 4115 , Land (:ommission Award 3224, Apana 3 in Opunui, |
| 16. | 225.7 | 010 |  | 19.78 | Teet along Royal Patent 4115, Land (ommission Award 3224. Apana 3 w Opmul: |
| 17. | $325^{*}$ | $3{ }^{\circ}$ | 08* | 318.50 | leet alune Royal Patent 4115 , 1 and Commission Aivard 3224 , Apana 3 tn Copunui and Royal Patent 4122. Land Commission Award 3.397, Apana 1-2 to Puhi; |
| 18. | $233^{4}$ | 33' |  | 58.58 | feet along Royal Patent 4122, Land Commission Award 3397, Apana 1-2 to Puhi; |


| 1\% | $321^{\circ}$ | 27 | 53.55 | fett along L.ot 4 of liawaii Tropical Plimation Plantation Subdivision. being also along Royal Patem 4014, I.and Commission Auard 5774. Apuna 2. to Kana; |
| :---: | :---: | :---: | :---: | :---: |
| 30. | 287* | $40^{\circ}$ | 152.19 | feet ulong same: |
| 21. | 28.4 | $30^{\circ}$ | 120.100 | lect along same; |
| 22. | $32^{\circ}$ | $10^{\circ}$ | 88.31 | \{eet along 1.013 of the llawaii Tropical Plantation Subdivision, heing also along the remainder of Royal Paten 498, 1.and Commission Award 236-1, Apana 1 to Charles Copp: |
| 23. | $16^{\circ}$ | $50^{\circ}$ | 209.100 | feet along same; |
| 24. | $25^{\circ}$ | $20^{\circ}$ | 195.00 | feel along same: |
| 2.5. |  |  |  | right with s radius of 230.00 feet, the chord azinnuth and distance beirte: <br> $55^{\circ} 12^{\circ} 30^{\circ} \quad 229.13$ ferec; |
| 23. | $85^{\circ}$ | $05^{\circ}$ | 1.35 .00 | licet along same: |
| 27 | Thene |  | 6374. L. | and Commissiun Award 9324, Apana 2 to Keahini. along the remainders of Royal Putent 4014. Land ('ommissiun Avard 5774, Apana 2 to Kaai and Rnyal Patent 3130.1 and Commissiun Alvard 8874. ^pana I to Kaneae on a curve to the lefl with a radius of 151.00 fect, the chord aaimuth and distunce buing: $49^{\circ} 17^{\circ} 30^{\prime \prime} \quad 176.62 \text { feet; }$ |
| 28. | $13^{\circ}$ | $30^{\circ}$ | 243.00 | fext along the remainder of Girant 2069 to Kaui: |
| 30. | $26^{\circ}$ | $15^{\circ}$ | 539.50 | feet along samu; |
| 30. | 205 | 35 | 142.26 | feet along samc; |
| 31. | $5>$ | $10^{\circ}$ | 285.10 | feet almong remainaler of Girunt 21169 to Kasi and (irmnt 2960 to l3oardman; |
| 32. | $75^{\circ}$ | 100 | 91.001 | Feet alung the remainder of Ciran 2960 to l3oardman |
| 33. | $346^{\circ}$ | $40^{\circ}$ | 40.001 | fout along same: |

$\begin{array}{llll}\text { 34. } & 35 t^{\circ} & 00^{\circ} \\ 35 & 286^{\circ} & 45^{\circ} \\ & & \\ 36 . & 4^{.} & 29^{\circ} & 30^{\circ}\end{array}$

1721 Wili la l.oup. Suite 20.3 Hiailuhu. Hawaii K67! .Nurch 5, 2018
302.0.3 fect along same:

1,319.23 feet alung remainders of Grant 2960 to J. Buardman. Grant 3152 to I Jenry Cornwell, ind Cirant 3043 to J. Boardintul?
(151.86 lieet along the Westerly side of l lonnapiilani Ilighway (I.A.P. No. $13-(\mathrm{i})$ to the puint uf beginning and containing an arca ol 53.630 Acres.

This work was prepared by me or under my supervision.


ICiKUMGTO I:NGINE:RRING. JVC'.


Miclace lí. Silra
I.icunsed Professiunal I and Surveyor Cortilicate Number 12960 license liapins: 4/30/18

## DESCRIPTION

PORTION OF LOT 6
OF WAIKAPU IIEMA LARGE-LOT SUBDIVISION AND TAX MAP KFY (2) 3-6-006:036

Being a portion of l.ol 6 of Waikapu llema Large-l.on Subdivision, being also all of land Cumutission Award 3.3.37. Apena 4 to Naanaa and heing also partions of Royal Patent 3124. I and ( ©ommission $\wedge$ ward 2f(1). Apana I and 5 to Porpoes. Royul Patent 3150 . I.and Commissiun Award 5551. Apana 2 11 Kickun, Royal Patent 4014, Land Commission Award 5774, Apana 2 tu Kial and Cirant 1844, Apana I to J. Syiva situnted in W'aikapu, Wailuku, Island and Cownty of Mami. state oll lawaii.

Beyinning at the North cormer of this partel, the ectordinates of said point of hegianing referted w (int crament Survey Tritugukain Station "LDKk:" being:

9,791.73 feet South
7.611.04 feel West
and ruming by arinuths measured clochuise from True South:

| 1. | . $112^{\circ}$ | $57^{\circ}$ |  | 197.60 | Fiet along Royal Pratent 3156. I and Commissian Avard 3527. Apanal 3 to Kaalata; |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 2. | 25\% | $42^{\circ}$ |  | 38.90 | feet along (irant 1712, Apana 2 to lhas; |
| 3. | 2880 | 27 |  | $35.61)$ | fex nlong same: |
| 4. | 19 | 27 |  | 41.60 | feet along Ruyal Patent 3141, Land Commission Auard 3523. Apana 3 w Kulahouha and Rusal Patent 4115 , Land Commission Award 3224. Apana 5 to Opunui: |
| 5. | 34.3: | $54{ }^{\circ}$ |  | 177.06 | fict ulong Royal Patent 4115, 1, and Comnission Award 322t, Apana 5 to Opunui. |
| 6. | $3+3 \%$ | $56^{\circ}$ | $30^{\circ}$ | 28.411 | feel along simme: |
| 7. | 286" | $310^{\circ}$ |  | 21.10 | feet ulung same; |
| 8. | $221{ }^{\text {c }}$ | $50^{\circ}$ |  | 75.90 | feet along samm; |
| 9. | $313^{\circ}$ | 210 |  | 40.00 | feet along lot 2 of the IJwaii Tropical Plantation Subdivision, being also the remainder of Royal Palent 4014, land Commission $\Lambda$ ward 5774, Apana 2 to Kani; |
| Waikapu Hema L,arge-Lol Subdivision, Yor. of I.at 6 andI ax Map Key (2) 3-6-6)06:036 <br> Page 1 of 2 Pages |  |  |  |  |  |


13. $111^{\circ} \quad 45^{\circ} \quad 30^{\circ}$
11. 142" $26^{\circ} \quad 23^{\circ}$
15. $186^{\circ \prime}$ 5-3
16. $210^{\circ} \quad 100^{\circ}$
$17!1$ Wili Pa l cop. Suite 203
Wailuku, I lawaii 9674,
March 5. 2018
81.90 feet alung sanse;
47.221 feet along same:
111.95 feet along same:
204.12 fect along L.ot 2 of the Hawaii Tropical Plantation Subdivision, being also the remainders of Royal Patent 4014. land Commission Award 5774, Apana 2 1u Kani and Cirant 1844, Apana I to J. Sylva:
58.59 feet along I.at 2 of the Hawaii I ropical Plantation Subdivision, being also the remainder Grant 1844, Apman ItoJ. Sylva;

1-13.95 Feed along the remaindes Ion 6 of the Waikapu I lema 1 arge-f of Sublivisitus, heing also the remainder of Girant 1844, Apana I to I. Sylva;
74.99 Fect alung same:

106,90 feet along the remninder 1 on of of the Waikapu I lemu Large-Lul Subdivision, heing also the remainders of Grant 1847, Apana 1 to J. Sylva, Rayal Patent 3150, L.and Commission Award S55I, Apana 2 to Kehua. and (irant 1704 to Opunui tu the point of hegioning and conlaining an arca of 2,810 Acres.

This work was prepared by me or under my supervision.


FUKUMYTO I:NGINIII:RINE, INC'.

michael li.. Silva
Licensed Professional I and Surbeyor
Certificate Number 12960
l.icense l:xpires: 4/30/18

W'aikapu Hema I arge-l.ot Subdivision, Por, of Lot 6 and

## DESCRIPTION

## HLAWAII TROJICAL PLANTATION SUBHIVVISION LOT 3

 1.W. Cileasur: Grunt 23+1? to 1:. Bal: Rnyal Putent 324, I and Cummission Auurd 455. Apana 2 to Ilita: Royal Palent 401F, Land Commission Award S774, Apana 4 to Kuai; Royal Patent 31.30, l.and Commission Alward 8874. Apana 3 to Kaneac: I, and Commission Award 46i2. Apana 2 io Atuhuha: Ros al Palent 037t. I, and ('ommission Award 5324. Apana 2 to Keakini; Royal Patent 3130. I, and Cimmission Award 8874. Apana 2 io Kanceac; Royal l'atent 3139. I.and Commission Iward 491. Apama 2 10 Howsuhine: Grant 2747, Apuna 2 to E. Bal: Royyul Patent 3139. Iand Commission Award 491, Apana I In Itoowahinc: I.and Comnission Award 462, Apanal 1 to Mathuka: Ruyal Pallent 3156, L.and ('nmmission Award 3527, Apana I to Kamohni; Royal Palent 3134. Land Commission Award 491, Apana 3 to IInowahine: Grant 1146 to Antonio Syiva: Kusal Patent 41. I.and Commission Auard 416, Apana I to John Crowder, Royal l'alent 41. l.and Conmission Award $\$ 16$, Apana 2 lo John Crowder; and being also portions of Grant 2904 to John Crouder: (irant 3 IS2 to Ilenry Corinu ell; Cimant 3043 to J. Buardmant; Grant 2960 to J. Broardman; Girant 2069 to Kati; Kuyal Palent 3130, Iand Commission Avard 8874, Apana 1 tu Kuncale: Rusal lident 4014, Land C'ommission Award 5774 . Apana 2 to Kani: Reyal Patent 498. I mad Commiassion Awarl 2 3 $6-1$, Apanal to Charles Copp situated in Waikapu. Wailuku, Island and County of Wani, State oll lawaii.

Beyiming at the Norithealerly corner of this pareel un the Westerly side of Honoupiilani Highuin) (Federal did Project No. 13-(i). the cuordiustes of said pnint of heginning referred in cionernmem Survey Triangulation Station "I. (IKI:" being:
10.850 .15 feel Siouth

### 2.816.41 feed Wesi

und ruming bs afimuths menatred slockwise from litue South:
 on a curve to the right with a radius of 13.242 .70 leet, the radial adimuth from the rodjus puint to the beginning of the curve being: $287^{\circ} 35^{\circ} 07^{\prime \prime}$ : the radial azimuth from radius point to the end of the curve heing: 287 $13^{1} 13^{\prime \prime}$;
and the chord azimuth and distence heing:
$15^{\prime \prime} 54^{\circ} 18.5^{\prime \prime} \quad \cdot 563.99$ feet:

| 3. |  |  |  | re to th | iefl with a radius of $2,899.93$ fect, the chord azimuth and distance being: $10^{\prime} 51^{\prime} 30^{\prime \prime}$ <br> 643.15 feet: |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 4. | $4^{3}$ | $29^{\circ}$ | $30^{\circ}$ | 16.10 | feet ulong same: |
| 5. | $1116^{\circ}$ | $45^{\circ}$ |  | 1.319.23 | feet along l.ot 2 of llawaii Tropical Plantation Subdivision, being also the remainders of (irant 3043 to J. Boardman, Grant 2960 to J, Buardnian. and Crant 3152 to Henry Comwell: |
| 6. | $174^{\circ}$ | $100^{\circ}$ |  | 302.03 | fect alung l.ot 2 of Hawaii 1 ropical Plantation Subdivision, being also the remainder of Crant 2960 to J. Muardnran; |
| 7 | $1680^{\circ}$ | $40^{\circ}$ |  | 40,00 | feet alung same; |
| 8. | 255* | $10^{\circ}$ |  | 91.010 | ferl along samc; |
| 9. | 185 | $10^{\circ}$ |  | 285.00 | tect along Loot 2 of lawaii Tropical Plantation Suhdivision, being also the remuinder to Grant 2901J w J. Boarimun; |
| 10. | $115^{\circ}$ | $55^{\circ}$ |  | 142.26 | feel along Lot 2 of Hawaii Trupical Plantalion Subdivision being also the remainder to (iram 200) to Kaai; |
| 11. | $200^{\circ}$ | 15' |  | 539.50 | feet along same; |
| 12. | 193 ${ }^{\circ}$ | $30^{\circ}$ |  | 243.00 | feer along same; |
| 13. | Thence along l.an 2 of lawaii Tropical Plantation Subdivision, being also the remainder, of Grant 206') In Kaui. Ruyal Patent 3130, Land ( 1 mmission Award 8874, Apanal Itu Kaneac, and 1,and Commission Award 5774. Apana 2 to Kaai on a eurve to the right with a radius of 151.00 Feet. the chord arimulh and distance foing: $229^{\circ} 17^{\prime} 30^{\circ}$ <br> 176.62 lect; |  |  |  |  |
| 14. | $26.5{ }^{\circ}$ | $05^{\circ}$ |  | 125.00 | feet along 1.ot 2 or Hawaii Tropical Plantation Subdivision, being also the remainder Royal Palent 498, 1.and Commission Award 236-1, Apaita I to Charles Copp: |


| 15. | Thence along same on a curve to the left with a radius of 230.00 fect. the chord azimuth and distance being: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  |  |  |  | $23.5^{\circ} 12^{\circ} 30^{\circ} \quad 229.13$ feel: |
| 16. | 2050 | $20^{\circ}$ | 195.10 | feet along sume: |
| 17. | 1960 | $50^{\circ}$ | 209.00 | feet along same: |
| 18. | $212^{5}$ | $10^{\circ}$ | 88.31 | feet alung same: |
| 17. | $283^{\circ}$ | $30^{\circ}$ | 208.78 | feet along l.ol 4 ol llavaii Tmpical Plameation Subdivision, being also the remainder ol Royal Patent 1014. I and C'ommission Auard 5774. Apans I to Kaai: |
| 20. | $301 *$ | $30^{\circ}$ | 195.00 | feet along loot 4 of llawail 7 ropical Plantation Suldiv ision, being also the renainder of Ciran 3152 w) llenry Cornuell: |
| 21. | 276: | $46^{\circ}$ | 57.80 | Iect along Grunt 3152 to Ilenry Cornwell: |
| 23. | $\ddagger$ | $14^{\circ}$ | 160.90 | Feet along Ruyal l'aten 102, Land Commission Award 432 to Anthony Sylva: |
| 23. | 3.97 | $105^{\circ}$ | 61.610 | leel alung same: |
| 24. | 354* | 18 | 33.54 | leet aliong samu; |
| 25. | 86. | (11) | 63.90 | leed along Lot 12 of the Walkupu It ract, being alsa the remainter of Rojal Patent 102, Land Commission Award 432 to Anthony Syl心a: |
| 26. | $351{ }^{\circ}$ | $55^{\circ}$ | 40.00 | leet alung same; |
| 27. | 359 $=$ | $66^{\circ}$ | 4.55 .70 | Feet alung l.ot 13. [.ot 14, I.ut 15, Lat 8. and ()ioli Place of W'aikapu l'raci, being also along Rujal Patent 102, Land C:mmission Award 432 to Anthong Sylva; |
| 28. | 344 ${ }^{1}$ | $25^{\circ}$ | 172.20 | feet along tot 8. Olo Place, and l.ut 7 of Walkupu Itact, being also along Cirant 1515 to Antunio Sylva: |
| 29. | 274* | $00^{\circ}$ | 232.20 | feet along I.ot 7. Lot 6. Lot 5, L,ot 4, J.ot 3 or Waikapu Tract, being also along Girant 1515 to Antonio Sylva: |

30. $\quad 246^{\circ} \quad 49^{\circ}$

1721 Wili Pa l.oup. Suite 203 Wailuku, Hawnii 96793 March S. 2018
138.12 fett along loot 2 of the Waikapu Iract, being also alung the remainder ol' Cirant 2904 to Jolin Crouder tu the point of heginning and containing an area of 59.054 Acres.

7 lis work was prepared by ne or under my supervision.


FIKUMGTO LEAGLAFRRINE. INC.

I.ibensed Prolessional I.and Surveyor

Certificate Number 12960
l.icense Fxpirss: $4 / 30 / 18$

WにI

## DESCRIP'TON

## WAIAI.F: PARK (I,ARGF-LOT) SUBDIVISION POKTION OF LOT 2

Being a portiou of 1 an I of Waiale Park (Iarge-I.nt) Subdivision, being also portions of' Koyal Patent 324, Land Commissiun Award 455 to I lant. Land C:ommission Award 411 to Pounui. (irant 2747 to fiugene Bal, and Grumt 3152 whenry Cornwell situated in Waikapu, Inland and County of Mavi, State of Hawaii.

Beginning at the Southerly corner of this parcel un the Easterly side of I Honuapiilani llighnay (liederal Aid Pruject .... 13.G), the courdinates of said puint of beginning referred to (iuvernment Survey Triangulation Staion "LJK't:' being:

### 15.360). 51 feet Sound

3,339.81 Feen Wess
and running by waimuths incasured clochwise from True Sumh:

1. I hence almg the lasierly side of Ilonoupillani llighuay (Federal Aid Projecl No. 13-(i) on a curve to the riglt with a radius of 17, li3, \$0 feet. the nuclial arimuth from the radius point w the beginning of the curve heing: 92 ${ }^{\circ} 37^{\circ} 04.2^{\prime \prime} ;$ and the chord azimuth and distante being: $183^{\circ} 33^{\circ} 17.1^{\prime \prime}$
560.98 feet:
$\begin{array}{lllll}3 . & 184^{\prime \prime} & 29^{\prime} & 30^{\prime \prime} & 2 .\{94.86 \\ \text { feet along sama; }\end{array}$
2. Thente aloung same on a curve to the right with a radius of 2.829 .93 fect, the chord aimuth und distance being: $190^{\circ} 51^{\circ} 30^{\prime \prime} \quad 627.63$ fect:
3. $197^{\circ} 13^{\circ} \quad 30^{\circ} \quad 296.94$ fect almg same;
$5 \quad$ lhence aleng same on a curve to the Iell with a radius of 12.312 .70 feel, the radial whinuth from the radius point to the enud of the curve being: $280^{\circ} 59^{\circ} 15^{\circ}$ : and the chord m.imuth and distanec being: $194^{\circ} 06^{\prime} 22.5^{\prime \prime} \quad 1.339 .76$ feel:
4. $280^{\circ} \quad 48^{\circ} \quad 30^{\circ} \quad 88.20$ feet along the remainder of Land Commission Award 411 to Poonui;
5. $192^{\circ} 04^{\circ} \quad 89.20$ fiet along same;

6. Thence along same on a curve to the lef with a radius of 458.00 feet, the radial arimuth
from the rucius point to the beginning of the curve being: $57^{\circ} 54^{\prime} 40^{\prime \prime}$;
the radial asimuth from the radius point to the end of the curve being: $35^{n} \quad 24^{\circ}$ :
and the chord a\%imuth and distance being: $316^{\circ} 39^{\circ} \quad 20^{\circ} \quad 178.79$ fect:
7. Thenee along same on a curve to the left with a radius of $\mathbf{0 0 8} .00$ feet, the radial arimuth from the radius point to the heginuing of the curve being: $35^{\circ} 24^{\circ}$;
the radial wimuth from the radius point to the end of ${ }^{*}$ the curve being: $7^{\circ} 26^{\prime} 10^{\prime \prime}$ : and the chord azimuth and distance being: $291^{\circ \prime} 25^{\circ} 05^{\prime \prime} \quad 1.18 .84$ fret;
8. Thence along same on a carve to the left with a radius of 610.00 feet, the radial asimuth from the radius point to the beginning of the curve being: $7^{n} 26^{\circ} 10^{\circ}$; the radial akimuth from the radius point to the end of the curve being: $351^{\circ} 33^{\prime} 30^{\prime \prime}$; and the chord urimuth and distance being: $269^{\circ} 29^{\circ} 50^{\circ} 168.50$ fert:

25 Thence along same on a eurve to the right willa a radius of 198.00 leet, the radial avinnuth flum the radius puint to the beginning of the eurve being: $171^{\circ} 33^{\prime} 30^{\prime \prime}$ : the radial arimuth from the radius point to the end of the eurve heing: $197^{\circ} \quad 21^{\circ}$ : and the choud aximuth and distance being: $274^{\prime \prime} 27^{\circ} 15^{\circ} \quad 88: 38$ feet;
20. $287^{\circ} 21^{\circ}$
73.41 fect along sime:
27. Thence alung the remainder of 1 .ot 2 and along Lon 1 of the Waiale Park (Large-I.nt) Suhdivision, being also the remainder Grant 3152 to lienry Cornwell on a curve to the left wilh a radius of $3,960.00$ feet, the radial arimulh from the radial point to the beginning of the curve being: $106^{\mathrm{n}} 12 \cdot 21^{\prime \prime}$ and die chord azimuth and distunce being: $10^{\circ} 53^{\prime} 40.5^{\prime \prime}$
733.12 feet:

# 1,498.28 feet along Lot I of the Waiale Park (Large-Lot) Subdivision, being also the remainders of Grant 3152 to Henry Cornwell and Grant 2747 to Eugene Bal; 

29. Thence along Lot 1 of the Waiale Park (Large-Lot) Subdivision, being also the remainders of Grant 2747 to Eugene Bal and Grant 3152 to Henry Cornwell on a curve to the right with a radius of $5,040.00$ feet, the chord azimuth and distance being:
$13^{\circ} 16^{\prime} \quad$ 1,347.68 feet;
30. $20^{\circ} \quad 57^{\prime}$
521.33 feet along Lot 1 of the Wajale Park (Large-Lot) Subdivision, being also the remainder of Grant 3152 to Henry Cornwelf;
31. Thence along same on a curve to the right with a radius of $1,800.00$ feet, the chord azimuth and distance being: $28^{\circ} 37^{\prime} 57^{\prime \prime} \quad 481.26$ feet;
32. $126^{\circ} \quad 18^{\prime} 54^{\prime \prime}$
80.00 feet along the remainder of Lot 2 of the Waiale Park (Large-Lot) Subdivision, being also the remainder of Grant 3152 to Henry Cornwell;
33. Thence along same on a curve to the right with a radius of $1,720.00$ feet, the chord azimuth and distance being: $64^{\circ} 19^{\prime} 57^{\prime \prime} \quad 1,615.91$ feet;
34. $92^{\circ} 21^{\prime} \quad 163.44$ feet along same;
35. Thence along same on a curve to the right with a radius of 40.00 feet, the radial azimuth from the radius point to the end of the curve being: $92^{\circ} 37^{\text {r }} 04.2^{n}$;
and the chord azimuth and distance being: $\begin{array}{llll}137^{\circ} & 29^{\prime} & 02.1^{\prime \prime} & 56.70 \text { feet to the point of }\end{array}$ beginning and containing an area of 243.772 Acres.


1721 Wili Pal Imp. Suite 203 Wailuku. Ilanaii 96793 March 5. 2018


DATE: 03/11/2019
TAX MAP KEY

## COMMUNITY PLAN MAP NO. CP-426

COMMUNITY PLAN AMENDMENT - WAIKAPU, MAUI, HAWAII FROM AGRICULTURAL TO WAIKAPU COUNTRY TOWN



DATE: 03/11/2019
TAX MAP KEYS
AREA
T.M.K.: (2) 3-6-004:006
53.630 ACRES

## COMMUNITY PLAN MAP NO. CP-428

COMMUNITY PLAN AMENDMENT - WAKAPU, MAUI, HAWAII FROM PROJECT DISTRICT 5 TO WAKAPU COUNTRY TOWN




ORDINANCE NO.
BILL NO. 43 (2019)

## A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 3061 (2002), WAILUKU-KAHULUI COMMUNITY PLAN AND LAND USE MAP, FROM PROJECT DISTRICT 5, SINGLE-FAMILY, AND AGRICULTURAL TO WAIKAPU COUNTRY TOWN (WCT) FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII

This bill proposes to amend the Wailuku-Kahului Community Plan and Land Use Map from Project District 5, Single-Family, and Agricultural to Waikapu Country Town (WCT) for 495.905 acres situated at Wailuku, Maui, Hawaii, and identified for real property tax purposes as TMK: (2) 3-6-004:por. of 003, (2) 3-6-004:006, (2) 3-6-006:036, (2) 3-6-005:007, and (2) 3-6-002:por. of 003.

I, JOSIAH K. NISHITA, County Clerk of the County of Maui, State of Hawaii, DO HEREBY CERTIFY that the foregoing BILL NO. 43 (2019) was passed on First Reading by the Council of the County of Maui, State of Hawaii, on the 9th day of August, 2019, by the following vote:

AYES: Councilmembers G. Riki Hokama, Natalie A. Kama, Alice L. Lee, Michael J. Molina, Tamara A. M. Paltin, Shane M. Sinenci, Yuki Lei K. Sugimura, Vice-Chair Keani N. W. Rawlins-Fernandez, and Chair Kelly T. King.

NOES: None.
DATED at Wailuku, Maui, Hawaii, this 30th of August, 2019.


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.

