

Introduced by: Mayor
Date: July 19, 1983
Vote: Unanimous
Action: Adopted

KENAI PENINSULA BOROUGH

RESOLUTION 83-167

AUTHORIZING A NEGOTIATED LAND SALE OF CERTAIN BOROUGH PATENTED LANDS TO DUANE EDELMAN

WHEREAS, Duane Edelman made application and paid the prescribed fee for a negotiated sale; and

WHEREAS, the Planning Commission held a public hearing on October 9, 1982 to receive testimony on this application; and

WHEREAS, the Planning Commission met on October 18, 1982 and recommended that a land trade be effected between the Borough and Paul and Betty Nelson prior to taking action on the application; and

WHEREAS, the Borough/Nelson land exchange was approved by the Assembly's enactment of Ordinance 83-41 on June 21, 1983; and

WHEREAS, the Planning Commission met on June 27, 1983 and reviewed the application and recommended approval;

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

Section 1. That the following described lands be sold to Duane Edelman:

The north 150 feet of Lots 7 and 8 and the north 150 feet of the NW1/4 NE1/4 lying westerly of Kalifornsky Beach Road right-of-way, all within Section 30, T5N, R11W, S.M.

Section 2. That the sale price shall be based on the current assessed value of the above described parcel.

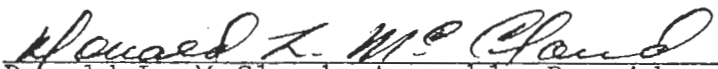
Section 3. That the lands described above are subject to surveying and platting. The surveying and platting is to be completed within 180 days of Assembly approval and to combine the applicants adjacent parcel with the described parcel to form one lot. Said parcel is subject to AS 38.05.127. The costs of surveying and platting associated with the sale of this parcel are to be paid by the applicants. In the event that there are multiple transfers or sales from a single tract, the cost of survey and platting shall be paid proportionately by the respective applicants or transferees.

Section 4. That the purchase will be made in accordance with Ordinance 82-23 by payment in full or by real estate contract with a downpayment of at least 15% of the total purchase

price. The terms and conditions of the real estate contract shall be in accordance with Ordinance 82-23. The appropriate documents and payments must be completed within thirty (30) calendar days after the applicant is notified by certified mail of the authorization to negotiate the sale or the right to purchase the land shall be forfeited.

Section 5. That the Mayor is authorized to sign such documents deemed necessary to effectuate this resolution and be in the best interests of the Borough.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH ON THIS 19th DAY OF July, 1983.


Donald L. McCloud, Assembly President

ATTEST:


Borough Clerk