

Introduced by:	Mayor
Date:	3/05/96
Hearing:	4/02/96
Action:	Enacted
Vote:	Unanimous

**KENAI PENINSULA BOROUGH
ORDINANCE 96-10**

**AN ORDINANCE AUTHORIZING THE SALE OF FORTY-SEVEN PARCELS
OF BOROUGH LAND BY SEALED BID FOLLOWED BY
AN OVER-THE-COUNTER SALE**

WHEREAS, the Borough has received patent to the land listed on Attachment A of this ordinance;
and

WHEREAS, the land has been appropriately classified for deposit into the land bank; and

WHEREAS, the land has been deposited into the land bank pursuant to KPB 17.10.060(B);

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH:**

SECTION 1. The parcels listed on Attachment A are authorized for sale at fair market value as established by the Assessing Department.

SECTION 2. The method of disposal shall first be by sealed bid pursuant to KPB 17.10.100(F) with the opening bid opening date being April 18, 1996.

SECTION 3. Upon entering into purchase agreements for all parcels bid on, any unsold parcels may be offered over-the-counter following advertising pursuant to KPB 17.10.100(H) until November 29, 1996.

SECTION 4. The property listed as Tax Parcel 137-060-18 on Attachment A will be conveyed by Warranty Deed. All other parcels may be conveyed by quit claim, but the Mayor may authorize conveyance by Warranty Deed if the purchaser agrees to pay for a title search and title insurance and accepts the property subject to any exceptions contained therein.

SECTION 5. Upon successfully bidding or entering into an agreement to acquire land over-the-counter, down payment of 10 percent of the sale price shall be made and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply.

SECTION 6. The Mayor is authorized to sign any documents necessary to effectuate the ordinance.

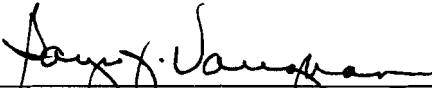
SECTION 7. The ordinance shall become effectively immediately upon enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 2nd DAY OF APRIL, 1996.



Andrew P. Scalzi, Assembly President

ATTEST:



Gaye J. Vaughan, Borough Clerk

**ORDINANCE 96-10
ATTACHMENT A**

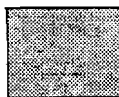
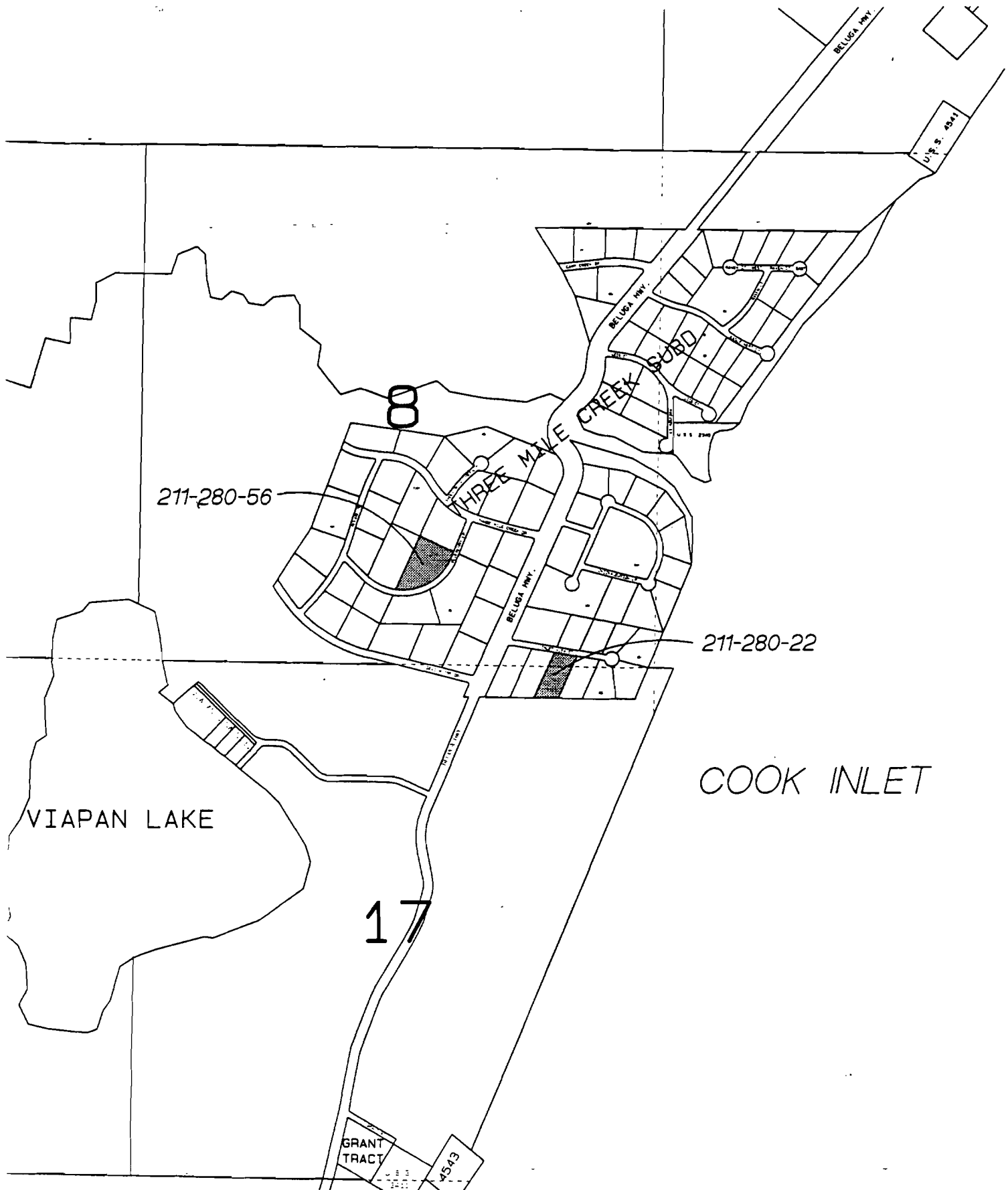
ASSESSOR PARCEL NO.	LEGAL DESCRIPTION	CLASSIFICATION	MARKET VALUE
211-280-22	Lot 9, Block 5, Three Mile Creek Subdivision, Plat No. AN72-07, containing 2.62 acres more or less.	Residential	\$18,000
211-280-56	Lot 6, Block 10, Three Mile Creek Subdivision, Plat No. AN 72-07, containing 4.07 acres more or less.	Residential	\$25,200
017-180-10	Government Lot 19, Section 23, T6N, R12W, S.M., Alaska, containing 1.80 acres more or less.	Residential	\$5,000
017-180-11	Government Lot 34, Section 23, T6N, R12W, S.M., Alaska, containing 1.90 acres more or less.	Residential	\$5,000
017-180-31	Government Lot 35, Section 23, T6N, R12W, S.M., Alaska, containing 1.90 acres more or less.	Residential	\$5,000
055-360-31	Tract D, Fisherman Roads Subdivison, Plat No. KN 84-73, containing 9.59 acres more or less.	Residential	\$112,400
055-360-33	Tract F, Fisherman Roads Subdivision, Plat No. KN 84-73, containing 6.24 acres more or less.	Residential	\$96,000
131-110-44	Government Lot 19, Section 25, T4N, R12W, S.M., Alaska, containing 2.48 acres more or less.	Residential	\$48,800
131-110-45	Government Lot 20, Section 25, T4N, R12W, S.M., Alaska, containing 2.72 acres more or less.	Residential	\$54,400

131-110-46	Government Lot 21, Section 25, T4N, R12W, S.M., Alaska, containing 2.91 acres more or less.	Residential	\$55,200
131-110-47	Government Lot 22, Section 25, T4N, R12W, S.M., Alaska, containing 3.09 acres more or less.	Residential	\$57,600
137-060-18	NW¼ and the N½SW¼, excluding Tustumena Lake Road right-of-way, Section 17, T2N, R11W, S.M., Alaska, containing 235.45 acres more or less.	Rural	\$223,700
025-220-14	Lot 12, Gray Cliff Subdivision, Plat No. 82-80, containing 12.04 acres more or less.	Rural	\$5,800
025-230-05	Lot 35, Gray Cliff Subdivision, Plat No. 82-80, containing 56.06 acres more or less.	Rural	\$7,800
025-230-04	Lot 36, Gray Cliff Subdivision, Plat No. 82-80, containing 35.31 acres more or less.	Rural	\$6,700
025-250-20	Lot 91, Gray Cliff Subdivision, Plat No. 82-80, containing 21.57 acres more or less.	Rural	\$6,600
025-250-21	Lot 90, Gray Cliff Subdivision, Plat No. 82-80, containing 11.07 acres more or less.	Rural	\$5,700
025-300-10	Lot 169, Gray Cliff Subdivision, Plat No. 82-80, containing 5.72 acres more or less.	Rural	\$5,200
025-300-11	Lot 170, Gray Cliff Subdivision, Plat No. 82-80, containing 10.40 acres more or less.	Rural	\$5,600
025-310-02	Lot 176, Gray Cliff Subdivision, Plat No. 82-80, containing 5.93 acres more or less.	Rural	\$5,200

025-320-14	Lot 189, Gray Cliff Subdivision, Plat No. 82-80, containing 4.27 acres more or less.	Rural	\$5,000
025-320-10	Lot 206, Gray Cliff Subdivision, Plat No. 82-80, containing 6.32 acres more or less.	Rural	\$5,300
025-320-08	Lot 208, Gray Cliff Subdivision, Plat No. 82-80, containing 12.52 acres more or less.	Rural	\$5,900
025-330-02	Lot 227, Gray Cliff Subdivision, Plat No. 82-80, containing 12.68 acres more or less.	Rural	\$5,800
025-330-03	Lot 228, Gray Cliff Subdivision, Plat No. 82-80, containing 10.26 acres more or less.	Rural	\$5,700
025-330-05	Lot 230, Gray Cliff Subdivision, Plat No. 82-80, containing 6.39 acres more or less.	Rural	\$5,300
025-330-06	Lot 231, Gray Cliff Subdivision, Plat No. 82-80, containing 5.16 acres more or less.	Rural	\$5,100
025-390-03	Lot 346, Gray Cliff Subdivision, Plat No. 82-80, containing 7.67 acres more or less.	Rural	\$14,700
025-431-03	Lot 3, Moose Point Subdivision, Plat No. 84-65, containing 20.21 acres more or less.	Rural	\$6,200
025-431-02	Lot 5, Moose Point Subdivision, Plat No. 84-65, containing 11.55 acres more or less.	Rural	\$5,800
025-431-05	Lot 6, Moose Point Subdivision, Plat No. 84-65, containing 13.07 acres more or less.	Rural	\$5,900
025-431-06	Lot 7, Moose Point Subdivision, Plat No. 84-65, containing 8.86 acres more or less.	Rural	\$5,600

025-431-04	Lot 8, Moose Point Subdivision, Plat No. 84-65, containing 21.55 acres more or less.	Rural	\$6,300
025-432-13	Lot 9, Moose Point Subdivision, Plat No. 84-65, containing 18.81 acres more or less.	Rural	\$6,200
025-432-12	Lot 10, Moose Point Subdivision, Plat No. 84-65, containing 56.00 acres more or less.	Rural	\$7,800
025-432-11	Lot 11, Moose Point Subdivision, Plat No. 84-65, containing 18.11 acres more or less.	Rural	\$6,200
025-432-10	Lot 12, Moose Point Subdivision, Plat No. 84-65, containing 23.18 acres more or less.	Rural	\$6,300
025-432-09	Lot 13, Moose Point Subdivision, Plat No. 84-65, containing 13.96 acres more or less.	Rural	\$5,900
025-432-08	Lot 14, Moose Point Subdivision, Plat No. 84-65, containing 12.68 acres more or less.	Rural	\$5,800
025-432-07	Lot 15, Moose Point Subdivision, Plat No. 84-65, containing 13.63 acres more or less.	Rural	\$5,900
025-431-12	Lot 16, Moose Point Subdivision, Plat No. 84-65, containing 12.32 acres more or less.	Rural	\$5,800
025-431-15	Lot 21, Moose Point Subdivision, Plat No. 84-65, containing 16.78 acres more or less.	Rural	\$6,000
025-431-16	Lot 22, Moose Point Subdivision, Plat No. 84-65, containing 26.63 acres more or less.	Rural	\$6,400
025-431-17	Lot 23, Moose Point Subdivision, Plat No. 84-65, containing 19.80 acres more or less.	Rural	\$6,200

025-431-13	Lot 25, Moose Point Subdivision, Plat No. 84-65, containing 23.66 acres more or less.	Rural	\$6,300
025-431-18	Lot 26, Moose Point Subdivision, Plat No. 84-65, containing 36.60 acres more or less.	Rural	\$6,700
025-436-22	Lot 60, Moose Point Subdivision, Plat No. 84-65, containing 6.87 acres more or less.	Rural	\$15,900

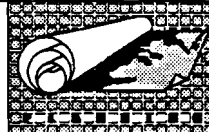


PARCELS TO
BE SOLD

REVISION BLOCK

2/21/96 2/21/96

25 NORTH

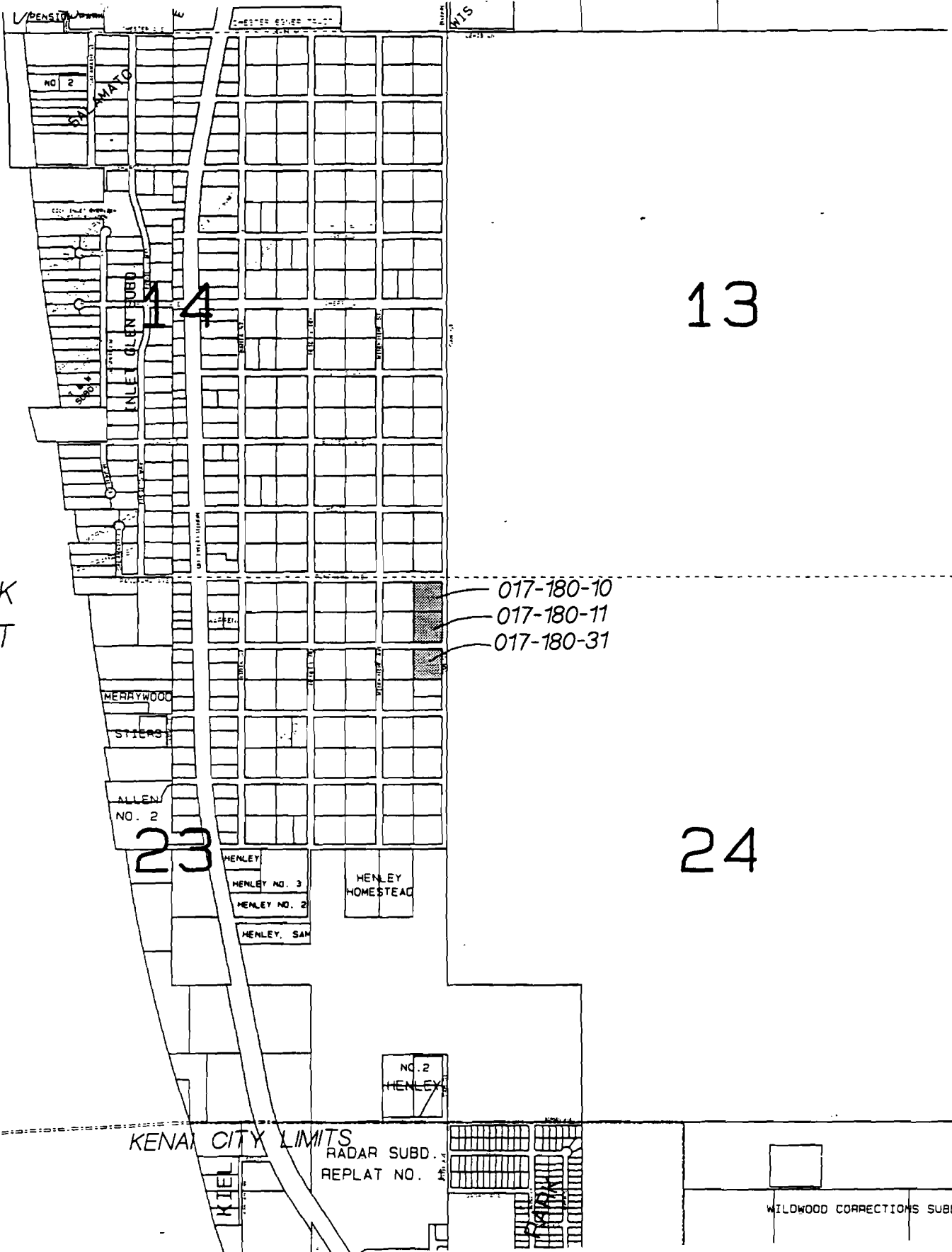


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KENAI PENINSULA BOROUGH
GIS DIVISION

THREE MILE CREEK
SUBD. VICINITY

SCALE: 1" = 1/4 MI. DATE: 2/21/96



COOK INLET

23

13

24

- 017-180-10
- 017-180-11
- 017-180-31

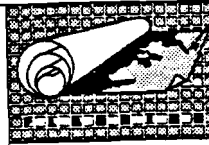
KENAI CITY LIMITS
RADAR SUBD.
REPLAT NO. 1

WILLOWOOD CORRECTIONS SUBD.

PARCELS TO BE SOLD

REVISION BLOCK

NORTH
26



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KENAI PENINSULA BOROUGH
GIS DIVISION

PARCELS 017-180-10
017-180-11 & 017-180-31

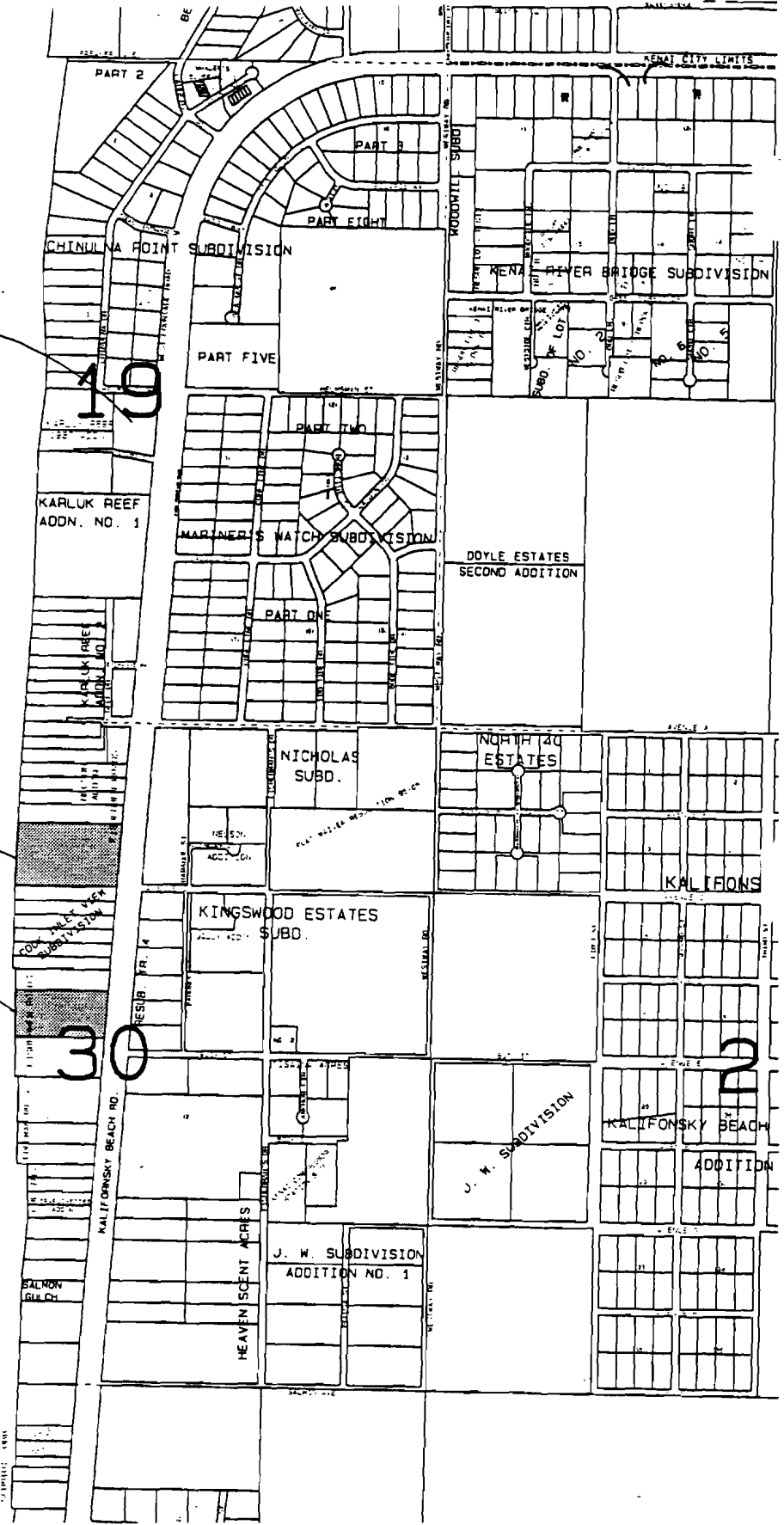
SCALE 1" = 1/4 M. DATE 2/21/96

CENTRAL EMERGENCY SERVICES
 K-BEACH STATION
 055-540-14

BOOK INLET

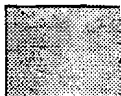
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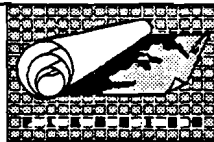
055-360-33
 RESIDENTIAL



REVISION BLOCK

NO.	DATE	DESCRIPTION

 PARCELS TO BE SOLD



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KENAI PENINSULA BOROUGH
 GIS DIVISION
KALIFORNASKY BEACH
 VICINITY

SCALE 1" = 1/4 MI. DATE: 2/21/96

COOK
INLET

25

RENNER
TRACT A

BARBER
TRACT A

- 131-110-44
- 131-110-45
- 131-110-46
- 131-110-47

NESS ISLAND

NO. 2

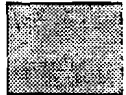
36

KASLOF ALASKA SUBD.

KALIFORNISKY BEACH ROAD

BEACH ACCESS

MOUTH OF KASLOF
SUBDIVISION



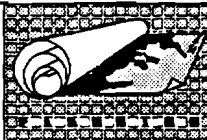
PARCELS TO
BE SOLD

REVISION BLOCK

NO.	DATE	DESCRIPTION



28



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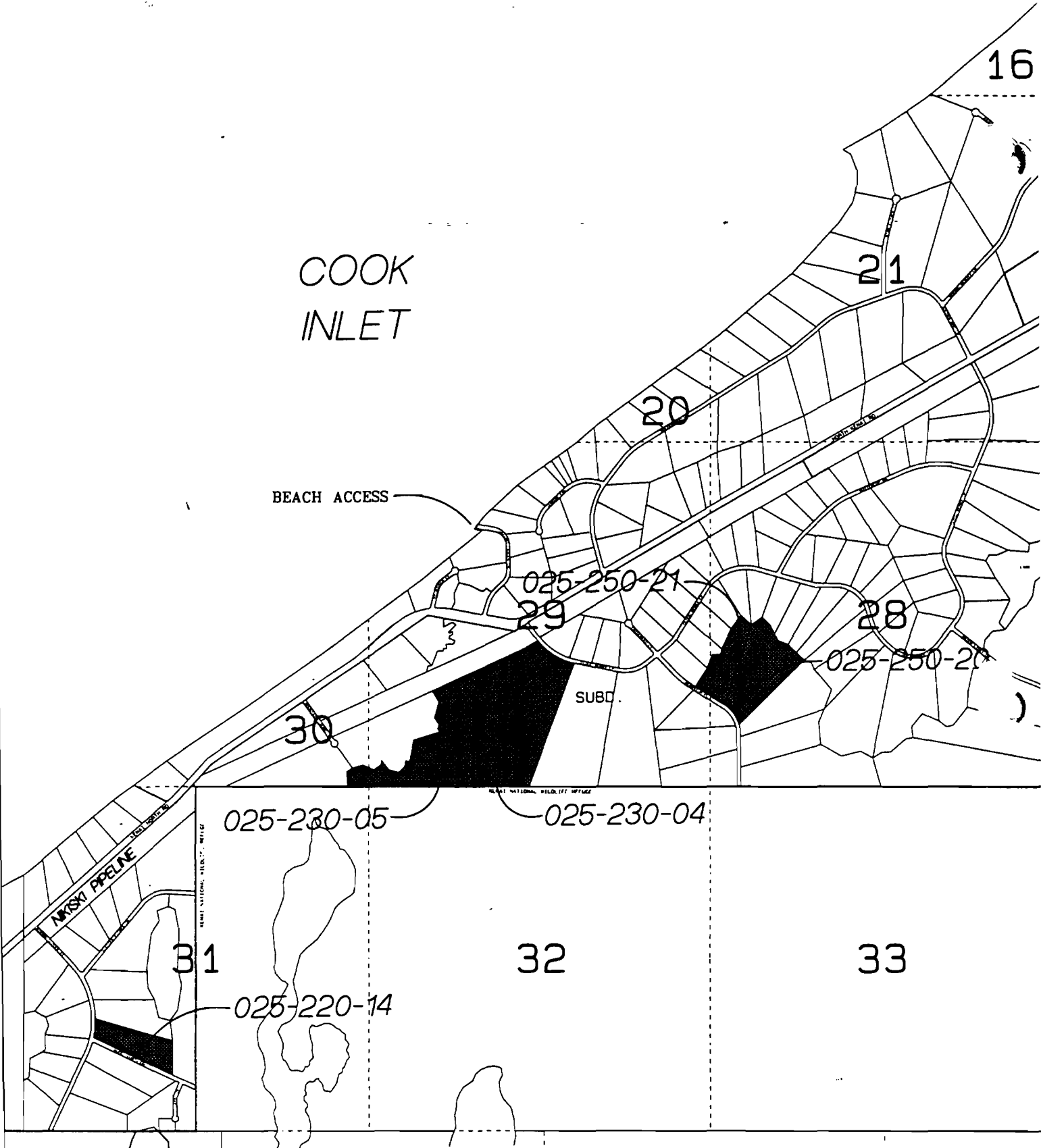
KENAI PENINSULA BOROUGH
GIS DIVISION

KALIFORNISKY BEACH
VICINITY

SCALE 1" = 1/4 M. DATE 2/21/96

COOK INLET

BEACH ACCESS



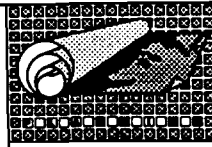
**PARCELS TO
BE SOLD**

REVISION BLOCK

Last Revision/By	Last Revision/By



NORTH



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KENAI PENINSULA
GIS DIVISION
**PORTION OF
GRAY CLIFF SUBD.**

SCALE: 1" = 20,000' DATE: 2/21/96

COOK
INLET

31

32

MOOSE POINT SUBD.

KENAI NATIONAL WILDLIFE REFUGE

KENAI NATIONAL WILDLIFE REFUGE

025-431-03

025-431-02

025-431-01

025-431-04

025-431-04

025-431-05

025-431-17

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025-432-13

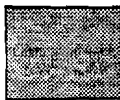
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5



PARCELS TO
BE SOLD

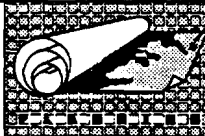
REVISION BLOCK

DATE	BY	DESCRIPTION

30



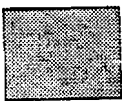
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KENAI PENINSULA BOROUGH
GIS DIVISION
PORTION OF
MOOSE POINT SUBD.

SCALE: T = 1/4 MI. DATE: 2/21/96



PARCELS TO
BE SOLD

REVISION BLOCK

DATE	BY	DESCRIPTION

31

NORTH



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KENAI PENINSULA BO
GIS DIVISION

TUSTUMENA LAKE
ROAD VICINITY

SCALE: 1" = 1/4 MI. DATE: 2/21/96