

Introduced by: Mayor
Date: 07/06/04
Hearing: 08/03/04
Action: Enacted as Amended
Vote: 6 Yes, 3 No

**KENAI PENINSULA BOROUGH
ORDINANCE 2004-25**

**AN ORDINANCE AUTHORIZING THE SALE OF 33 PARCELS OF BOROUGH LAND
BY SEALED BID**

WHEREAS, the Kenai Peninsula Borough has clear title to the land listed on Attachment A of this ordinance; and

WHEREAS, the land has been appropriately classified pursuant to KPB 17.10.090; and

WHEREAS, the Planning Commission at its regularly scheduled meeting of July 19, 2004 recommended enactment by unanimous consent;

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 a minimum of the fair market value as estimated by the Assessing Department.

SECTION 2. The method of disposal shall be by sealed bid pursuant to KPB 17.10.100(F). The date of the bid opening shall be October 28, 2004.

SECTION 3. All parcels will be conveyed by Quitclaim Deed. Either title insurance or another similar report must be obtained for all borough-financed sales, at the Buyer's expense, showing the condition of title and that there are no unsatisfied judgments or liens against the Buyer at the time of closing, the latter of which shall also be verified by the Buyer. In the event a title report showing a reasonably acceptable condition of title cannot be obtained, then either the Buyer or the KPB may elect to terminate the purchase contract, in which case all monies on deposit will be refunded to the Buyer.


SECTION 4. Upon successfully bidding or entering into an agreement to acquire the land, a down payment of ten percent (10%) of the sale price, or \$1,500.00, whichever is greater, shall be made, and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply.

SECTION 5. Parcels that do not sell by sealed bid will be added to the on-going over-the-counter land sales. Parcels in the Gray Cliff and Moose Point Subdivisions will be added to the over-the-counter land sale authorized by Ordinances 98-27 and 98-43. All other parcels will be added to the over-the-counter land sale authorized by Ordinance 2001-31, Section 5.

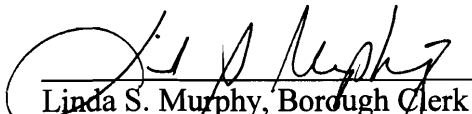
SECTION 6. The mayor is authorized to sign any documents necessary to effectuate the ordinance.

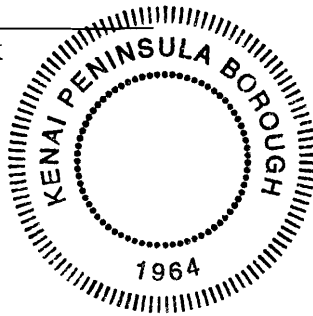
SECTION 7. This ordinance shall become effective immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 3RD DAY OF AUGUST, 2004.


Pete Sprague, Assembly President

ATTEST:


Linda S. Murphy, Borough Clerk



ASSESSOR PARCEL	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	PROPOSED CLASSIFICATION	MINIMUM BID
017-170-35	North Kenai	Government Lot 23, Section 23, T6N, R12W, S.M., Ak.	2.50	Residential	\$5,000
017-180-06	North Kenai	Government Lot 23, Section 23, T6N, R12W, S.M., Ak.	2.50	Residential	\$5,000
025-260-13	Gray Cliff	Lot 322, Gray Cliff Subdivision, filed as Plat No. 82-80, Kenai Recording District.	6.89	Rural	\$5,000
025-380-06	Gray Cliff	Lot 322, Gray Cliff Subdivision, filed as Plat No. 82-80, Kenai Recording District.	1.52	Rural	\$2,500
025-390-18	Gray Cliff	Lot 321, Gray Cliff Subdivision, filed as Plat No. 82-80, Kenai Recording District.	1.51	Rural	\$2,500
058-011-12	Ridgeway	Lot 3, Block 1, Sevena Lake Meadows Amended, filed as Plat No. 87-27, Kenai Recording District.	1.00	Rural	\$12,000
065-870-18	Starling	SW 1/4 SE 1/4, Section 2, T5N, R6W, S.M., Ak.	40.00	Residential	\$41,000
139-210-02	Clam Gulch	West 416 ft of the east 1116 ft. of the north 312 ft. of the NE 1/4 NW 1/4, Section 7, T1N, R12W, S.M., Ak.	3.00	Rural	\$4,000
to be assigned	K-Beach	Tract A, Beach View Subdivision, filed as Plat No. 2004-____, Kenai Recording District.	19.18	Residential	\$40,000
to be assigned	K-Beach	Tract B, Beach View Subdivision, filed as Plat No. 2004-____, Kenai Recording District.	20.67	Residential	\$40,000
to be assigned	K-Beach	Lot 1, Beach View Subdivision, filed as Plat No. 2004-____, Kenai Recording District.	5.53	Residential	\$99,000
to be assigned	K-Beach	Lot 2, Beach View Subdivision, filed as Plat No. 2004-____, Kenai Recording District.	5.53	Residential	\$99,000
to be assigned	Cooper Landing	Lot 19, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.69	Residential	\$75,800
to be assigned	Cooper Landing	Lot 20, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.654	Residential	\$75,200
to be assigned	Cooper Landing	Lot 21, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.771	Residential	\$77,200
to be assigned	Cooper Landing	Lot 22, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.681	Residential	\$112,900
to be assigned	Cooper Landing	Lot 23, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.606	Residential	\$98,400
to be assigned	Cooper Landing	Lot 24, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.612	Residential	\$89,000
to be assigned	Cooper Landing	Lot 25, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.267	Residential	\$84,800
to be assigned	Cooper Landing	Lot 26, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.781	Residential	\$77,400
to be assigned	Cooper Landing	Lot 27, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.629	Residential	\$74,700
to be assigned	Cooper Landing	Lot 28, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.032	Residential	\$93,100
to be assigned	Cooper Landing	Lot 29, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.371	Residential	\$68,200
to be assigned	Cooper Landing	Lot 31, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.714	Residential	\$49,200
to be assigned	Cooper Landing	Lot 32, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.405	Residential	\$64,600

to be assigned	Cooper Landing	Lot 33, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	3.919	Residential	\$72,800
to be assigned	Cooper Landing	Lot 34, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.241	Residential	\$95,800
to be assigned	Cooper Landing	Lot 35, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.311	Residential	\$95,800
to be assigned	Cooper Landing	Lot 36, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.195	Residential	\$90,200
to be assigned	Cooper Landing	Lot 37, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	3.87	Residential	\$86,100
to be assigned	Cooper Landing	Lot 38, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.316	Residential	\$91,000
to be assigned	Cooper Landing	Lot 39, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.611	Residential	\$95,400
to be assigned	Cooper Landing	Lot 40, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.787	Residential	\$96,800