



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
FAX: (907) 373-9085

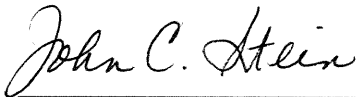
COUNCIL MEMORANDUM NO. 96-30

From: Mayor Stein

Date: March 20, 1996

Subject: Land Proposals

Four proposals were received as the result of the City advertisement for public building sites. Copies are attached for your review.



John C. Stein, Mayor *sk*

Request for Proposals: Land

The City of Wasilla invites proposals to sell to the City real property which is within or contiguous to the city limits for purposes and of the approximate areas listed below:

Joint Public Safety Building	4 - 5 acres
Library	2 - 3 acres
Recreation/Community Center	6 - 10 acres
City Hall	2 acres

Proposers must either own and control the property or be agents providing written exclusive authority to make the proposal. Proposers shall include legal description and graphic plan, topographic information, the asking price free and clear of all encumbrances and terms of sale. Proposals are due Friday, March 15, 1996, 5:00 p.m. at the office of the Mayor, 290 E. Herring Avenue, Wasilla 99654, (907) 373-9055. Land must be outside the 100-year flood plain and be free of any environmental contamination. Proposals are the entire expense of the proposer. The City may reject any and all proposals and may enter into negotiations on any or all proposals. The City will seek independent fee appraisals to confirm the market value prior to purchase. This solicitation is not an offer to purchase real estate. Any offer will be made after negotiation. This solicitation is made at the direction of the City Council to fulfill the long-range land needs of the City.

John C. Stein, Mayor

Publish: 3-1-96 and 3-6-96

RECEIVED

DATE: March 19, 1996
TO: Mayor John Stein
FROM: Mr. & Mrs. J. Tapscott
SUBJECT: Block 7, Original Wasilla Townsite

MAR 20 1996

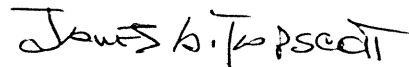
CITY OF WASILLA, ALASKA

We appreciate the opportunity to offer this parcel of land to the City for potential future use.

As stated previously, we do feel the property should be kept intact and not sold off piecemeal to individual owners because of its location.

If further information is needed, please let us know.

Very Truly Yours,



James A. Tapscott



TOTEM Realty Inc.

Bus: (907) 272-0571 • Fax: (907) 274-9616

file
land
deal

March 12, 1996

City of Wasilla
290 E. Herning Ave.
Wasilla, Ak 99654-7091
Attn: John C. Stein, Mayor

RECEIVED

MAR 13 1996

CITY OF WASILLA, ALASKA

Dear Mayor Stein,

This is in response to your request for Proposals: Land for various City facilities. Please consider the following property which meets the requirements for either a Library or City Hall. Totem Realty, Inc. is the exclusive agent for the owner of the property, Dorothy Smith. Please see enclosed Listing.

The Subject property is located on the north side of Bogard Road at the intersection of Main Street and Fishhook Road and consists of two lots with a total area of 2.75 acres. The property is above grade of Bogard Road at the south and slopes up towards the north. The legal description is metes and bounds and therefore quite long so I have enclosed two pages of the legal description. Also enclosed are location maps, graphic plans and a photo flyer with further information. The asking price is \$575,000.00 all cash at closing. Utilities include city water and sewer, refuse, electricity and telephone.

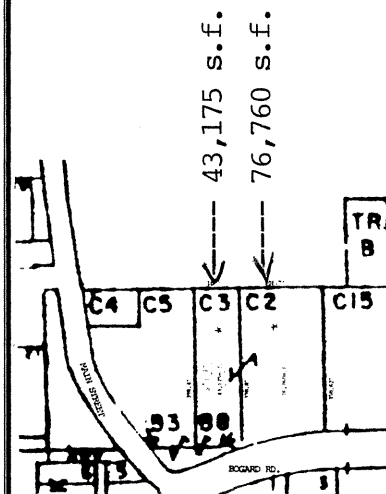
Thank you for your consideration of this property. Please contact me should you need further information.

Sincerely,

Anita M. De Souza
Totem Realty, Inc.



Great Development Property



Excellent Approx. 2.75 Acre Parcel at Main St. and Bogard Road in Downtown Wasilla

All City Utilities

High Visibility and Traffic Count (7600 Daily Average)
Surrounded by Iditarod Elementary, Wasilla J.H. and High Schools
Currently Has 4 Bd. 2.5 Bath Home With Huge Attached Garage,
and a 1 Bd. 1.5 Bath apartment behind the house. Adjacent lot has a
garage, and a foundation (house has been removed).
Price Includes all but the Business (Denali Stained Glass).

401 East Bogard Road

\$575,000

Agent: Anita De Souza 244-6410
Totem Realty, Inc. 272-0571
724 East 15th Avenue
Anchorage, AK 99501

MLS#9503175
Office# CM-0020

District 210

Call Agent for Map and Further Information

Anchorage Multiple Listing Service
Commercial Full Display

ST: ACTV
DMD:
LN: 95 03175 ADDRESS: 401 E BOGARD RD AREA: 210
LP: 575,000 LGL/SUB: T17NR01WS03 LONG LEGAL APX BLDG SF: 2108
DLP: 575,000 TWN/R/S: T17NR01WS03 GRID NUMBER: NW3860 APX LOT SF: 119935
LD: 04/30/95 TAX ID#: 170103600300001 CONDO: N
MT: 318 BLDG NAME: DENALI STAINED GLASS YEAR BUILT: 59
SHO: CLA SIGN: # PKG SPACES: ZONING: UNZON
CSO: 3% BSO: N CONTRACT: ER SUB AGENCY ALLOWED: N PROP DISCLOSURE: Y
PROPERTY CONTACT: ANITA DE SOUZA PH: 907-272-0571

TYPE COMMERCIAL: RETAIL CONSTRUCTION CODE:
CONSTRUCTION TYPE:

APX OFFICE SQ FT: APX WAREHOUSE SQ/FT: APX RETAIL SQ/FT:
OFFICE : WAREHOUSE: RETAIL: STA
FLOORS: # DOCK HIGH DOORS:
GEN CONDITION: # OVERHEAD DOORS:
OVERHEAD DOOR HGT:
CEILING HEIGHT:
RAIL SPUR:

GROSS SCHEDULED INCOME: FINANCING:
LESS VACANCY : OWNER FINANCING: N
LESS EXPENSES: ASSUMABLE FINANCING: N TAXES:
NET OPERATING INCOME: CASH ONLY: Y ASSESSMENTS: SELLER

REMARKS 1: EXCELL 2.75 ACRE PARCEL AT MAIN ST & BOGARD RD. GAS,ELEC,SEWER,
REMARKS 2: & CITY WATER AT PROPERTY. CURRENTLY HAS A 4BR/2.5BA HOME W/HUGE
REMARKS 3: ATTCHED GAR, AND A 1BR/1.5BA RENTAL AT BACK OF 1 LOT. ADJACENT
REMARKS 4: LOT HAS GAR.& FOUND.-HOUSE REMOVED. GREAT DEVELOPMENT PROPERTY.

MEMBER REMARKS:
HIGH VISIBILITY & TRAFFIC COUNT (7,600 DAILY AVG.) SURROUNDED BY IDITAROD
ELEM, WASILLA JH & HIGH SCHOOLS. PRICE INCLUDES ALL BUT THE BUSINESS (DENALI
STAINED GLASS). CALL LISTING AGENT FOR INFO.

LIST AGENT: 4408 ANITA DESOUZA PH: 346-1778
LIST AGT 2: PH:
LIST OFFC : 167 TOTEM REALTY PH: 272-0571 FAX #: 274-9616

SALE PRICE: 0 SALE DATE:
SALE AGENT: PH:
SALE OFFC : PH:

OFFICE LIST #: CM-0020 INDEX SORT: B

EXHIBIT A

EXHIBIT

BOOK 0477 PAGE 250

DESCRIPTION:

PARCEL 1:

The following tract located in the Southwest one-quarter of Section 3, Township 17 North, Range 1 West, Seward Meridian:

From 1/4 section corner 3-10, go South 89°54' West a distance of 679.7 feet to point of beginning; thence South 89°54' West a distance of 208.7 feet to S.W. Corner of described property; thence North 77°35'45" East (computed) a distance of 213.69 feet (computed) to the Northeast corner; thence South a distance of 45.9 feet to the point of beginning, in the Palmer Recording District, Third Judicial District, State of Alaska.

EXCEPT THEREFROM any portion lying within that certain Declaration of Taking, executed by the State of Alaska, recorded December 18, 1980 in Book 224 at Page 879, and by Amended Declaration of Taking, recorded January 13, 1981 in Book 226 at Page 131.

PARCEL 2:

The following tract located in the Southwest one-quarter of Section 3, Township 17 North, Range 1 West, Seward Meridian:

From 1/4 section corner 3-10, go South 89°54' West a distance of 888.4 feet to the point of beginning; thence North a distance of 397.6 feet, thence North 89°54' East a distance of 208.7 feet, thence South a distance of 351.7 feet, thence South 77°29' West a distance of 213.8 feet to the point of beginning, located in the Palmer Recording District, Third Judicial District, State of Alaska.

EXCEPT THEREFROM any portion lying within that certain Declaration of Taking, executed by the State of Alaska, recorded December 18, 1980 in Book 224 at Page 879, and by Amended Declaration of Taking, recorded January 13, 1981 in Book 226 at Page 131.

PARCEL 3:

The following tract located in the Northwest one-quarter of Section 10, Township 17 North, Range 1 West, Seward Meridian:

From 1/4 section corner 3-10, go South 89°54' West a distance of 679.7 feet to point of beginning; thence South 89°54' West a distance of 208.7 feet to the Northwest corner of described property; thence South a distance of 46 feet to center of Bogard Road, which is the Southwest corner; thence in a Northeasterly direction meandering along centerline of Bogard Road to the Southeast corner of described property which is a distance of 5.0 feet (five feet) South from the point of beginning; thence North a distance of 5.0 feet. All located in Section 10, Township 17 North, Range 1 West, Seward Meridian, situated in the Palmer Recording District, Third Judicial District, State of Alaska.

EXCEPT THEREFROM any portion lying within that certain Declaration of Taking, executed by the State of Alaska, recorded December 18, 1980 in Book 224 at Page 879, and by Amended Declaration of Taking, recorded January 13, 1981 in Book 226 at Page 131.

PARCEL 4:

That portion of the Southeast one-quarter of the Southwest one-quarter (SE 1/4 SW 1/4), Section 3, Township 17 North, Range 1 West, Seward Meridian, described as follows:

Beginning at the one-quarter common to said Sections 3 and 10, thence West 888.6 feet to the true point of beginning; thence North 398.4 feet, thence West 100 feet; thence South 398.4 feet; thence East 100 feet to the point of beginning, in the Palmer Recording District, Third Judicial District, State of Alaska.

Continued on following page...

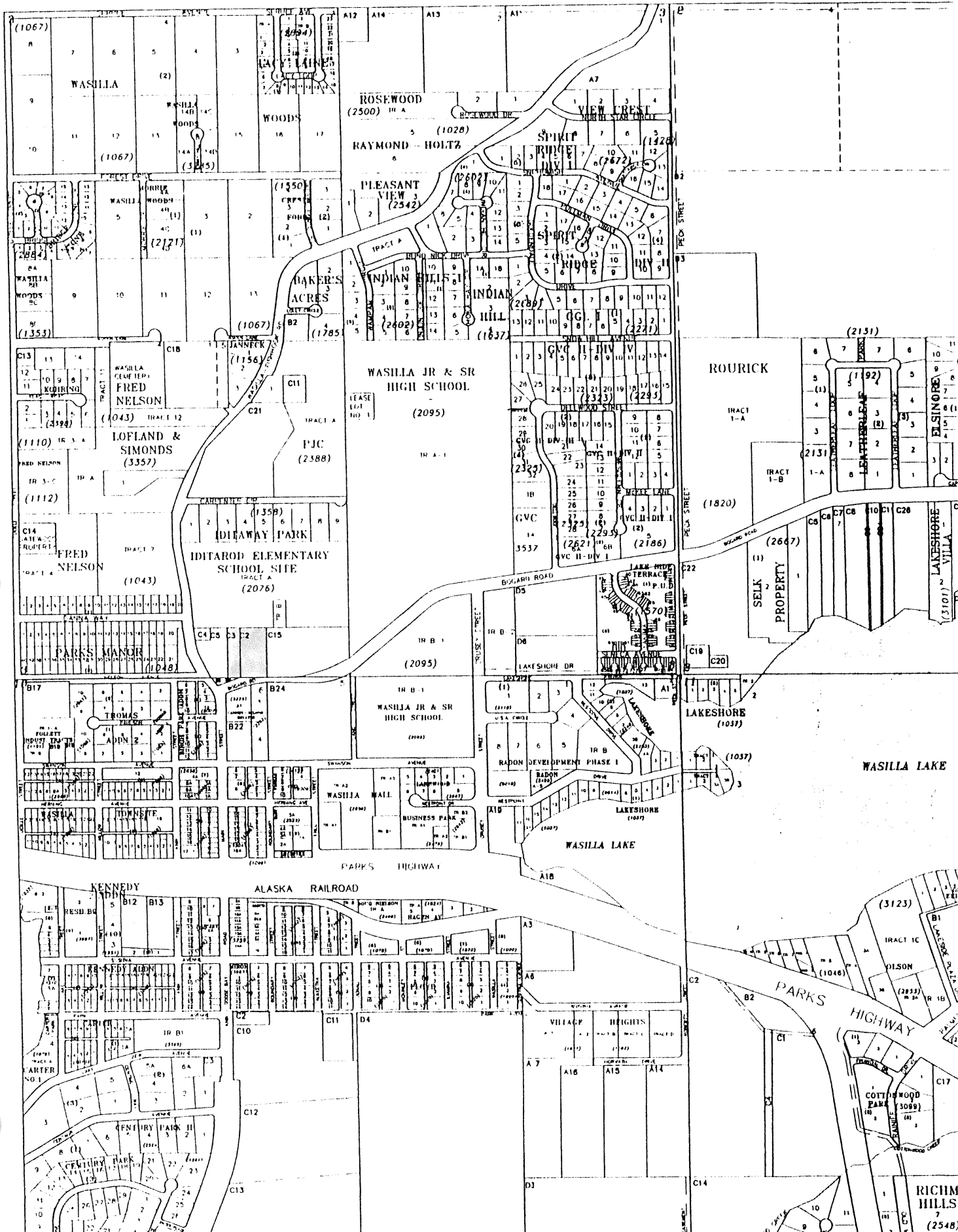
EXHIBIT A

(continued)

BOOK 0477 PAGE 251

EXHIBIT

EXCEPT THEREFROM any portion lying within that certain Declaration of Taking, executed by the State of Alaska, recorded December 18, 1980 in Book 224 at Page 879, and by Amended Declaration of Taking, recorded January 13, 1981 in Book 226 at Page 131.



SEE WA12

RICHM HILLS
7
(2548)

COIT WOOD
PARK
3099
(1)

PARKS
HIGHWAY

IRACT IC
(1048)

EL SINGO
(3107) VILLA

LEATHERLEAF
(1192)

SELK
PROPERTY
(2667)

ROURICK
TRACT 1-A
(1820)

VIEW CREST
TRACT 1
(1428)

ROSEWOOD
(2500) IN A

WASILLA
(1067)

WASILLA LAKE

WASILLA LAKE

WASILLA LAKE

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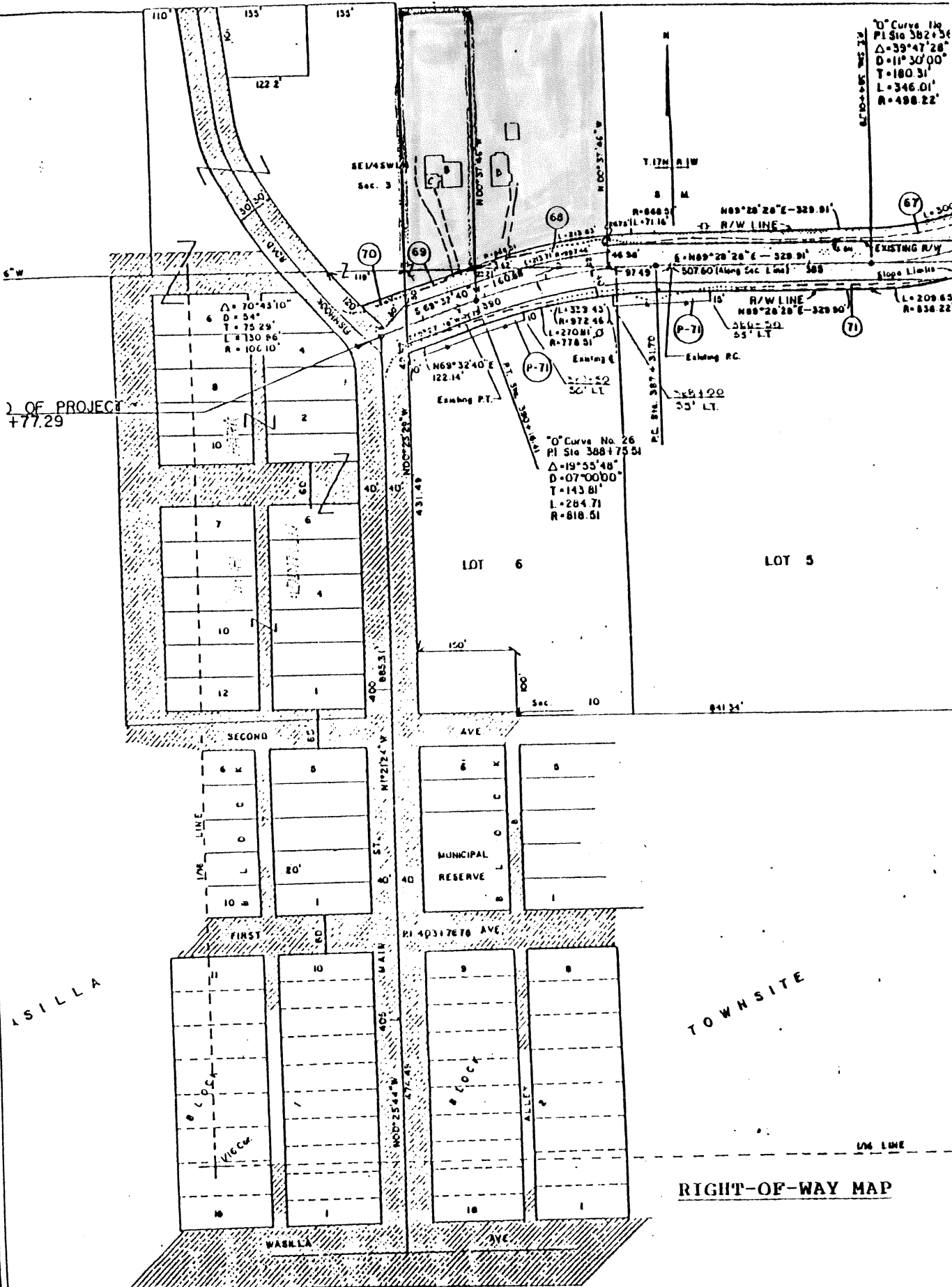
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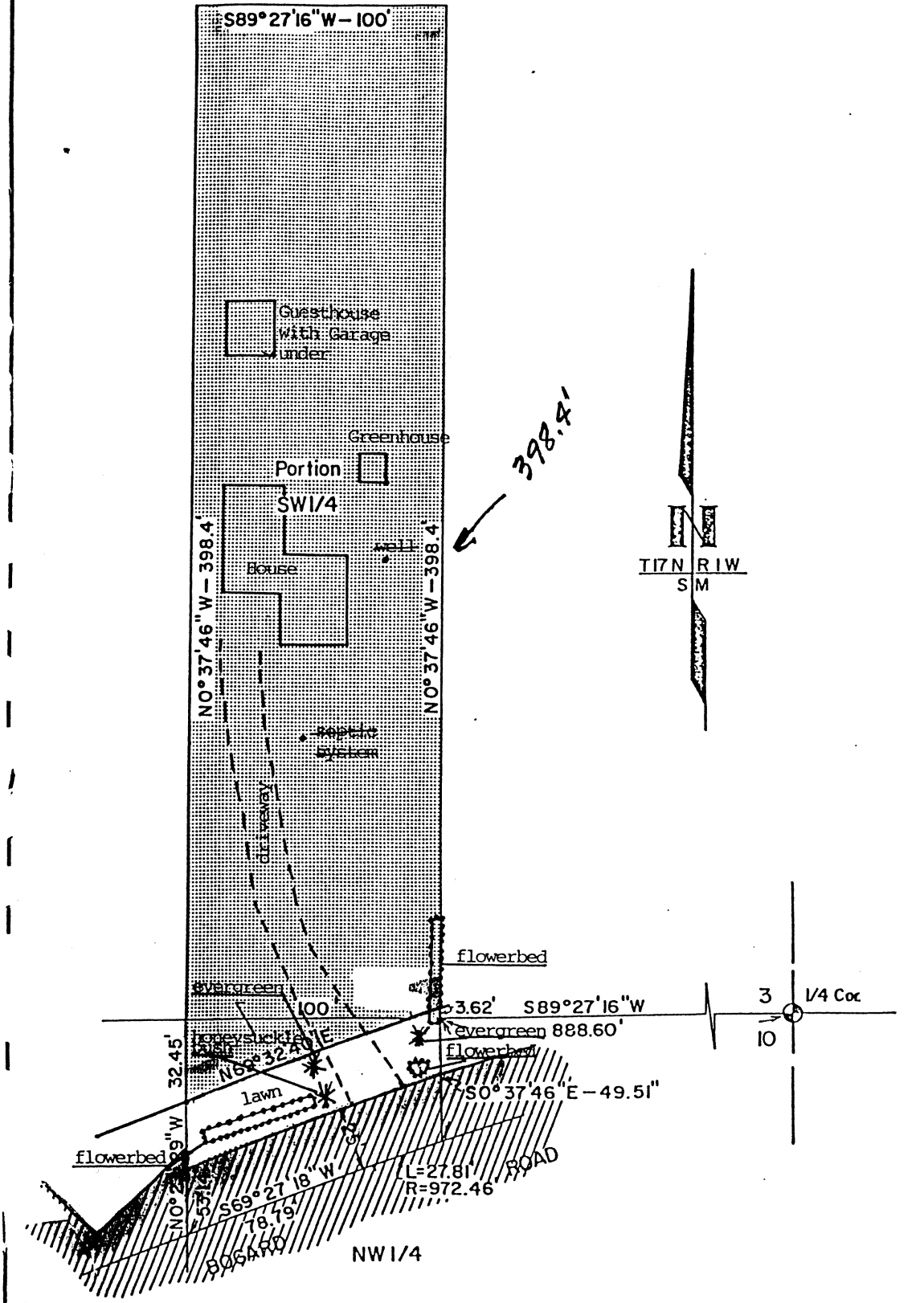
OF PROJECT
+77.29

"O" Curve No. 14
PI Sta 382+34
 $\Delta = 39^{\circ}47'28''$
 $D = 11^{\circ}30'00''$
 $T = 180.31'$
 $L = 346.01'$
 $R = 498.22'$

"O" Curve No. 26
PI Sta 388+75.51
 $\Delta = 19^{\circ}55'48''$
 $D = 07^{\circ}00'00''$
 $T = 143.81'$
 $L = 284.71'$
 $R = 818.51'$



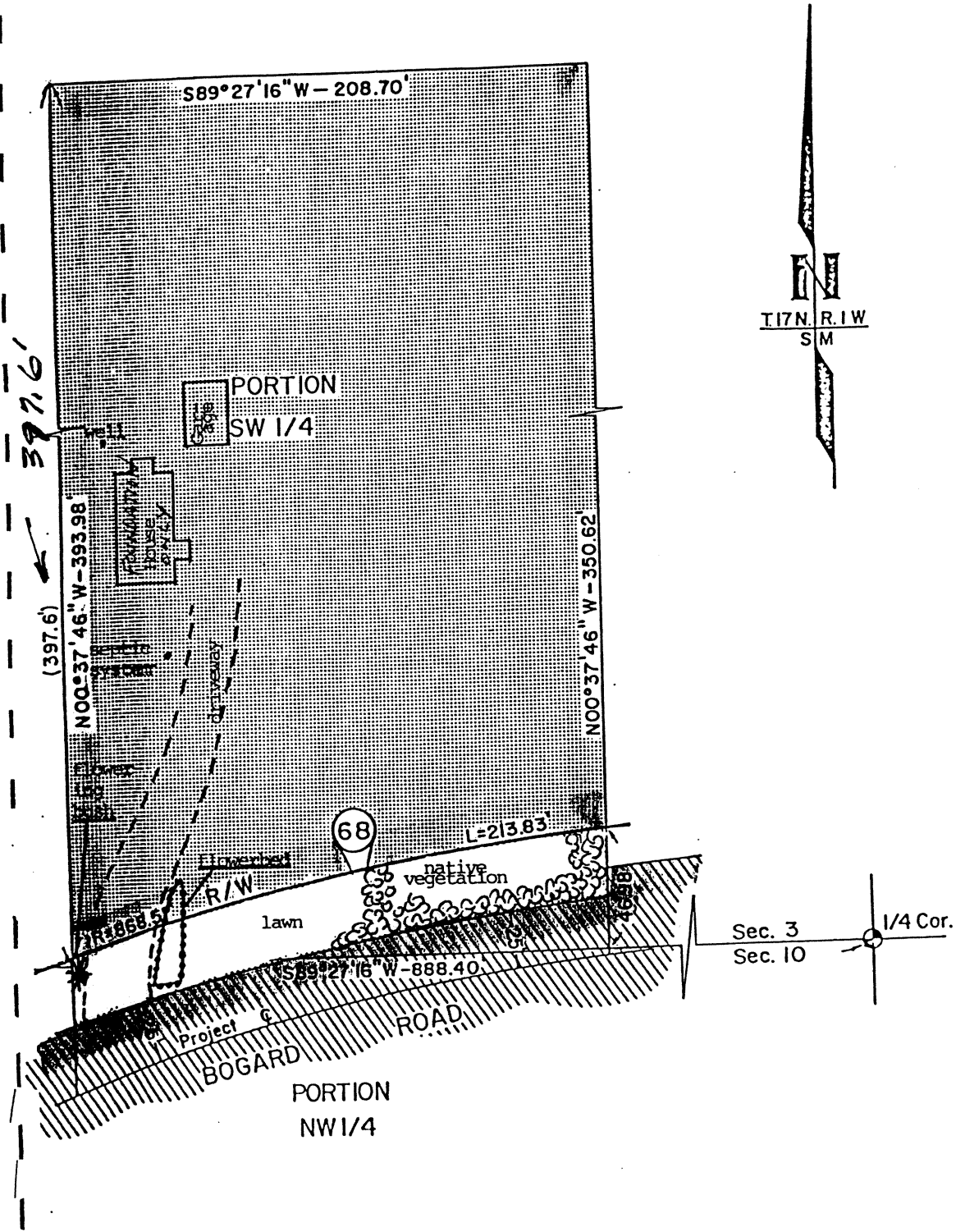
RIGHT-OF-WAY MAP



DWN: REBel	SCALE:	AREA:
CKD: DKO	1" = 50'	2,750' S.F.
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES MAP SHOWING RIGHT OF WAY REQUIRED FOR BOGARD ROAD PROJECT <u>SOS-1(020)</u> CENTRAL REGION PARCEL NO. <u>69</u> DATE <u>10-27-80</u>		

- EXISTING RIGHT OF WAY
- AREA REQUIRED
- AREA REMAINING

Schedule "B"



DWN: REBel	SCALE:	AREA:
CKD: DKO	1" = 50'	5,719 S.F.
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES MAP SHOWING RIGHT OF WAY REQUIRED FOR BOGARD ROAD PROJECT SOS-1(020) CENTRAL REGION PARCEL NO. 68 DATE 12-1-80		

- EXISTING RIGHT OF WAY
- AREA REQUIRED
- AREA REMAINING

SCHEDULE "B"

Mayor John Stein
City of Wasilla
290 E. Herning Avenue
Wasilla, Alaska, 99654

RECEIVED

MAR 11 1996

CITY OF WASILLA, ALASKA

RECEIVED

MAR 11 1996

CITY OF WASILLA, ALASKA

Dear Mayor Stein

In answer to your letter inviting proposals to sell land to the city of Wasilla we have approximately 9.3 acres located in township 17 N, R 1 W, Section 10, Lot 3024. This is the property located between Swanson Avenue and Bogard Road, bordered on the West by the Wasilla Post Office and Mat Valley Credit Union buildings, and on the east by the Wasilla Middle School building. The property is fairly level along Swanson Avenue and rises approximately 18 feet to Bogard road to the north. There is an area to the west that has approximately 30,000 cu.yrds of gravel that could be used to contour the property to the city's needs, to slope the property to Bogard, or the extra gravel could be extracted by the city for street improvements or other public works projects. City sewer and water are available to both north and south boundaries.

There is a dedicated street along the east property line next to the school property, extending between Bogard and Swanson.

We are willing to sell all or part of the parcel for cash or terms of 10% down and the balance at 8% interest for up to 30 years. We would prefer a purchase over a period of years rather than a cash purchase. We would sell the east 1/2 or 4 1/2 acres for \$4.00 per sq.ft. Or \$784,080.00. We would sell the west 1/2 of approximately 4.8 acres for \$5.00 per sq.ft or \$980,100.00. We are willing to sell the entire 9.3 acre parcel for \$1,568,160.00, or approximately \$3.80 per sq.ft. If the city wished to purchase a parcel smaller than 4 acres, we would be amenable to an offer. Of course, smaller parcels would be for a higher price per sq.ft. We are reluctant to divide this parcel into more than two or three units.

I realize the city requires a formal appraisal before closing. Our experience with previous sales of property to the post office and credit union lead us to believe these are fair prices, but we would be willing to reconsider if an AMI appraisal could convince us we are in error. We would ask that any such appraisal be done by Don Tracy & Associates, whom we believe is fair and impartial, and being local knows the area well.

Please let me know if you need more information.

Ed Carney
Ed Carney

RECEIVED

March 8, 1996

MAR 8 - 1996

City of Wasilla
Mayor John Stein

CITY OF WASILLA, ALASKA

Re: City land acquisition
Legal Discription: Lots 4,5,6,15,16, Block 3, Wasilla Hgts. Add #1 / 9.83 Acres

Dear Mayor Stein;

This letter and enclosed documents are to be construed as an offer to sell the described property to the City of Wasilla. Enclosed is a plat map, soils info., and utiltiy locations.

As per our conversation, I believe this property might fit your uses for these reasons:

1. City services would inhance and further development towards the west side of the city.
2. The land has excellent access from the Parks Highway with over 500' of frontage and 3 driveways, in conjunction with the five lanes of the Parks Hwy.
3. The land is close to a major hotel and possible future Alaska Railroad siding.
4. There is a permitted gravel extraction operation on site with approx. 200,000 yds of recoverable resourse, this could be an added plus in that the gravel could be used on the extension of Church Road south to the Wasilla Airport or other projects.
5. Utilities: There is main line (4") natural gas along the front of the property with a service line to the NE corner of lot 4. MEA has three phase power along the Parks Hwy, and single phase alony Nicola to the North. MTA has phone service along the North and South boundries.
6. Soils: Enclosed is a USGS soils survey map showing soils discriptions. This gravel was used to backfill the Spenard Building Supply addition and passed with excellent compaction.

As to values, I personally sold the tract to Spenard Building Supply for \$.95 for square foot and I feel the land was inferior the this property. The two lots to the west (lots 7, and 14) are currently listed for sale at \$1.50 per square foot. Therefore, I believe this property will have a value in the \$1.00 to \$1.50 per square foot range. This not considering the value of the gravel to be extracted and has been selling for \$1.25 - \$1.50 per yard (buyer loads and hauls).

This offer to sell will expire in 30 days or upon written notice to you by seller.

Sincerely,

Kurt M. Newcomb

Kurt M. Newcomb

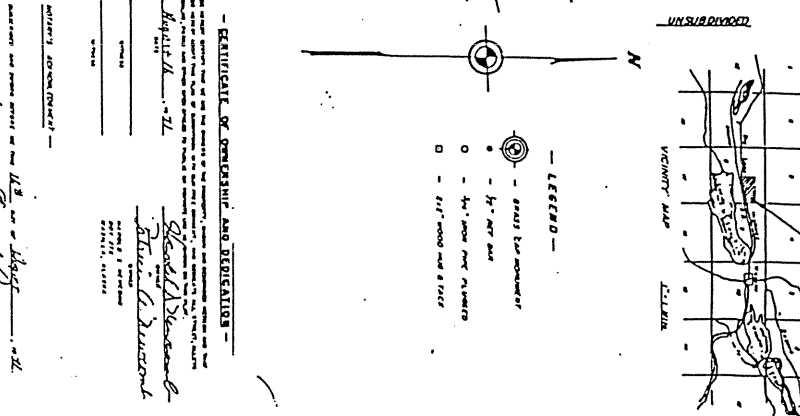
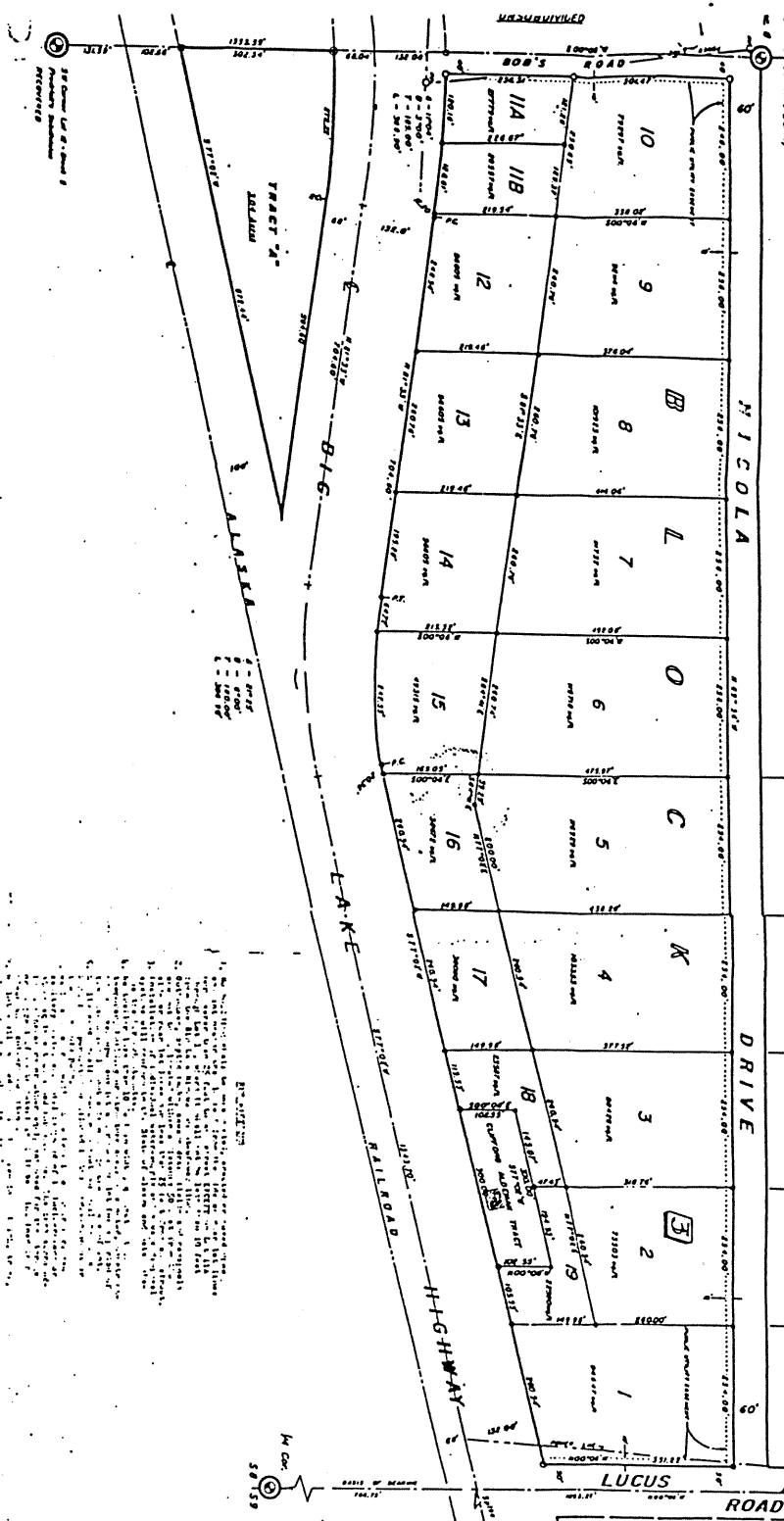
President

KMN Inc.

Box 872186

Wasilla, Ak. 99687

(907)373-1570



LEGEND

- ⊙ - 6" GAS PIPE
- - 4" GAS PIPE
- - 4" WATER PIPE
- - 4" FIRE PIPE
- - 4" ELECTRIC PIPE

CERTIFICATION OF CORRECTNESS OF MAPS
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska.

August 12, 1971
Dick A. Sullivan
 Surveyor General

CERTIFICATION OF APPROVAL BY THE COMMISSIONER
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska.

August 12, 1971
Dick A. Sullivan
 Surveyor General



PLAT # 97-56
 SUBD. 76-312V

PREPARED BY:
Dick A. Sullivan
 Surveyor General

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska.

August 12, 1971
Dick A. Sullivan
 Surveyor General



WASILLA HEIGHTS ADDITION NO. 1
 IN U.S. LOTS 1 & 2 SECTION 8-T17N-1W S.M.

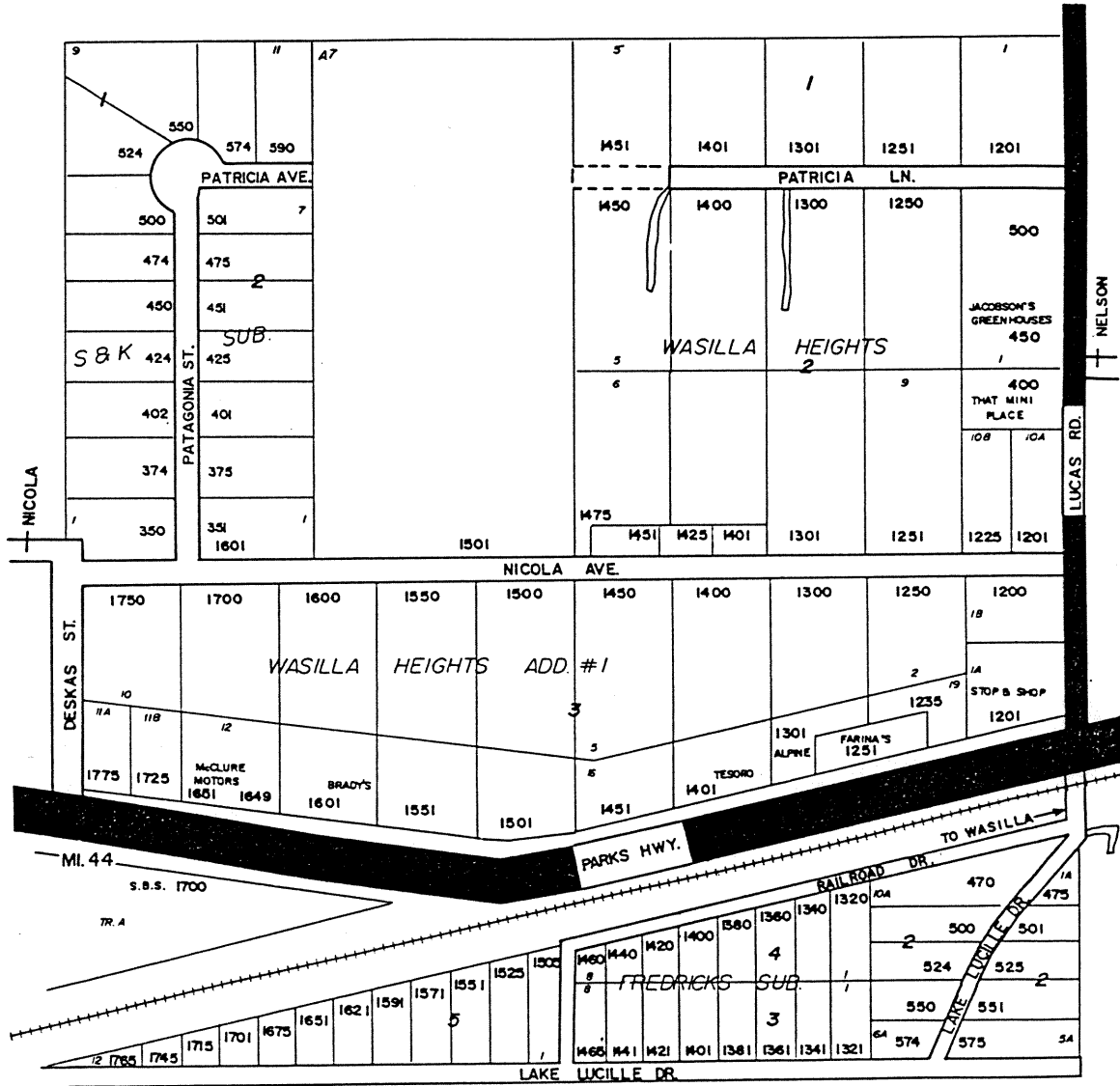
ALASKA
 SURVEYED BY R.C. DENNIS
 JULY 1971
 TOTAL AREA: 24.41 ACRES

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska.

August 12, 1971
Dick A. Sullivan
 Surveyor General

NOTICE TO ADJOINING OWNERS
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska, and that the same is a true and correct copy of the original map, as the same appears from the records of the State of Alaska.

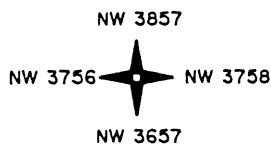
August 12, 1971
Dick A. Sullivan
 Surveyor General



WA 12 2301

NE 1/4 SEC. 8, T17N R1W

SEE OVERVIEW MAP "K"



NW 3757



Kenai soils are strongly acid throughout. In places, stones are fairly numerous on or near the surface.

i silt loam, undulating (3 to 7 percent slopes) (Kc).—This soil commonly occurs as scattered tracts where slope is between 3 and 7 percent. Included in mapping were a few small rolling to hilly tracts that have a slope of as much as 20 percent. Also included were a few stony patches. Small drainageways and wet seepage spots occur within the mapped areas. This soil is suited to crops that require only shallow tillage. (Management group 15)⁴

Knik Series

The Knik series consists of well-drained silty soils that are shallow over coarse gravelly material. These soils are on nearly level to rolling plains and hilly to steep, rough moraines.

The Knik soils are extensive over a broad zone in the central part of the Area. They grade to the Bodenburg and Doone soils in the east and to Homestead soils in the west. They are browner than the Bodenburg soils, are shallower to gravel than the Doone soils, and have less prominent soil horizons than the Homestead soils.

The Knik soils support a forest consisting mostly of paper birch, white spruce, and quaking aspen, but many areas are in crops or pasture. A profile of Knik silt loam is shown in figure 9.

Representative profile of Knik silt loam in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ sec. 17, T. 17 N., R. 1 E., Seward Meridian:

O11—4 to 3½ inches, forest litter.

O12—3½ inches to 0, very dark brown (10YR 2/3) to very dark grayish-brown (10YR 2/2, 3/2) mat of roots and partly decomposed organic material; many very fine granules of very dark brown silt loam; few mycelia; abrupt, smooth boundary.

A2—0 to 3 inches, gray (N 5/0) silt loam mottled with reddish brown; weak, fine, subangular blocky structure; friable; many roots, especially in upper part of horizon; strongly acid; abrupt, wavy boundary. 2 to 6 inches thick.

B2—3 to 7 inches, mixed dark-brown (10YR 3/3) and dark-gray (5Y 4/1) silt loam; fine spots of dark reddish brown; weak, medium, subangular blocky structure; friable; few roots; few, fine, dark-colored concretions; strongly acid; clear, wavy boundary. 3 to 6 inches thick.

C1—7 to 12 inches, gray (5Y 5/1) silt loam; spots of dark yellowish brown (10YR 4/4) and a few horizontal streaks of very dark brown (10YR 2/2); massive, but breaks under pressure into poorly defined thin plates; few roots; medium acid; gradual boundary. 4 to 6 inches thick.

C2—12 to 19 inches, mixed dark-brown (10YR 4/3) and olive-brown (2.5Y 4/4) silt loam; thicker streaks of very dark brown (10YR 2/2) than in C1 horizon, and few streaks of reddish yellow (7.5YR 6/6); massive; friable; few roots; medium acid; abrupt boundary. 5 to 8 inches thick.

IIC3—19 to 32 inches +, very gravelly coarse sand. Many feet thick.

In places as much as 12 inches of fine sand underlies the silt mantle.

Knik silt loam, nearly level (0 to 3 percent slopes) (KnA).—This is one of the most extensive well-drained soils in the Area. It occurs mostly on broad terraces and

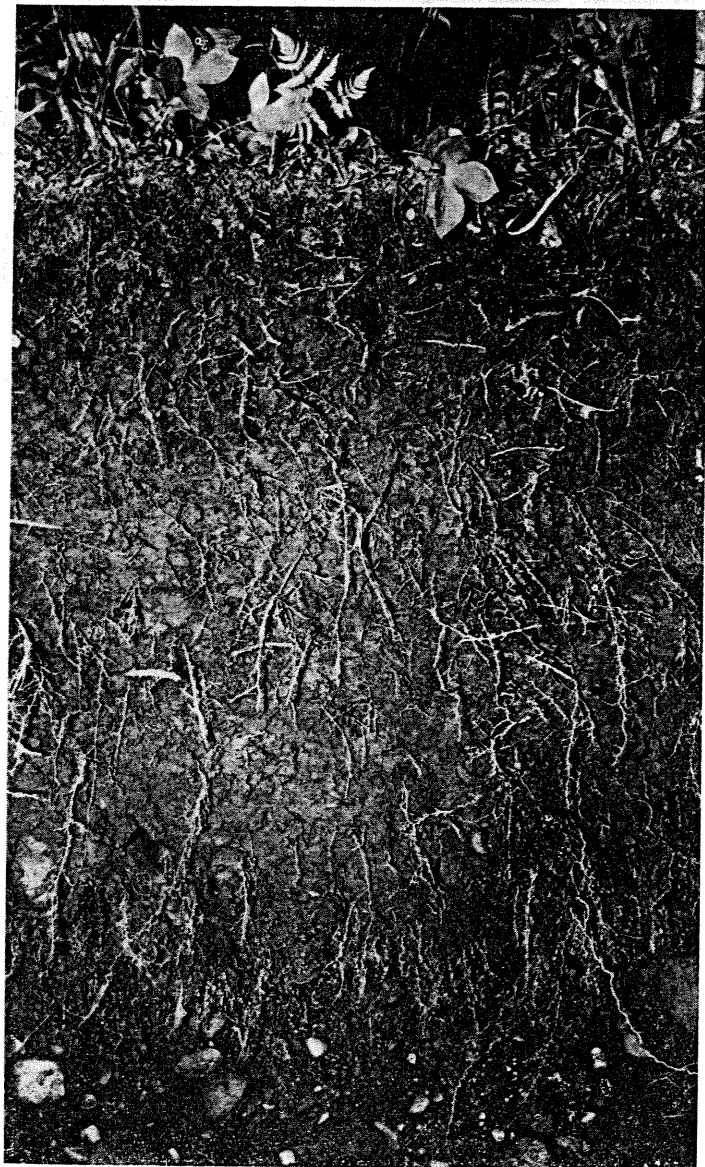


Figure 9.—Profile of Knik silt loam. Depth to underlying gravel and sand is about 18 inches.

plains. It formed in a silty mantle that is ordinarily about 16 inches in thickness over very gravelly coarse sand but ranges from 12 to 24 inches. A few narrow escarpments and poorly drained depressions were included in mapping. In places, they limit farming.

All of the crops adapted to the Area can be grown on this soil, but yields are usually less than on deeper soils, largely because of a lower moisture-supplying capacity. Satisfactory yields of most crops can be obtained if moisture is conserved and fertility is maintained.

In large fields this soil is moderately susceptible to blowing. (Management group 8)

Knik silt loam, undulating (3 to 7 percent slopes) (KnB).—This is one of the most extensive well-drained soils in the Area. It consists of scattered tracts, from a few acres to more than a hundred acres in size, on terraces

⁴ Because the Kenai soil in the Matanuska Valley Area is shallower than Kenai soils in other areas, it is in a different management

and plains. A few narrow escarpments and poorly drained depressions were included in mapping. In places, they limit farming.

This soil tends to be droughty. It is susceptible to water erosion and moderately susceptible to blowing if the surface is exposed.

If erosion is controlled and the soil is otherwise well managed, all of the crops adapted to the Area can be grown. (Management group 7)

Knik silt loam, rolling (7 to 12 percent slopes) (KnC).—This soil is on scattered knolls and irregular ridges that have short, choppy slopes. It is moderately extensive. A few steeper slopes were included in mapping, and there are small, scattered, poorly drained depressions.

This soil is suited to all of the crops adapted to the Area, but conservation practices are needed to control erosion if row crops are grown (Management group 7)

Knik silt loam, hilly (12 to 20 percent slopes) (KnD).—This soil is in scattered areas that have short, complex slopes. Poorly drained areas in small, deep depressions and a few slopes of more than 20 percent were included in mapping.

If used for crops, this soil should be kept in perennial grasses most of the time. It is susceptible to erosion, which is difficult to control on these steep slopes when the surface is exposed. (Management group 14)

Knik silt loam, moderately steep (20 to 30 percent slopes) (KnE).—This soil is on narrow terrace escarpments and on rough, choppy terrain. Most of the acreage is forested, but a few small tracts are used for hay or pasture. The erosion hazard is severe, and erosion on these steep slopes is difficult to control if the surface is exposed. (Management group 20)

Knik silt loam, steep (30 to 45 percent slopes) (KnF).—This soil is extensive on steep escarpments and irregular ridges. It is too steep for farming and should remain in native vegetation. (Management group 28)

Matanuska Series

The Matanuska series consists of well-drained soils that are shallow over gravelly material. These soils formed in a layer of silty material about 10 inches thick over a moderately fine textured layer.

These soils are not extensive and occur only on a few broad, low, nearly level terraces in the eastern part of the Area. They are better drained than the Wasilla soils or Coal Creek soils and are distinguished from the Susitna soils and Bodenburg soils by having a firmer, finer textured subsoil layer.

The Matanuska soils support a forest consisting mainly of white spruce and paper birch, but a few small areas are cleared.

Representative profile of Matanuska silt loam in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ sec. 35, T. 18 N., R. 2 E., Seward Meridian:

- O1—2½ inches to 1 inch, mat of leaves and decomposing organic matter; clear, smooth boundary. 1 to 3 inches thick.
- O2—1 inch to 0, black (5YR 2/1) mat of finely divided organic matter; many fine roots; mycelia; abrupt, smooth boundary. ½ inch to 1½ inches thick.
- A1—0 to 5 inches, dark-gray (5YR 4/1) silt loam; common, fine, distinct mottles of dark brown; weak, fine, granular structure; friable; many fine roots; clear, wavy boundary. 3 to 6 inches thick.

C1—5 to 9 inches, patches and streaks of dark grayish brown (2.5Y 4/2), dark yellowish-brown (10YR 4/4) and dark-brown (7.5YR 4/4) silt loam; weak, fine granular structure; very friable; roots plentiful; abrupt, smooth boundary. 3 to 8 inches thick.

IIC2—9 to 18 inches, olive (5Y 5/3) silty clay loam; weak, medium, subangular blocky structure that breaks weak, fine, granular; firm; few roots; gradual, wavy boundary. 8 to 14 inches thick.

IIIC3—18 to 32 inches +, olive-brown (2.5Y 4/4) coarse sand and gravel that contains dark-colored and light-colored rounded stones and cobblestones; structure less; loose. Many feet thick.

Under the organic mat, the silty material ranges from 5 to 15 inches in thickness, and the moderately fine textured underlying layer ranges from 5 to 10 inches in thickness. In places fine material is mixed with the gravelly substratum. The depth to gravel ranges from 12 to 24 inches.

Matanuska silt loam (nearly level) (Ma).—This soil is on a few broad, nearly level, low terraces in the eastern part of the Area, adjoining the Bodenburg and Knik soils. Included in mapping were a few small undulating areas in which slopes are slightly steeper than 3 percent. Small patches of the Bodenburg and Knik soils were also included.

Most of this soil is forested, but scattered tracts are used for crops. It is suited to crops, but yields are somewhat low because of the slowly permeable layer and the shallowness to gravel. (Management group 10)

Mixed Alluvial Land

Mixed alluvial land (M) is extensive on the flood plain of secondary streams. It occurs as low, nearly level, frequently flooded areas. Most of it consists of medium-textured to very coarse textured recent sediments that range from a few inches to several feet in thickness over loose cobblestones, stones, and boulders. Irregular patches of silty and very fine sandy sediments, as well as stony and gravelly spots, are common. There are many sloughs and secondary channels, which carry excess water when the main stream channels are full. Most of the land type is flooded from one to several times each year, but a few, small, elevated spots on natural levees are flooded only rarely.

The native vegetation varies. It consists mainly of dense alder and willow thickets, scattered stands of cottonwood (balsam poplar), paper birch, and white spruce and patches of native grass. This land is not suited to cultivated crops, but the native grass can be grazed lightly for short periods of time. (Management group 33)

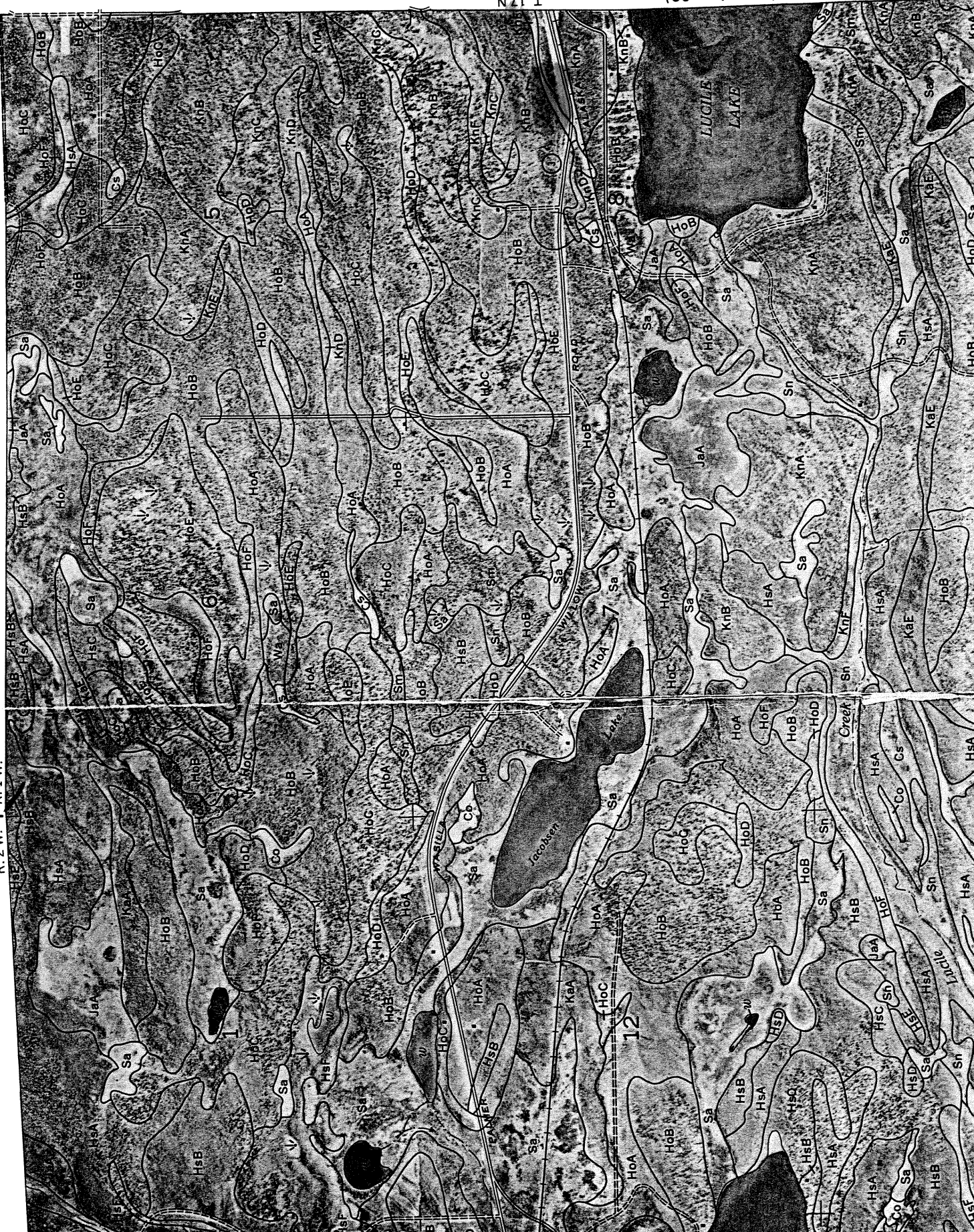
Moose River Series

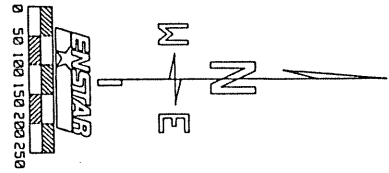
The Moose River series consists of poorly drained soils that formed in silty and sandy water-laid sediment. These soils are in depressions and low areas bordering lakes and secondary streams.

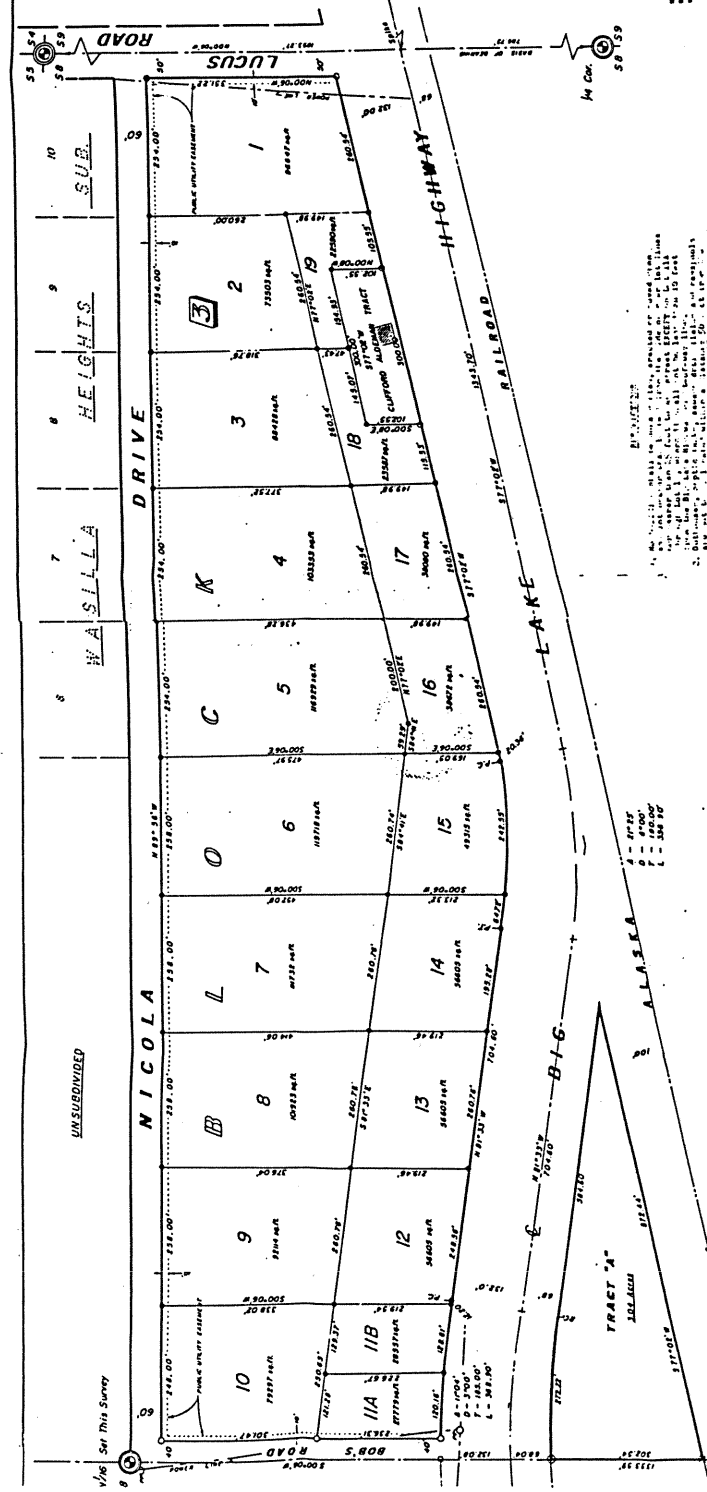
The Moose River soils are not so dark colored as the Slikok soils, and they have a coarser textured subsoil than the Coal Creek and Wasilla soils.

The native vegetation consists of alder and willow scattered stands of black spruce, and patches of grass

R.2 W. | R.1 W.







TOTAL 427,987 SQ FEET
9.83 ACRES

[Faded text, possibly a survey note or abstract description]

PLAT # 71-56
NUMBER 71-3327

RECORDED	FILED
INDEXED	INDEXED
APR 23 1971	APR 23 1971
ALASKA	ALASKA

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL TAXES, FEES, CHARGES, COSTS, AND EXPENSES DUE TO THE STATE OF ALASKA HAVE BEEN PAID IN FULL BY THE SURVEYOR.

CERTIFICATION OF APPROVAL BY THE COMMISSION
I HEREBY CERTIFY THAT THE SURVEYOR'S REPORT AND PLAT HAVE BEEN REVIEWED AND APPROVED BY THE COMMISSION.



Surveyor's Name and Signature
Date: August 17, 1971

WASILLA HEIGHTS ADDITION NO. 1
IN U.S. LOTS 1&2 SECTION 8-T17N-1W S-4M.
ALASKA

SURVEYED BY R.E. DEEMING
JULY 1971
TOTAL AREA: 24.43 ACRES



71-56
VICINITY MAP
UNSUBDIVIDED
SURVEYED AREA

LEGEND -
BRASS LAP MONUMENT
3" X 3" MET MARK
3" X 3" IRON PIPE PLUMBER
1/4" X 1/4" IRON PIPE PLUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THE RECORDS AND FOUND THAT THE SURVEYOR HAS FULLY COMPLIED WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THE COMMISSION'S REGULATIONS. THIS SURVEY WAS MADE BY THE SURVEYOR ON AUGUST 17, 1971.

STATE OF ALASKA
DIVISION OF CONSERVATION
RECORDED