

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

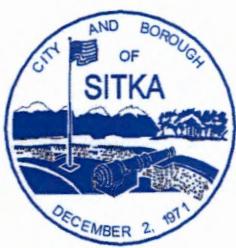
Final Minor Subdivision Plat – Mountain View Phase III Subdivision

Case No: P 17-01
Proposal: Minor Sub. of Tract 1B into 4 lots
Applicant: Jeremy Twaddle, Managing Partner for Mountain View Estates, LLC.
Owner: Mountain View Estates, LLC.
Location: 180 Price Street
Legal Desc.: Tract 1B Mountain View Phase II Subdivision
Zone: C-2 – General Commercial Mobile Home District
Size: approx. 218,382 s.f.
Parcel ID: 30462400
Existing Use: Residential
Adjacent Use: Residential, Heavy Commercial, Mixed Use, Developed vacant lots
Utilities: Installed
Access: Price Street to Molly Lane to 20 foot wide access easement

KEY POINTS AND CONCERNS:

- Access, utilities, and area standards have been met and maintenance agreements have been and will be recorded or referenced on final plat.
- Additional Building Height Restrictions will be recorded to mitigate impacts to light, air, and privacy to northern lots (Lots 9-7) from Lots 1-3.
- Existing Trailer Sites detailed in Phase II should be detailed in this plat or removed to avoid confusion.
- All owners of any property interests in Lot 9, 10 shall be a party to all new agreements regarding access and utility easements that run across their land or legally affect their existing property interests.

RECOMMENDATION: Approve the final plat for the Mountain View Phase III Minor Subdivision subject to the attached conditions of approval.



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ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Parcel Pictures
Attachment E: Plat 92-28
Attachment F: Plat 2014-6
Attachment G: Plat 2015-7

Attachment H: Proposed Phase III Plat
Attachment I: Recorded Access and Utility
Agreement
Attachment J: Application
Attachment K: Flood Zone Map
Attachment L: Mailing List
Attachment M: Proof of Payment
Attachment N: Warranty Deed

BACKGROUND:

The Turney Burkhart Replat (Plat # 92-28) was subdivided into the Mountain View Subdivision (Plat # 2014-6, P 13-04). This created 10 lots along Molly Lane and the larger Tract 1 along Price Street inclusive of the trailer sites, with an access easement that was envisioned to benefit Tract 1. Next, Mountain View Phase II Subdivision (Plat # 2015-7, P13-04) subdivided Tract 1 into Tract 1A (approx. 29,614 s.f.) and Tract 1B (Approx. 218,382 s.f.). Tract 1A was subject to a prior variance approval and developed for commercial use. This proposal, Mountain View Phase III, is to further subdivide Tract 1B into 4 lots, with the largest lot, Lot 4, including the existing trailer sites.

PROJECT DESCRIPTION:

Request for minor subdivision of Tract 1B into 4 lots that range from 10,282 gross s.f. to 171,334 gross square feet (Lot 1: 10,282 s.f., Lot 2: 14,053 s.f., Lot 3: 22,815 square feet, and Lot 4, 171,334 s.f.). Lot 1 has a net area of 7,151 s.f. and Lot 2 has a net area of 11,395 s.f. (not including access and utility easement area). Access and utilities will be provided by an existing access and utility easement off of Molly Lane through Lots 9 and 10. A recorded easement and maintenance agreement exists to serve the benefitted lots (Ser. # 2014-000838-0).

Topographically: Lots 1-3 are significantly higher than the proposed lot 4. The proposed lots 1-3 are of even elevation. The Lots adjacent (Lots 9, 8, and 7) are stair stepped from low to high respectively.

Title 21

The purposes of the Subdivision Regulations are: to promote and protect the public, health, safety and welfare; provide for appropriate roads, streets, and access; provide for useful, adequate and convenient open space; provide for means for efficient transportation, mobility, and access; assure adequate utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying.¹

¹ SGC Section 21.04.020

A minor subdivision is applicable where the proposed plat will create no more than four additional lots or tracts and the parcels will become integral parts of adjoining lots or rights-of-ways.² The basic criteria necessary for approval are 1) No dedications are required 2) monuments exist sufficient to locate all proposed lots on site; 3) the plat includes all contiguous land under common ownership; and 4) maintenance agreements as necessary.³

The final plat shall be uniquely named, flagged 10 days prior to review, shall submit in line with the requirements of 21.32, and follow the design and improvement guidelines of 21.40.⁴

Title 22:

The minimum lot area for this zone, C-2, in general is 6,000 s.f. However, please note that Table 22.20-1, Development Standards, has several notes that have different requirements from this amount. Note 1: minimum lot area does not include access easement area; Note 6, Zero Lot Lines have different and higher requirements; Note 7 requires different amounts of area for different types of dwelling units; and Note 18 allows for lot size variances for lots with sidewalks or pathways. Further, the above type of uses are regulated under Section 22.16. Please consult the use tables and planning staff regarding how future use development may be regulated and trigger different standards.

Lot 1 has a net area of 7,151 s.f. and Lot 2 has a net area of 11,395 s.f. Both of these exceed the minimum lots area. Minimum lot widths have been exceeded.

Project Analysis

Site: Lots 1-3 are elevated above lot 4. The access easement through the adjacent lots 9 and 10 would not benefit Lot 4. Building elevations of lots 1-3 could impact adjacent northern lots; however, plat note and building height restrictions would mitigate this. Topography is such that Lots 1-3 operate independently from lot 4.

Utilities: Utilities are existing along Molly Lane and Price Street. Lots 1-3 would have access via the existing easement. Lot 4 has existing utilities connected for the existing trailer units. Prior subdivision noted requirements regarding utility improvements. Access and utility easements sizes are also met.

² SGC Section 21.12.010 (A)

³ SGC Section 21.12.010 (B)

⁴ SGC Section 21.12.030

Access, Roads, Transportation, and Mobility: Molly Lane is connected to Price Street and provides all of the major ingress and egress. There are no sidewalks provided for pedestrian access. Prior plats and this plat will also have easements secured by recorded agreements as well as having the municipality being a party to all easements.

Public, Health, Safety and Welfare: Development shall be required to comply with all Building and Engineering standards regarding construction and design. Some concern requiring clarification and perhaps amendment of plat. In phase II Tract B contained specific “trailer” site lines. In phase III, these have been referenced, but no detail shown. Staff suggest, and have conditioned the approval, for clarity and to protect the property interests of the tenants, to specify the trailer site lines in Phase III as well.

Rec, Light, Air: Access to light and air will be mitigated by building elevation restrictions.

Orderly and Efficient Layout and Development: The proposal is inline with the intent and purpose of the phased subdivision of these lots that have occurred over time.

Comprehensive Plan

The proposed final minor subdivision is in line with prior approved phases and all code, policies, and objectives of the Comprehensive Plan in that it will provide land available for development, while providing adequate size, access, and utilities.⁵

FINDINGS: Staff recommends the following findings:

- 1) That the proposed minor subdivision final plat complies with the comprehensive plan by providing for the development of additional developable property with suitable access and utilities;
- 2) That the proposed minor subdivision final plat complies with the Subdivision Code as conditioned; and
- 3) That the minor subdivision final plat would not be injurious to the public health, safety, and welfare and further that the proposed Plat Notes and Conditions of Approval protect the harmony of use and the public's health, safety and welfare.

⁵ CP Sections 2.4.19 and 2.5.7

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and findings and move to approve the minor subdivision final plat subject to conditions of approval.

RECOMMENDED MOTIONS

1) I move to find that:

- a. That the proposed minor subdivision final plat complies with the comprehensive plan by providing for the development of additional developable property with suitable access and utilities;
- b. That the proposed minor subdivision final plat complies with the Subdivision Code as conditioned; and
- c. That the minor subdivision final plat would not be injurious to the public health, safety, and welfare and further that the proposed Plat Notes and Conditions of Approval protect the harmony of use and the public's health, safety and welfare.

2) Move to approve the minor subdivision final plat of Mountain View Phase III Subdivision. This approval is subject to the attached conditions of approval. The request is filed by Jeremy Twaddle, Managing Partner for Mountain View Estates, LLC. The owner of record is Mountain View Estates, LLC.

a. Conditions of Approval:

1. All applicable subdivision regulations, including but not limited to 21.12.010, 21.12.030, 21.32.160, and 21.40, be followed and any deviations from code be corrected prior to recording of the final plat (e.g. flagging, easements, easement area details, any note language requiring minor amendment, and monumentation).
2. That the agreements regarding easements, maintenance, and building restrictions be referenced by a plat notation, and also recorded.
3. That the owners of adjacent Lot 9 and 10, if they have a property interest in the existing access and utility easements, agree and be a party to all future agreements regarding those existing access and utility easements.
4. All existing trailer site lines shall be detailed on the revised plat for the project or some form of site plan or agreement shall be recorded to secure and clarify existing tenants' property rights as they relate to trailer sites on Lot 4 (if the latter is chosen then remove the details of them from this plat).

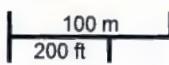




City & Borough of Sitka, Alaska

Selected Parcel: 180 PRICE ID: 30462400

Printed 2/21/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



MainStreetGIS

MainStreetGIS, LLC
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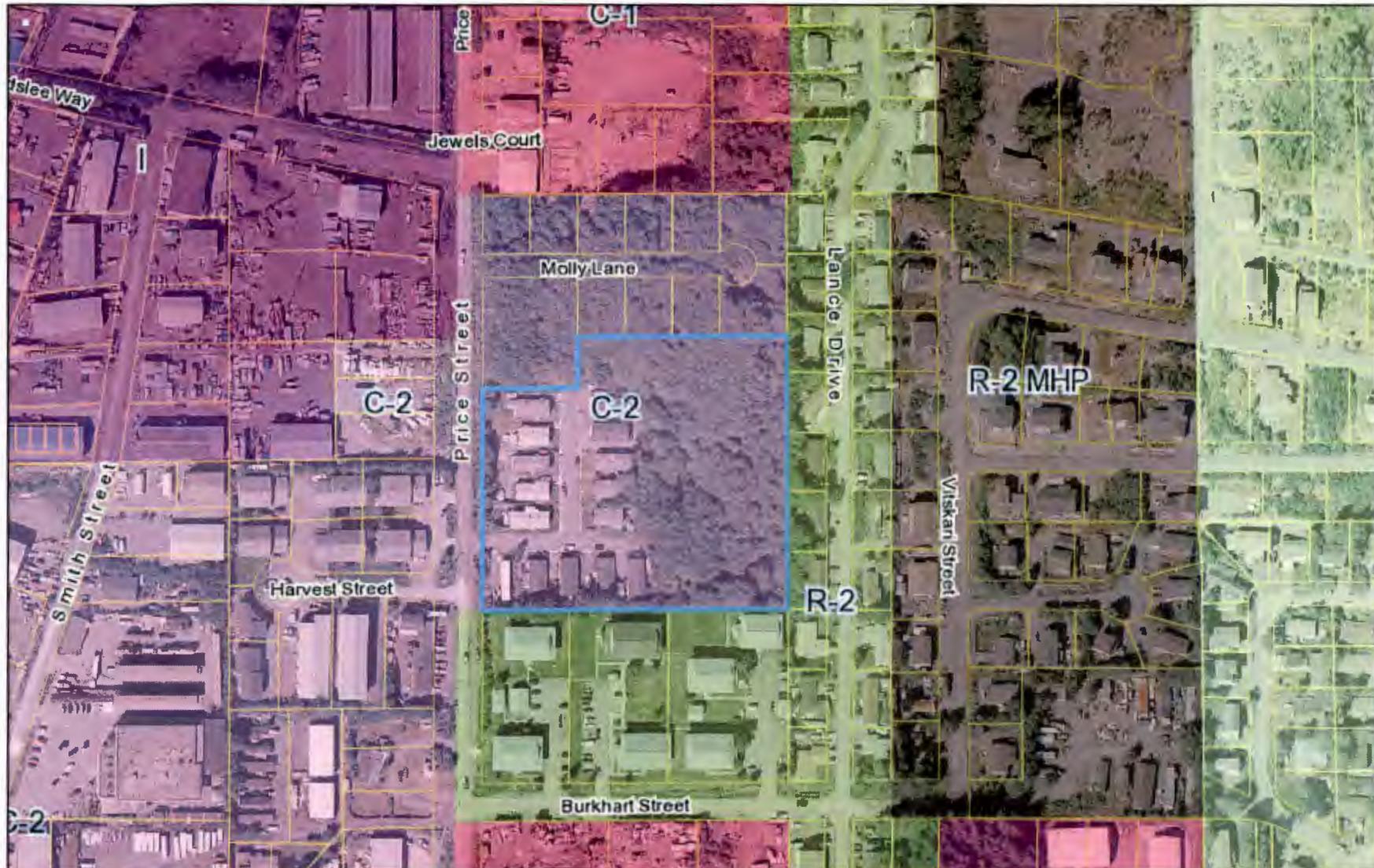












City & Borough of Sitka, Alaska

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Printed 2/21/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m
200 ft



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MainStreetGIS, LLC
www.mainstreetgis.com

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CERTIFICATE OF OWNERSHIP
AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

William L. Burkhardt Estate, by
Personal Representative, *John W. Burkhardt*

DATE 12-17-92 OWNER *John W. Burkhardt*

DATE 12-17-92 OWNER *John E. Burkhardt as*

DATE 12-17-92 OWNER *Leanne E. Horner in fact for*

NOTARY'S ACKNOWLEDGEMENT *Charlotte M. O'Brien*

U.S. OF AMERICA
STATE OF ALASKA

CITY AND BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF December 19 92, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, DEDICATED AND APPEARED *Leanne E. Horner*, *John E. Burkhardt* TO ME, KNOWN TO BE THE IDENTICAL INDIVIDUALS NAMED AND WHO EXECUTED THE WITHIN PLAT AND HAVE ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND SOLELY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN

John E. Burkhardt
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-1-95

CERTIFICATE STATE OF ALASKA
FIRST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, ASSESSOR FOR THE CITY AND 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 AND BOROUGH OF SITKA IN THE NAME OF *William L. Burkhardt Estate, Leanne E. Burkhardt, M. O'Brien* AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 19 92, WILL BE DUE ON OR BEFORE MARCH 1st 19 93. DATED THIS 17th DAY OF December 19 92.

Bill Adams
ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL
BY THE BOARD

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 92-1992 DATED December 17 19 92, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

John E. Burkhardt
Chairman
PLATTING BOARD
Secretary

CERTIFICATE OF APPROVAL
BY THE ASSEMBLY

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA ASSEMBLY AS HEREIN APPROVED. DATED 12-17-92, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

John E. Burkhardt
Mayor
SITKA
CITY AND BOROUGH CLERK

WASTEWATER DISPOSAL:

The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for platting.

Leanne E. Horner 12/17/92
Jan Clark, District Engineer
Alaska Department of Environmental Conservation

12/17/92

Leanne E. Horner

12/17/92

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY APPROVE THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND THAT THE SAME STREETS, ALLEYS, VALVES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

7/15/2014 *Deanne Turville* Manager
MOUNTAIN VIEW SUBDIVISIONS

NOTARY'S ACKNOWLEDGMENT

WE OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THE 15 DAY OF JULY, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND ENTRUSTED, PERSONALLY APPEARED,

Deanne Turville, Manager of Mountain View

TO BE KNOWN TO BE THE IDENTICAL UNDERSIGNED NOTARY, WHO HAS EXECUTED THE WITHIN PLAT AND WHO ACKNOWLEDGES TO ME THAT HE HAS SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HANDE AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST WRITTEN.

MY COMMISSION EXPIRES April 20, 2017
Maegan Bosak
NOTARY PUBLIC
MAEGAN PUBLIC
My Commission Expires April 20, 2017

**CERTIFICATE OF PAYMENT OF TAXES
(STATE OF ALASKA)**

(FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR 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 UNPAID FOR THE TAX RECORDED IN THE NAME OF MOUNTAIN VIEW SUBDIVISIONS.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THUS CLEARED FOR THE YEAR 2014 WILL BE JUDGED ON MY REPORT SECTION 3, 2014.

DATED THIS 20 DAY OF July, 2014, AT SITKA, ALASKA

Deanne Turville
ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA AS RECORDED IN MINUTE BOOK - PAGE - DATED - 2012, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED BY THE BOARD OF PLAT REGULATORS AS OF July 1, 2015, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

7/15/14 *Deanne Turville*
CHAMBER PLANNING BOARD

Maegan Bosak
SECRETARY

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 CLEARED IN THE NAME OF MOUNTAIN VIEW SUBDIVISIONS.

ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 20 DAY OF July, 2014, AT SITKA, ALASKA

Deanne Turville
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA AS RECORDED IN MINUTE BOOK - PAGE - DATED - 2012, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

7/15/14 *Matthew Hunter*
DATE: 7/15/14
MAYOR
CITY AND BOROUGH OF SITKA

RECEIVED
CITY AND BOROUGH OF SITKA
7/15/14

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE OWNER SIGNATURE

DATE OWNER SIGNATURE

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF 20 BEFORE ME,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED.

TO BE KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE
WITHIN PLAT AND WHO HAVE ACKNOWLEDGED TO ME THAT SIGNED THE SAME
FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST
HEREIN WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

**CERTIFICATE OF PAYMENT OF TAXES
(STATE OF ALASKA)**

FIRST JUDICIAL DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE
CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF
THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS
CARRIED ON THE TAX RECORDS IN THE NAME OF .

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED
AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT
TAXES FOR THE YEAR 20 WILL BE DUE ON OR BEFORE

DATED THIS 20 DAY OF 20 AT SITKA, ALASKA.

ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO
COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING
BOARD, AND THAT THE SAME HAS BEEN APPROVED BY THE PLATTING BOARD
DATED 20, AND THAT THE PLAT SHOWN
HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT
MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 20 CHAIRMAN, PLATTING BOARD

SECRETARY

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 RECORDS AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION,
ALL LOTS ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH
OF SITKA ARE PAID IN FULL.

DATED THIS 20 DAY OF 20
AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

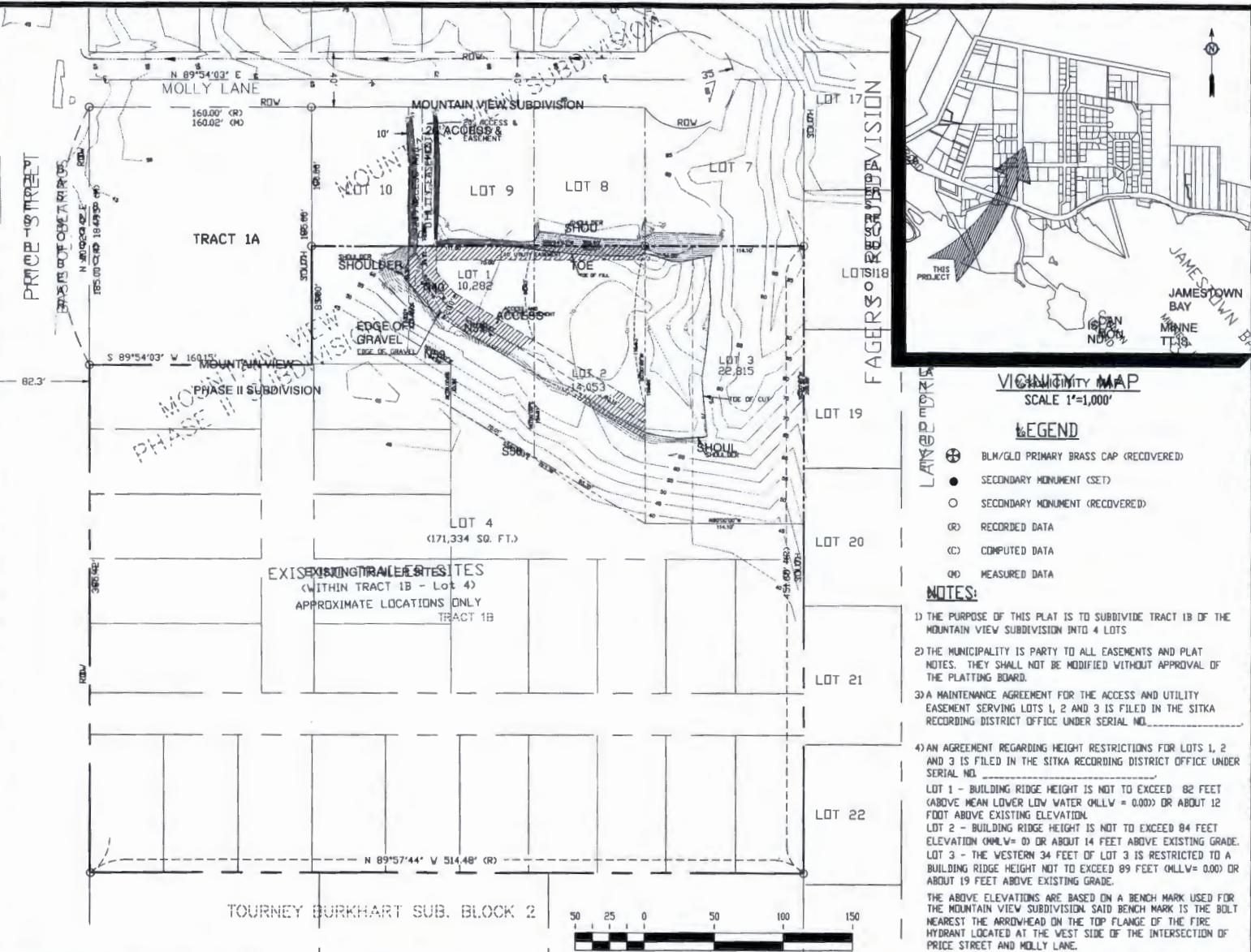
CERTIFICATE OF APPROVAL BY THE ASSEMBLY

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 RECORDED IN MINUTE BOOK , PAGE , DATED 20,
AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE
OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 20 MAYOR

CITY AND BOROUGH CLERK

**NORTH
57***
LAND SURVEYING
907 747-4780 2007 CASCADE CREEK ROAD, SITKA, AK 99803



BY	DATE	REV.	DESCRIPTION OF CHANGE		DESIGNED <u>K. O'NEILL</u> DRAWN <u>K. O'NEILL</u> ACAD CHECKED <u>K. O'NEILL</u> DATE OF PLAT <u>3/18/2007</u> SCALE <u>1:600</u> DRAWING NAME <u>40033-01</u> PROJECT NO. <u>40033-01</u> DATE <u>KELLY J. O'NEILL LS 13281</u>	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN <u> </u> A SURVEY OF THE PROPERTY DESCRIBED ABOVE WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.	MOUNTAIN VIEW PHASE 3 SUBDIVISION	
RECORD OF REVISIONS						TRACT <u>BB</u> , MOUNTAIN VIEW PHASE 3 SUBDIVISION (PLAT # 2015-7)	CLIENT: ISLAND ENTERPRISES	

Return to:

City and Borough of Sitka
Planning Department
100 Lincoln Street
Sitka, AK 99835



ACCESS AND UTILITY MAINTENANCE AGREEMENT

The current and all future owners of the property directly south and or future lots directly south and adjacent to the Mountain View Subdivision above elevation 50' for which they derive the benefit as shown on, Plat #2014- 10 agree to share the maintenance and upkeep of a 20 ft wide access and utility easement running through Lots 9 and 10 of the Mountain View Subdivision, Sitka Recording District.

In the event maintenance is required for the twenty foot wide utility easement, the maintenance shall be completed by the current or future property owner or owners that receive a direct benefit from said easement.

General road maintenance, i.e. gravel and grading, snow removal, and any incidental costs shall be shared equally by the owners of the property directly south and or future lots directly south and adjacent to the Mountain View Subdivision above elevation 50'. Any major improvements such as paving, will be the joint decision of all lot owners; unless one owner is willing to provide the costs of such improvement for the convenience of all parties. In such a case, said party will provide a written hold harmless letter to the parties not sharing the in the cost indemnifying said parties from costs associated with the improvement.

Maintenance or installation of any sewer, water or electrical connection shall be the sole responsibility of the lot owner who derives the benefit from them. In the event that more than one owner derives benefit, the cost of maintenance and repair shall be shared equally by the owner of each lot deriving the benefit.

All parties shall keep the easement clear of obstructions, i.e., materials, vehicles, equipment.

If any property owner of this agreement sells their respective property, they shall make the new owners aware of this agreement.

OWNERS

Jeremy Tundale
Mountain View Estates, LLC., Grantee
Owner Mountain View Subdivision
P.O. Box 1401 Sitka, AK 99835

Jeremy Tundale
Mountain View Estates, LLC., Grantor
Owner Mountain View Subdivision
P.O. Box 1401 Sitka, AK 99835

NOTARY

STATE OF ALASKA

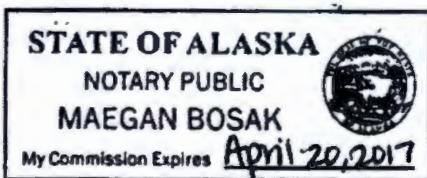
)
) ss.

FIRST JUDICIAL DISTRICT

)

THIS CERTIFIES that on this 17 day of July, 2014, before me, the undersigned Notary Public, personally appeared Jeremy Swaddie known to me and to me known to be the individual described in and who executed the foregoing instrument and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year in this certificate first above written.



Maegan Bosak
Notary Public for Alaska
My Commission Expires: April 20, 2017



3rd Tuesdays 7pm start time

next meeting

2/16 too soon



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

3/16 - App &
Docs filed
no later than
5pm 2/23

1. Request projects at least TWENTY-ONE (21) 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/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Subdivide into 3 lots with remainder left undivided.

PROPERTY INFORMATION:

CURRENT ZONING: C-2 PROPOSED ZONING (if applicable): C-2
CURRENT LAND USE(S): Residential/commercial PROPOSED LAND USES (if changing): N/A

APPLICANT INFORMATION:

PROPERTY OWNER: Mountain View Estates LLC

PROPERTY OWNER ADDRESS: PO Box 1401, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 180 Price Street

APPLICANT'S NAME: Jeremy Twaddle, Managing Partner

MAILING ADDRESS: PO Box 1401, Sitka, AK 99835

EMAIL ADDRESS: mountainviewestatesllc@yahoo.com DAYTIME PHONE: 907-747-8475

907 738 5544

PROPERTY LEGAL DESCRIPTION:

TAX ID: 30462400 LOT: _____ BLOCK: _____ TRACT: Tract 1

SUBDIVISION: Turney / Burkhart US SURVEY: _____

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEES		PARKING PLAN	

Samantha Pierson

From: Jeremy Twaddle <jeremytwaddle@yahoo.com>
Sent: Friday, March 03, 2017 7:56 AM
To: Michael Scarcelli; Samantha Pierson
Subject: Fw: Mountain View Phase-III

Michael and Samantha please see the message from Jill at North 57

Jeremy Twaddle
Mountain View Estates LLC.
P.O. Box 1401
Sitka, AK 99835
off./fx. (907) 747-8475
cell (907) 738-5544

On Thursday, March 2, 2017 10:18 AM, "north57landsurveying@yahoo.com" <north57landsurveying@yahoo.com> wrote:

Jeremy,
The Net lot Square Footage for Lot 1 is 7,151 SF and for Lot 2 is 11,395 SF

Let me know if you need anything else

Jill

North 57 Land Surveying
PO Box 1849
Sitka, AK 99835
907-747-6700



City & Borough of Sitka, Alaska

Selected Parcel: 180 PRICE ID: 30462400

Printed 2/21/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m
200 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.

Parcel ID: 30360020
TISHER CONSTRUCTION, LLC
TISHER CONSTRUCTION, LLC
315 SEWARD ST, STE B
SITKA AK 99835

Parcel ID: 30370004
MELCHOR/GLORY SUBLAGA
SUBLAGA, MELCHOR & GLORY FE
1709 HALIBUT POINT RD, #35
SITKA AK 99835

Parcel ID: 30385010
DENNIS SMITH
SMITH, DENNIS, R.
P.O. BOX 2083
SITKA AK 99835-2083

Parcel ID: 30462003
AK PRESERVATION SAWMILL LTD
PRTNSHP
ATTN: GREGORY DUNFIELD
AK PRESERVATION SAWMILL LTD
PARTNERSHIP
520 PIKE STREET, STE 1010

Parcel ID: 30462454
MARTIN ENTERPRISES, INC.
MARTIN ENTERPRISES, INC.
P.O. BOX 437
SITKA AK 99835-0437

Parcel ID: 30462460
KELLY/COLLEEN PELLETT/INGMAN
PELLETT, KELLY & INGMAN,
COLLEEN
P.O. BOX 614
SITKA AK 99835-0614

Parcel ID: 30462466
JEREMY/DIANA TWADDLE
TWADDLE, JEREMY & DIANA
P.O. BOX 3075
SITKA AK 99835-3075

Parcel ID: 30608000
KIM/JULIEN BARBER/NAYLOR
BARBER, KIM, F./NAYLOR, JULIEN
206 LANCE DR
SITKA AK 99835

Parcel ID: 30611000
REBECCA/TYLER CROPLEY
CROPLEY, REBECCA & TYLER
212 LANCE DR
SITKA AK 99835

Parcel ID: 30614000
TRACY JACOBSON
JACOBSON, TRACY, L.
218 LANCE DR
SITKA AK 99835

Parcel ID: 30370002
MELCHOR/GLORY SUBLAGA
SUBLAGA, MELCHOR & GLORY FE
1709 HALIBUT POINT RD, #35
SITKA AK 99835

Parcel ID: 30385001
RONALD/KARI
HANDESON/LUNDGREN
HANDESON, RONALD & LUNDGREN,
KARI
2702 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 30462001
AK PRESERVATION SAWMILL LTD
PRTNSHP
ATTN: GREGORY DUNFIELD
AK PRESERVATION SAWMILL LTD
PARTNERSHIP
520 PIKE STREET, STE 1010

Parcel ID: 30462400
MOUNTAIN VIEW ESTATES, LLC
MOUNTAIN VIEW ESTATES, LLC
P.O. BOX 3075
SITKA AK 99835-3075

Parcel ID: 30462456
KATHLEEN DUMAG
DUMAG, KATHLEEN
114 JACOBS CIR
SITKA AK 99835

Parcel ID: 30462462
TAYLOR/ANDREA
COLVIN/DEKOEKKOEK
COLVIN, TAYLOR/DEKOEKKOEK,
ANDREA
101 THOMAS YOUNG CIR, APT B
SITKA AK 99835

Parcel ID: 30462468
ROMAN/RACHEL SOROKIN
SOROKIN, ROMAN & RACHEL
P.O. BOX 834
SITKA AK 99835-0834

Parcel ID: 30609000
RODNEY CAMPBELL
CAMPBELL, RODNEY
P.O. BOX 1974
SITKA AK 99835-1974

Parcel ID: 30612000
MERRILL/KIMBERL RICE
RICE, MERRILL/KIMBERLY
214 LANCE DR
SITKA AK 99835

Parcel ID: 30616000
ROBERT/KAREN PARKER
PARKER, ROBERT & KAREN
204 KATLIA AVE
SITKA AK 99835

Parcel ID: 30370003
MELCHOR/GLORY SUBLAGA
SUBLAGA, MELCHOR & GLORY FE
1709 HALIBUT POINT RD, #35
SITKA AK 99835

Parcel ID: 30385009
DENNIS SMITH
SMITH, DENNIS, R.
P.O. BOX 2083
SITKA AK 99835-2083

Parcel ID: 30462002
AK PRESERVATION SAWMILL LTD
PRTNSHP
ATTN: GREGORY DUNFIELD
AK PRESERVATION SAWMILL LTD
PARTNERSHIP
520 PIKE STREET, STE 1010

Parcel ID: 30462452
MOUNTAIN VIEW ESTATES, LLC
MOUNTAIN VIEW ESTATES, LLC
P.O. BOX 3075
SITKA AK 99835-3075

Parcel ID: 30462458
WILLIAM/AMANDA WALKER
WALKER, WILLIAM & AMANDA
1721 URBY DR
CROFTON MD 21114-2303

Parcel ID: 30462464
ERIC/SARAH JARVILL/LAWRIE
JARVILL, ERIC & LAWRIE, SARAH
116 MOLLY LANE
SITKA AK 99835

Parcel ID: 30462500
115 HARVEST WAY LLC
115 HARVEST WAY LLC
P.O. BOX 1401
SITKA AK 99835-1401

Parcel ID: 30610000
VIRGIL/LISA SCOTT
SCOTT, VIRGIL/LISA
P.O. BOX 6132
SITKA AK 99835-6132

Parcel ID: 30613000
YOUTH ADVOCATES OF SITKA, INC.
YOUTH ADVOCATES OF SITKA, INC.
805 LINCOLN STREET
SITKA AK 99835

Parcel ID: 30617000
WARREN/LINDA LEE
LEE, WARREN, W./LINDA, L.
P.O. BOX 1712
SITKA AK 99835-1712

Parcel ID: 30618000
DAVID/MARGARET GALANIN
GALANIN, DAVID & MARGARET
P.O. BOX 1353
SITKA AK 99835-1353

Parcel ID: 30619000
MARK/TANNA BARTLETT
BARTLETT, MARK, J./TANNA
213 LANCE DR
SITKA AK 99835

Parcel ID: 30620000
MARTY/ELIZABETH MARTIN
REVOCABLE TRUST
MARTIN TRUST, MARTY,
J./ELIZABETH, A.
P.O. BOX 2752
SITKA AK 99835-2752

Parcel ID: 30621000
MARTY/ELIZABETH MARTIN
REVOCABLE TRUST
MARTIN TRUST, MARTY,
J./ELIZABETH, A.
P.O. BOX 2752
SITKA AK 99835

Parcel ID: 30622000
RALPH/SHERRY LAROSE
LAROSE, RALPH & SHERRY
P.O. BOX 1089
SITKA AK 99835-1089

Parcel ID: 30623000
JANICE MEABON
JOHNSON-MEABON, JANICE
205 LANCE DR
SITKA AK 99835

Parcel ID: 30624000
GARY/MARTHA EGERTON
EGERTON, GARY/MARTHA
P.O. BOX 3094
SITKA AK 99835-3094

P&Z Mailing
April 7, 2017

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PELLETT, KELLY & INGMAN,
COLLEEN
P.O. BOX 614
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JEREMY/DIANA TWADDLE
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CROPLEY, REBECCA & TYLER
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HANDERSON/LUNDGREN
HANDERSON, RONALD & LUNDGREN,
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SITKA AK 99835-3075

Parcel ID: 30462456
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MARTIN ENTERPRISES, INC.
P.O. BOX 437
SITKA AK 99835-0437

Parcel ID: 30462462
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COLVIN/DEKOEKKOEK
COLVIN, TAYLOR/DEKOEKKOEK,
ANDREA
101 THOMAS YOUNG CIR, APT B
SITKA AK 99835

Parcel ID: 30462468
ROMAN/RACHEL SOROKIN
SOROKIN, ROMAN & RACHEL
P.O. BOX 834
SITKA AK 99835-0834

Parcel ID: 30609000
RODNEY CAMPBELL
CAMPBELL, RODNEY
P.O. BOX 1974
SITKA AK 99835-1974

Parcel ID: 30612000
MERRILL/KIMBERLY RICE
RICE, MERRILL/KIMBERLY
214 LANCE DR
SITKA AK 99835

Parcel ID: 30616000
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PARKER, ROBERT & KAREN
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SITKA AK 99835-2083

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JARVILL, ERIC & LAWRIE, SARAH
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MARTIN TRUST, MARTY,
J./ELIZABETH, A.
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SITKA AK 99835

Parcel ID: 30622000
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LAROSE, RALPH & SHERRY
P.O. BOX 1089
SITKA AK 99835-1089

Parcel ID: 30623000
JANICE MEABON
JOHNSON-MEABON , JANICE
205 LANCE DR
SITKA AK 99835

Parcel ID: 30624000
GARY/MARTHA EGERTON
EGERTON, GARY/MARTHA
P.O. BOX 3094
SITKA AK 99835-3094

P&Z Mailing
March 10, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 2/17/17

To:

Jeremy Twaddle

ACCOUNT # 100-300-320-3201.002

PLANNING & ZONING

Variance.....	
Conditional Use Permit.....	
Minor Subdivision.....	<u>50.00</u>
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	<u>2.50</u>
 TOTAL.....	<u>52.50</u>

Thank you

PAID
FEB 17 2017
CITY & BOROUGH OF SITKA

A
L
A
S
K
A

2012-001843-0

Recording Dist: 103 - Sitka
12/19/2012 10:24 AM Pages: 1 of 2



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Mountain View Estates, LLC

Address: 115 Harvest Way, Unit 3

Sitka, AK 99835

File No.: 0241-1985421 (JRN)

STATUTORY WARRANTY DEED

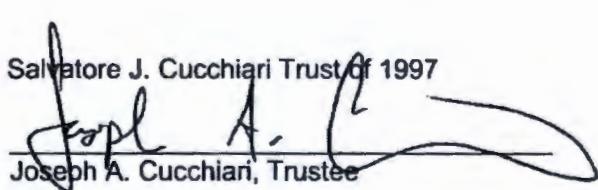
THE GRANTOR, Salvatore J. Cucchiari Trust of 1997, whose mailing address is 2967 N. W. 3rd. Street, Meridian, ID 83642, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Mountain View Estates, LLC limited liability company**, residing at **115 Harvest Way, Unit 3, Sitka, AK 99835**, the following described real estate, situated in the **Sitka Recording District, First Judicial District, State of Alaska**:

Lot 4A, TURNEY-BURKHART REPLAT, according to the official plat thereof, filed under Plat Number 92-28, Records of the Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: 12/15/2012, 2012.

Salvatore J. Cucchiari Trust of 1997


Joseph A. Cucchiari, Trustee

0241-1985421 (JRN)

Statutory Warranty Deed-continued

November 15, 2012

STATE OF **Idaho**)
) SS.
First **Judicial District**)

THIS IS TO CERTIFY that on this 15th day of Dec 2012, before me the undersigned Notary Public, personally appeared Joseph A. Cucchiari, Trustee of the Salvatore J. Cucchiari Trust of 1997, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Idaho
My commission expires 08/26/2013



246 2,