

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: October 10, 2016

From: PCDD Staff

To: Planning Commission

Re: P 16-11 Final Plat of a Minor Subdivision on Whale Island

GENERAL INFORMATION

Applicant: David Russell

Property Owner: John Williams

Property Address: Whale Island

Legal Description: Lot 2 Tract A US Survey 3556

Parcel ID Number: 4-9141-000

Size of Existing Lot: 5.16 acres

Zoning: General Island

Existing Land Use: undeveloped

Utilities: Municipal electric available

Access: via water

Surrounding Land Use: undeveloped

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve the final plat

ATTACHMENTS

Attachment A: Aerial Vicinity Map

Attachment B: Vicinity Map

Attachment C: Zoning Map

Attachment D: Site Photos

Providing for today...preparing for tomorrow

Attachment E: Proposed Plat
Attachment F: Current Survey
Attachment G: Application
Attachment H: Deed
Attachment I: Mailing List
Attachment J: Proof of Payment

BACKGROUND

In 1959, Whale Island was subdivided into six lots. The owner of lot 2 now wishes to subdivide his 5.16 acre lot into three lots. He plans to sell two lots to David Russell and keep one lot for his own use.

PROJECT DESCRIPTION

The proposed subdivision would divide one lot into three lots. The current lot is 5.16 acres. The proposed lots would be 87,097 square feet, 86,970 square feet, and 50,412 square feet. The lots are all in excess of General Island's 1 acre minimum lot size.

No new easements are shown on the proposed plat. All three lots abut the ocean, giving each water access. Municipal electricity is available on Whale Island, while municipal water and wastewater are not.

Staff have directed the applicant to make minor administrative changes to the prior approved preliminary plat to account for new information received from DNR. Specifically, any reference to trails, easements, and access across lot 1 be removed. Further, any easements across any other lots outside of Lot 2 and the lots subject to this specific subdivision either be removed or provide the legal support for those easements.

Title 21 Subdivision

Plats that create no more than 4 additional lots shall comply with Chapter 21.12, Minor Subdivisions. The concept plat will be discussed at the first Planning Commission hearing, with the final plat to be considered at the second hearing.

ANALYSIS

Project/Site: The proposed lots are in excess of the minimum size requirements, and all lots have ocean access. The subdivision would create the opportunity for the development of two additional residential and/or recreational properties.

Traffic: Three lots may result in increased boat traffic when compared to one lot.

Parking: Lot sizes are ample to provide the required two parking spaces per property.¹ Residents may not have cars on the property, as it is an island.

Noise: Lots are large, which should provide sufficient sound buffers.

¹ Section 22.20.100.G.1—Residential Uses

Public Health or Safety: No known impacts.

Habitat: No known impacts.

Property Value or Neighborhood Harmony: The proposed lots are adequately sized and should not negatively impact neighboring property values.

Comprehensive Plan:

The proposal is consistent with the Comprehensive Plan section 2.4.1, which states, "To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations" by making additional secluded rural residential lots available for development.

FINDINGS:

Staff recommends the following findings:

- 1) That the proposed minor subdivision complies with the comprehensive plan by providing for the development of additional housing options.
- 2) That the minor subdivision would not be injurious to the public health, safety, and welfare.

RECOMMENDATION

It is recommended that the Planning Commission adopt the PCDD staff's analysis and move to approve the final plat of the minor subdivision of Lot 2 Tract A US Survey 3556.

RECOMMENDED MOTION

- 1) Move to approve the findings 1) that the proposed minor subdivision complies with the comprehensive plan by providing for the development of additional housing options; and 2) that the minor subdivision would not be injurious to the public health, safety, and welfare.
- 2) Move to approve final plat of a minor subdivision of a portion of Whale Island, also known as Lot 2 Tract A US Survey 3556 subject to the attached conditions of approval. The request is filed by David Russell. The owner of record is John W. Williams.
 - a. The City is a part to all easements and noted on the plat.
 - b. All easements comply with the Sitka General Code
 - c. Appropriate maintenance, use, and access agreements for all plated easements be noted on the plat before final recording

Middle Channel

Island

Beardslee
Island

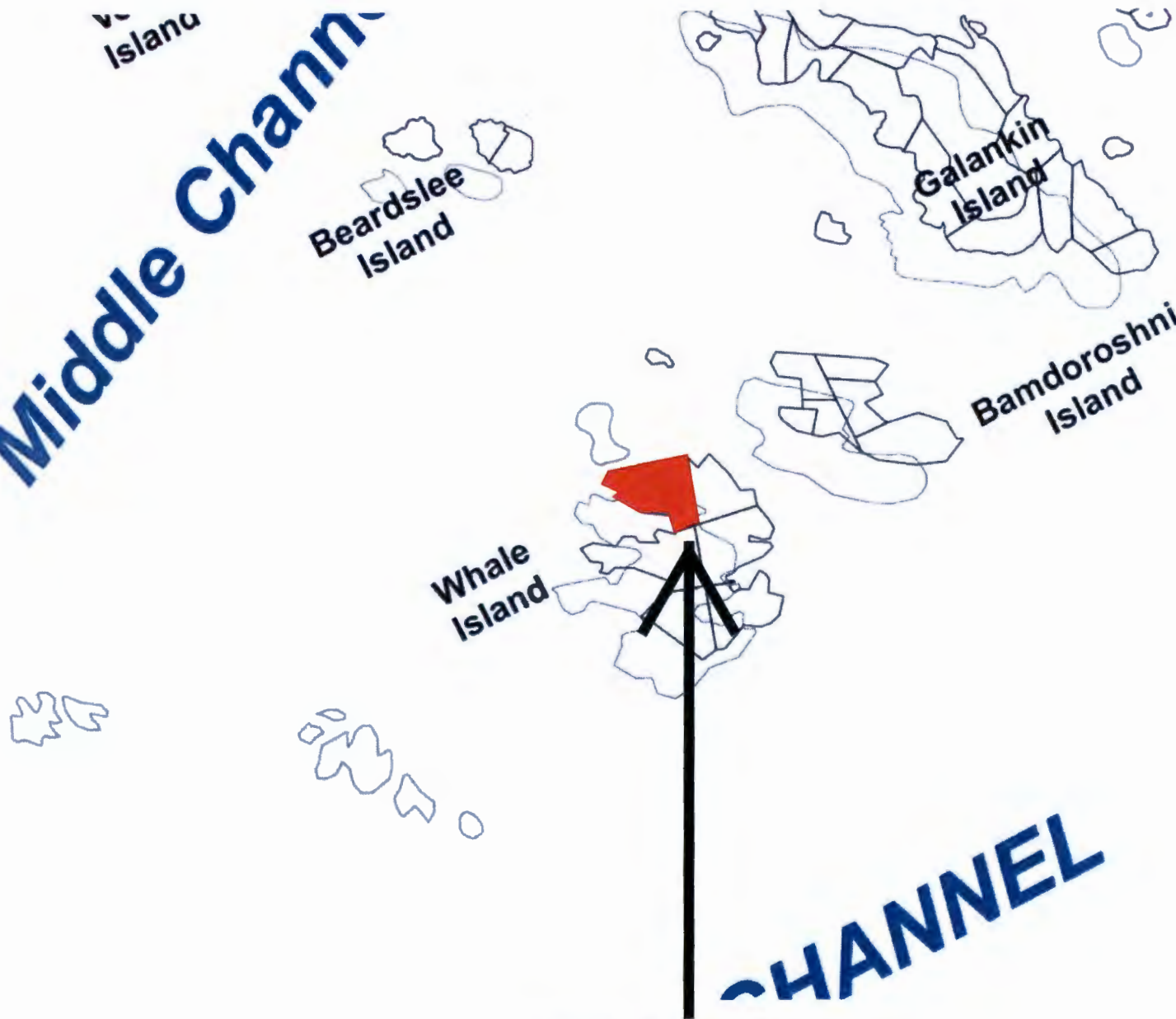
Galankin
Island

Bamdooroshni
Island

Whale
Island

CHANNEL

Russell for Williams
Minor Subdivision
Whale Island





City & Borough of Sitka, Alaska

Selected Parcel: 0 WHALE ISLAND ID: 49141000

Printed on 8/9/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>

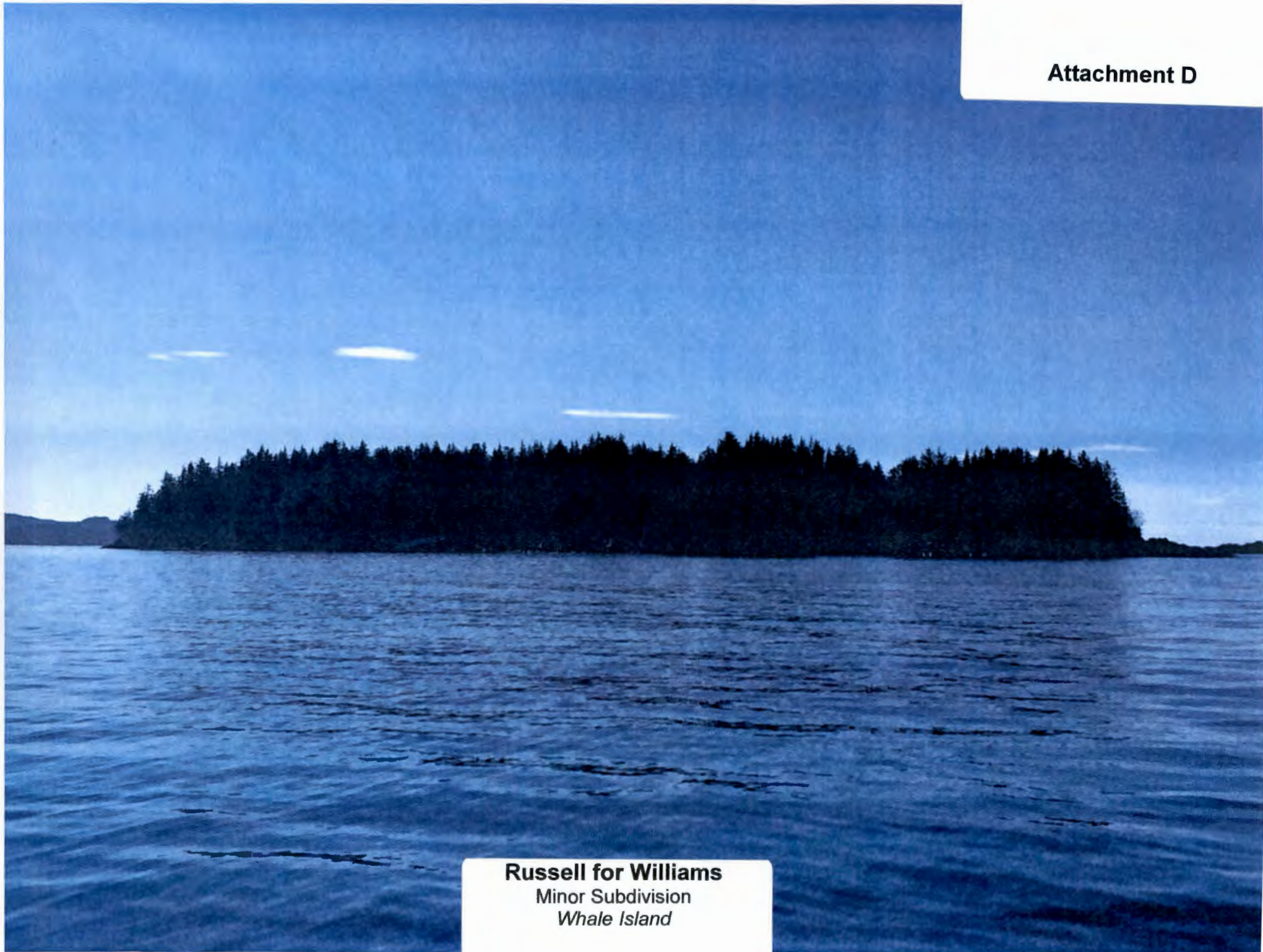
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1000 ft



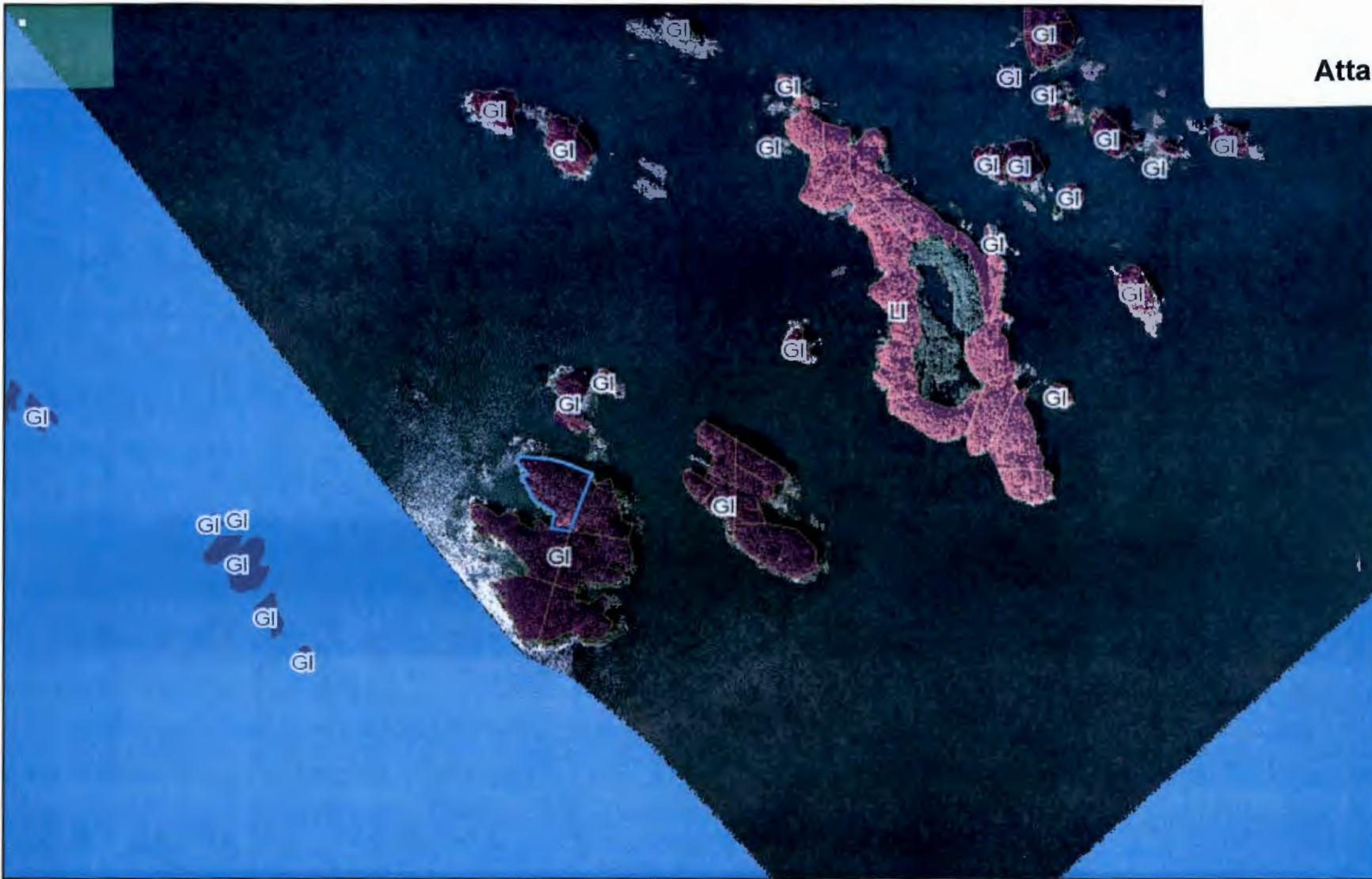
MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Russell for Williams
Minor Subdivision
Whale Island



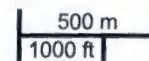
Russell for Williams
Minor Subdivision
Whale Island



City & Borough of Sitka, Alaska

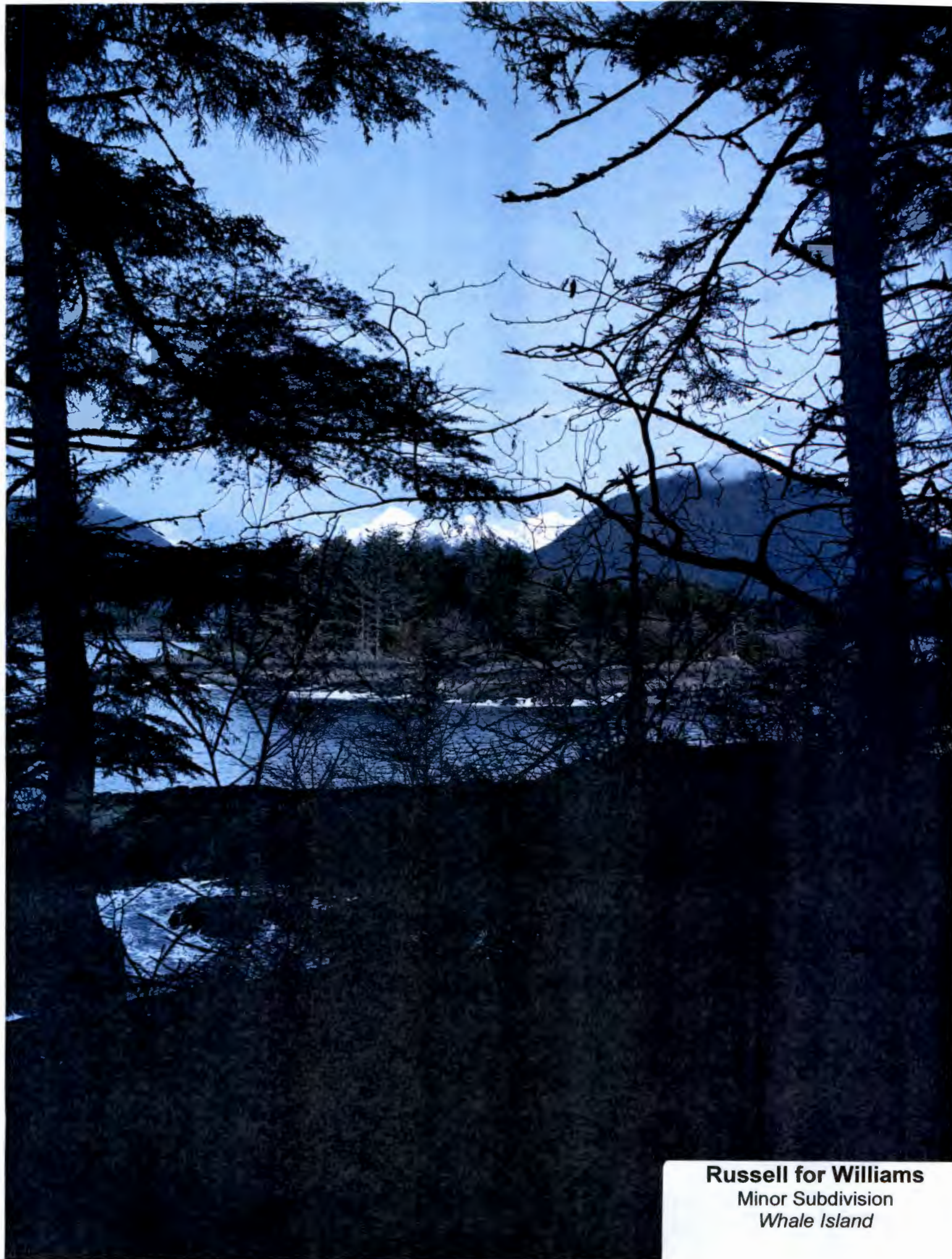
Selected Parcel: 0 WHALE ISLAND ID: 49141000

Printed on 8/9/2016 from <http://www.mainstreetmaps3.com/ak/sitka/internal.asp>



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Russell for Williams
Minor Subdivision
Whale Island



Russell for Williams
Minor Subdivision
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Russell for Williams
Minor Subdivision
Whale Island



Russell for Williams
Minor Subdivision
Whale Island

LEGEND

- CL.O. 2 1/2" BRASS MONUMENT AUXILIARY MEANDER CORNER RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN

SURVEYED
 UNSURVEYED
 BEAM TRAIL
 SURVEY TRAIL
 TYPICAL SECONDARY MON
 5/8" REBAR, 36" LONG
 2" ALUM CAP
 1/2" ALUM CAP
 1/2" ALUM CAP

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF
 N13°25'00"W FROM A FOUND 3" BRASS MONUMENT BEING THE
 ANGLE CORNER OF TRACT K TO A FOUND 3" BRASS MONUMENT
 BEING THE ANGLE CORNER OF TRACT N AS SHOWN ON RECORD
 PLAT NO. 91-9

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND
 DESCRIBED HEREIN AND THAT I HEREBY ADJUST THIS PLAT OF SUBDIVISION WITH
 DUE CARE AND DILIGENCE, AND THAT I DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS
 AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

Date: _____, 2016

Name: _____
 JOHN W. BEAN
 SITKA, ALASKA 99835

NOTARY'S ACKNOWLEDGEMENTS:

UNITED STATES OF AMERICA
 STATE OF ALASKA

I, _____, TO CERTIFY THAT ON THIS _____ DAY OF _____, 2016
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF
 WASHINGTON, D.C. COMMISSIONED AND SHOWN PERSONALLY APPEARED,

KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED
 THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
 (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE
 USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE
 FIRST AUTHENTICATED

Notary Public for Alaska
 My Commission Expires _____



2 1/2" BRASS CAP
DETAIL "A"



2 1/2" BRASS CAP
DETAIL "B"

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND
 REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED UNDER
 MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS
 ARE CORRECT AS SHOWN AND THAT ALL EASEMENTS AND RIGHT OF WAYS
 APPEARING ON THE LAND ARE AS SHOWN.

Date: _____



| |
|--------------------------------------|
| DRAWN BY: GOM Graphics |
| CHECKED BY: JWB |
| DRAWING DATE: 11-07-2016 |
| FIELD BOOK: |
| SCALE: 1"=100' |
| JOB NO.: 517-6013-WHALES-5 LOTS 2A-C |
| REVISED: |
| DATE: |

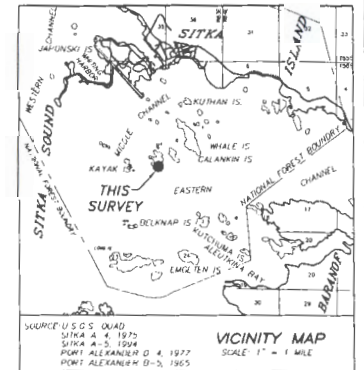


J.W. BEAN
 PROFESSIONAL SURVEYOR
 1073 AMERICAN CIRCLE
 JUNEAU, ALASKA
 (907) 784-0900
 SURVEYOR - PLANNER

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS
- THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMING THE TRUE BOUNDS OF THE TRACT THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN IS FOR AREA COMPUTATIONS ONLY, WITH THE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

100' 0' 200'
 Scale in feet



CERTIFICATION STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS, OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF _____, AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES, ASSESSED AGAINST SAID LANDS, IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 2016 WILL BE DUE IN OR BEFORE _____, 2016.

DATED THIS _____ DAY OF _____, 2016

ASSESSOR CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS REQUIRED IN MINUTE BOOK _____, PAGE _____, DATED _____, 2016, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX OFFICIO RECORDER, SITKA, ALASKA.

DATED THIS _____ DAY OF _____, 2016

MAYOR

CITY & BOROUGH CLERK

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF _____, ALL OWNERS OF RECORD, AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LOTS ASSESSED AGAINST SAID LANDS IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2016.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

A PLAT OF
 LOTS 2A, 2B & 2C
 U.S. SURVEY NO. 3658
 A RE-PLAT OF
 LOT 2
 U.S. SURVEY NO. 3658
 WITHIN SITKA BOROUGH, ALASKA
 SITKA RECORDING DISTRICT - SITKA, ALASKA

Attachment F

U. S. SURVEY
No. 3556, ALASKA

Situated
In
SITKA LARGO NEAR SITKA, ALASKA

Approximate Geographic Position
Latitude $57^{\circ}01' N$. Longitude $135^{\circ}20' W$.

Survey No. 3556 embraces 6 island tracts,
numbered A through F, for a total area of
50.13 acres.

Executed By

Robert G. Pickering, Cartographic Survey Aid

September 24 to October 4, 1957

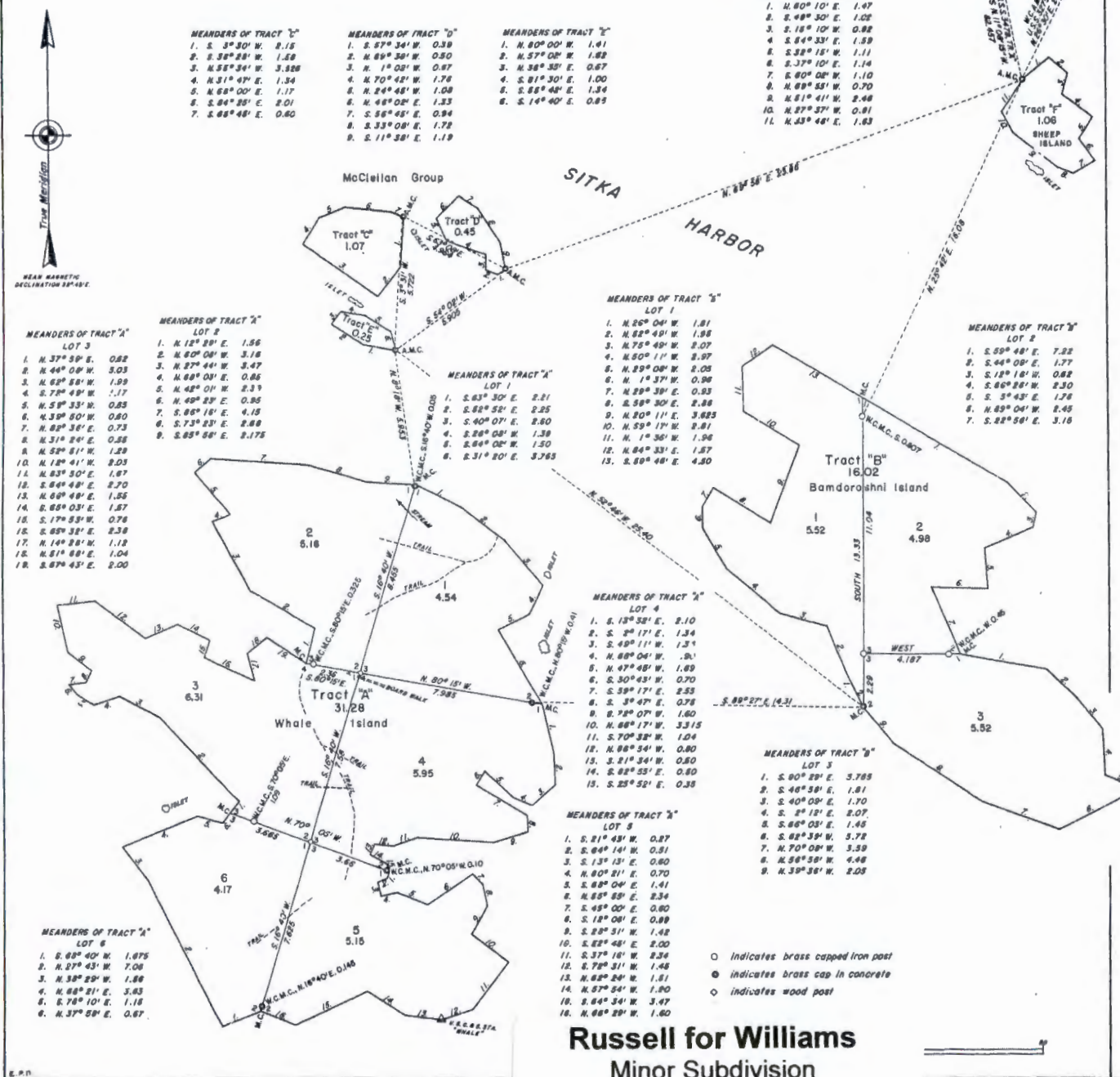
Special Instructions Dated
September 23, 1957
and Approved September 24, 1957

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. July 7, 1959

This plat is strictly conformable to
the approved field notes, and the survey,
having been correctly executed in accordance
with the requirements of law and the
regulations of this Bureau, is hereby
accepted.

For the Director

Carl G. Harrington
Cadastral Engineering Staff Officer



Russell for Williams
Minor Subdivision
Whale Island

○ indicates brass capped iron post
● indicates brass cap in concrete
◇ indicates wood post



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐

VARIANCE

☐

CONDITIONAL USE

☐

ZONING AMENDMENT

☒

PLAT

BRIEF DESCRIPTION OF REQUEST: A minor subdivision of one 5.16 acre lot, designated as lot two (2) Tract A, US Survey 3556 Whale Island into ^{three} ~~two~~ lots designated Lot 2A (1.16 Acres) will be retained owner, John W. Williams and lot 2B (4 Acres) is being sold to David Russel

PROPERTY INFORMATION:

CURRENT ZONING: _____ PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: John W. WilliamsPROPERTY OWNER ADDRESS: 102 Ocean View Drive, Sitka, AKSTREET ADDRESS OF PROPERTY: Whale Island Lot 2APPLICANT'S NAME: David RusselMAILING ADDRESS: PO Box 2501EMAIL ADDRESS: duckmh@aol.com DAYTIME PHONE: 738-2261

PROPERTY LEGAL DESCRIPTION:

TAX ID: 4-9141-000-000-0000 LOT: 2 Tract A BLOCK: _____ TRACT: Whale IslandSUBDIVISION: _____ US SURVEY: 3556

OFFICE USE ONLY

| | | | |
|-----------------------|--|--------------|--|
| COMPLETED APPLICATION | | SITE PLAN | |
| NARRATIVE | | CURRENT PLAT | |
| FEE | | PARKING PLAN | |

Russel for Williams
Minor Subdivision
Whale Island

REQUIRED SUPPLEMENTAL INFORMATION:

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat
- ☐ Topographic information (If Pertinent to Application)
- ☐ Landscape Plan (If Pertinent to Application)
- ☐ Drainage and Utility Plan (If Pertinent to Application)
- ☐ Parking Plan (For Conditional Use Permit)
- ☐ Floor Plan (For Conditional Use Permit)
- ☐ Three (3) copies of concept plat (For Plat)
- ☐ Plat Certificate from a title company (For Plat)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.

John W. Williams

Owner

06/06/2016

Date

Applicant (if different than owner)

Date

Russell for Williams
Minor Subdivision
Whale Island

Topography Comments:

Whale Island's lot 2B offers the buyer, David Russell, ideal home sites for future island living. First, nearly his entire 4 acres is sheltered from the winter's south winds yet still has nice southerly exposure for those sunny days. The several building sites have level ground for building, overlook a private cove and have wonderful views of Mt Edgecumbe with one offering views of Mt. Verstovia and the Three Sisters behind Sitka. Water frontage is well over 400 meters and offers several possible dock location too. An area near the center of David's Lot 2B is a levelled region -levelled for R and R for troops during WWII. --- Possibly a volleyball court or perhaps for tennis. In addition a large water tank was built there that supplied the many Quonset houses on the island. A historic road was made to access this region as well as the rest of the island. Lot 2B has several distinct regions-all separate and private.; The first is on the end of the NW peninsula and I call it the "view region" with its lighthouse view of the surroundings---Then follows the upland portion with its levelled section with small pond that could be made into a nice lake for water supply or simply enjoyment. Both lots overlook a private inlet to their south as mentioned. Each region being independent with my segment of 1.16 acres in a valley with its unfinished house and an old unused mill site. Surprising to have these level regions on one of Sitka's scenic islands. That is the reason I purchased my lot in 1985 and have enjoyed living there between my world sailing adventures. I'm sure David and his wife will be a fine neighbors and be pleased with the lot's 2B's unique topography.

John Williams

Russell for Williams
Minor Subdivision
Whale Island

Statutory Warranty Deed

Attachment H

THE GRANTOR JOHN A. WETTELAND

for and in consideration of Ten and no/100 (\$10.00) Dollars

in hand paid, conveys and warrants to JOHN W. WILLIAMS

whose address is P.O. Box 214, Sitka, Alaska 99835

the following described real estate, situated in the Sitka Recording District,
First Judicial District, State of Alaska.

Lot Two (2), Tract A, U.S. Survey No. 3556

Subject to easements, restrictions and reservations of record, if any.

Dated this 9th DECEMBER 1985 day of

John A. Wetteland
John A. Wetteland (SEAL)

OREGON
STATE OF ~~ALASKA~~ } ss.
Judicial District
County of MARION)

On this day personally appeared before me John A. Wetteland

to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the

uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of DECEMBER 1985.

Kenneth Burman
Notary Public in and for the State of ~~Alaska~~ Oregon
My Commission Expires: 7/30/86.

Russell for Williams
Minor Subdivision
Whale Island

This Space Reserved for Recorders Use

85-2770
On

AFTER RECORDING MAIL TO:

Lot Two (2), Tract A, U.S. Survey No. 3556

Subject to easements, restrictions and reservations of record, if any.

Dated this 9th DECEMBER 1985 day ofJohn A. Wetteland

John A. Wetteland

(SEAL)

OREGON
STATE OF ~~ALASKA~~Judicial District } ss.
County of MARION

On this day personally appeared before me

John A. Wetteland

to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this

9thday of DECEMBER 1985.Kenneth SurmanNotary Public in and for the State of ~~Alaska~~ Oregon
My Commission Expires: 7/30/86.

This Space Reserved for Recorders Use

8 5-2 7 7 0

800RECORDED-FILED
SITKA REC.
DISTRICT

DEC 31 10 09 AM '85

REQUESTED BY STALADDRESS SITKA

AFTER RECORDING MAIL TO:

Filed for Record at Request of:

Russell for Williams
Minor Subdivision
Whale Island

Parcel ID: 49140000
**AK MENTAL HEALTH TRUST
ALASKA MENTAL HEALTH TRUST
3601 C ST, STE 880
ANCHORAGE AK 99503**

Parcel ID: 49141000
**JOHN WILLIAMS
C/O TRACY WOLFE
*WILLIAMS, JOHN, W.
102 OCEANVIEW ST
SITKA AK 99835**

Parcel ID: 49142000
**TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415**

Parcel ID: 49143000
**BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835**

Attachment I

Parcel ID: 49140000
AK MENTAL HEALTH TRUST
ALASKA MENTAL HEALTH TRUST
3601 C ST, STE 880
ANCHORAGE AK 99503

Parcel ID: 49141000
JOHN WILLIAMS
C/O TRACY WOLFE
*WILLIAMS, JOHN, W.
102 OCEANVIEW ST
SITKA AK 99835

Parcel ID: 49142000
TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415

Parcel ID: 49143000
BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835

P&Z Mailing
October 7, 2016

Russell for Williams
Minor Subdivision
Whale Island

Attachment I

Parcel ID: 49140000
AK MENTAL HEALTH TRUST
ALASKA MENTAL HEALTH TRUST
3601 C ST, STE 880
ANCHORAGE AK 99503

Parcel ID: 49141000
JOHN WILLIAMS
C/O TRACY WOLFE
*WILLIAMS, JOHN, W.
102 OCEANVIEW ST
SITKA AK 99835

Parcel ID: 49142000
TRIST/DOUG & D.
PATTERSON/MCKEAG
MCKEAG, DOUG &
DIANNE/PATTERSON, T.
16275 SW CORMORANT CT
BEAVERTON OR 97007-8415

Parcel ID: 49143000
BRENT/VALERIE EDWARDS
EDWARDS, BRENT & VALERIE
706 SIRSTAD ST
SITKA AK 99835

Russell for Williams
Minor Subdivision
Whale Island

P&Z Mailing
September 9, 2016

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: _____

To: *David Russell*

ACCOUNT # 100-300-320-3201.002

PLANNING & ZONING

| | |
|---|--------------|
| Variance..... | |
| Conditional Use Permit..... | |
| Minor Subdivision..... | <i>50.00</i> |
| Major Subdivision..... | |
| Zoning Map Change..... | |
| Zoning Text Change..... | |
| Lot Merger..... | |
| Boundary Line Adjustment..... | |
| General Permit..... | |
| Appeal of Enforcement Action (Pending)..... | |
| Other..... | |
| Sales Tax..... | <i>3.00</i> |
| TOTAL..... | <i>53.00</i> |

Thank you

Russell for Williams
 Minor Subdivision
 Whale Island