

CITY OF WASILLA  
ORDINANCE SERIAL NO. 98-28

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA AUTHORIZING THE EXCHANGE OF PROPERTIES AND RIGHTS-OF-WAY WITHIN LOT 13A, BLOCK 3, SNIDER SUBDIVISION TO CREATE ACCESS ACROSS IDITAPARK (OLD AIRPORT SITE) AND EXCHANGE PROPERTY AT THE SOUTHWEST CORNER OF OLD WASILLA AIRPORT.

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

**Section 1. Classification.** This is a non-code ordinance.

**Section 2. Purpose.** To allow Weber Drive to extend across Iditapark (the Old Airport Site) and exchange property on the Southwest Corner of the Old Wasilla Airport.

**Section 3. Property Exchange.** The property exchange is per the preliminary plat of Iditaparcels, prepared by Denali North, Palmer, Alaska, Job No. 98026, dated May 1998, described as "Attachment A," subject to any necessary replat procedures and conditions required by the Matanuska-Susitna Borough Planning Department, Platting Division. The actual property exchange will be implemented based on the final approved plat.

The city of Wasilla will exchange that four sided portion of property indicated as "Portion of proposed lot 13 A-1 being added to lot 2, 0.47 AC" for that pentagonal portion of property indicated as "portion of tract A being added to new lot 1, 0.47 AC."

**Section 4. Right-of-Way Exchange.** The City of Wasilla will exchange the rights-of-way, generally described below, as indicated on the Preliminary Plat of Lot 13A-1, Block 3, Snider Subdivision Unit No. 4, prepared by Denali North, Palmer, Alaska, No. 97262, dated December 27, 1997, described as "Attachment B," subject to any necessary replat procedures and conditions required by the Matanuska-Susitna Borough Planning Department, Platting Division. The actual right-of-way exchange will be implemented based on the final approved plat.

The City of Wasilla will vacate that portion of the cul-de-sac road right-of-way within Lot 13A, Block 3, Snider Subdivision, Unit No. 4, consisting of an approximate semi-circle, with a 50 foot radius, bordering on the easterly 118 feet of Weber Drive, in the location indicated. In exchange for:

The dedication of a road easement by the property owners across Lot 13A, Block 3, Snider Subdivision, Unit No. 4, to allow for the continuation of Weber Drive, consisting of an area approximately 25 feet on the southerly boundary, 132.24 feet on the westerly boundary, 43 feet on the northerly boundary, and a boundary containing an arc to connect the easterly points of the northerly and southerly boundaries, in the location indicated.

**Section 5. Public Use Easement.** The City of Wasilla hereby creates a public use easement across "Old Wasilla Airport Site" described as "Attachment C," subject to any necessary replat procedures and conditions required by the Matanuska-Susitna Borough Planning Department, Platting Division. The actual public use easement will be implemented based on any modifications required of the Matanuska-Susitna Borough and shall be recorded at the State of Alaska's Recorders Office.

**Section 6. Condition.** The exchanges addressed by this ordinance are expressly conditioned on the State of Alaska giving up its public purpose reversionary interest in the property being conveyed by the city, in return for inclusion of a public purpose reversionary interest in favor of the State of Alaska in the property being received by the city.

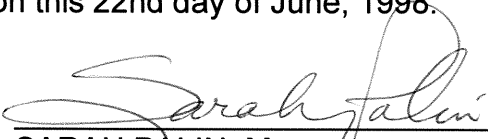
**Section 7. Findings.** After careful consideration and deliberation, the council makes the following findings consistent with WMC 7.16.100(A):

- (1) The exchange of city right-of-way on Lot 13A and exchange for other land on 13A to extend Weber Drive is in the best interest of the city.
- (2) The land rights conveyed by the city will, after conveyances be restricted by the city's development code for the use for which 13A has been classified.
- (3) There is no hindrance or restricted utilization of any property owned by the city as a result of this transfer, and Iditapark (the Old Wasilla Airport) shall be better used to its best advantage.
- (4) This exchange of property is in the best interest of the city. The value of the land rights conveyed is less than or equal to the value of the land rights acquired.

**Section 8. Authorization.** The mayor is hereby authorized to execute appropriate documents to implement the property exchange, including if necessary, replat procedures required by the Matanuska-Susitna Borough.

**Section 9. Effective Date.** This ordinance becomes effective upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on this 22nd day of June, 1998.

  
SARAH PALIN, Mayor

ATTEST:

  
KRISTIE L. VANGORDER, CMC/AE  
City Clerk

[SEAL]

(PLAN 81-178)

PLAN 1

**NELSON AVE**

CITY PLAYGROUND AREA

60' PUBLIC USE EASEMENT (IN PROGRESS)

30' WATERLINE RIGHT-OF-WAY AGREEMENT BOOK 221, PAGE 97

PORTION OF PROPOSED LOT 13 A-1 BEING ADDED TO LOT 2 0.47 AC.

15' WATER LINE ESMT. BK. 214, PG. 381

PORTION OF TRACT A BEING ADDED TO NEW LOT 1 0.47 AC

INGRESS/ESMT PG 391-292

DRIVE

INGRESS/ESMT PG 391-292

**LOT 1**  
1.45 ACRES

15' SEWER EASEMENT BOOK 379, PAGES 515-516

20' SEWER LINE EASEMENT

7' MEA ESMT. BK. 332 PG. 213

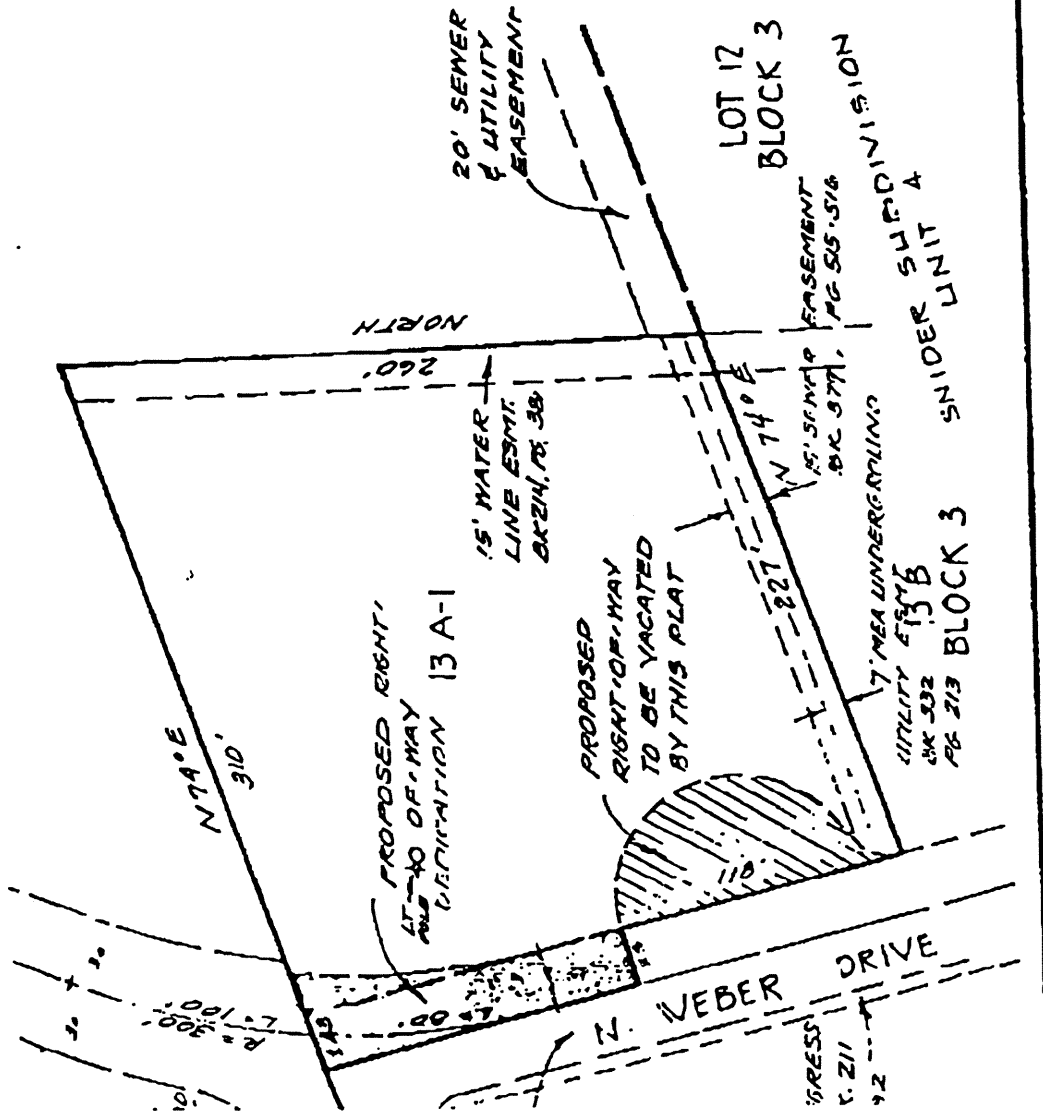
**WEBER CR**

ATTACHMENT A

WEBER CR

1"=50'

NOTE: TOPOGRAPHY IS RELATIVE  
FLAT.



A PRELIMINARY PLAT OF  
**LOT 13A-1, BLOCK 3,  
 SNIDER SUBDIVISION UNIT #1**  
 (PLAT REFIL F NO. 96-73)  
 LOCATED IN  
 SEC 9, T11N, R1W, S. 4., ALASKA  
 PALMER REC. DIST  
 CONTAINING 1.45 ACRES I

PREPARED BY: **DENALI NORTH**  
 841 W. EVERGREEN AVE  
 PALMER, AK. 99745

NO. 97262 DEC 17, 97 FEB 31

# PUBLIC USE EASEMENT

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_ by and between

ADDRESS: \_\_\_\_\_

ZIP \_\_\_\_\_ hereinafter called the GRANTOR, and the CITY OF WASILLA a Municipal Corporation under the laws of the State of Alaska, hereinafter called the GRANTEE, 290 E. HERNING AVENUE WASILLA, AK 99654.

## WITNESSETH:

That for and in consideration of -\$1.00- (one) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR, does hereby grant, bargain, sell, convey and warrant to the GRANTEE its successors and assigns forever, a right of way and easement, with the right, privilege and authority to the GRANTEE its successors and assigns, for use as a public right of way, including the right to construct, operate and maintain public improvements of all kinds within said right of way described as follows, to wit:

A Public Use Easement on and across Tract A of "Old Wasilla Airport Site" Plat No. 97-7, Township 17 North, Range 1 West, Seward Meridian, Alaska. Being more particularly described as follows:

Commencing at the Southwest corner of said Tract A said point being the True Point of Beginning. Said point also being the SE corner of Lot 17, Block 2 Wasilla Airport Heights Plat No. 74-62.

Thence continuing N 73° 58' 37" E along the boundary between said Tract A and Lot 13A of Snider Subdivision, Unit #4 Plat No. 96-72 a distance of 79.09 feet;

Thence along a non-tangent curve on a chord bearing of N 19° 57' 37" E and chord distance of 60.14 feet. With a delta of 12° 47' 15" and radius of 270.00 feet;

Thence along a curve to the left on a chord bearing of N 05° 14' 00" E and chord distance of 237.82 feet. With a delta of 42° 14' 29" and radius of 330.00 feet;

Thence N 15° 53' 15" W a distance of 25.24 feet;

Thence along a curve to the right on a chord bearing of N 29° 01' 42" E and chord distance of 70.61 feet. With a delta of 89° 49' 53" and radius of 50.00 feet to the South right-of-way line of Nelson Avenue.

Thence along said right-of-way line S 73° 56' 38" W a distance of 160.00 feet;

Thence leaving said right-of-way along a non tangent curve on a chord bearing of S 60° 58' 19" E a chord distance of 70.82 feet. With a delta of 90° 10' 07" and radius of 50.00 feet;

Thence S 15° 53' 15" E a distance of 24.76 feet;

Thence along a curve to the right on a chord bearing of S 05° 14' 00" W and chord distance of 194.58 feet. With a delta of 42° 14' 29" and radius of 270.00 feet;

Thence along a curve to the left on a chord bearing of S 22° 14' 27" W and chord distance of 46.24 feet. With a delta of 08° 13' 35" and radius of 330.00 feet;

Thence along a curve to the right on a chord bearing of S 45° 40' 08" W and chord distance of 46.24 feet. With a delta of 55° 04' 58" and radius of 50.00 feet to the lot line common to before mentioned Tract A and Lot 17.

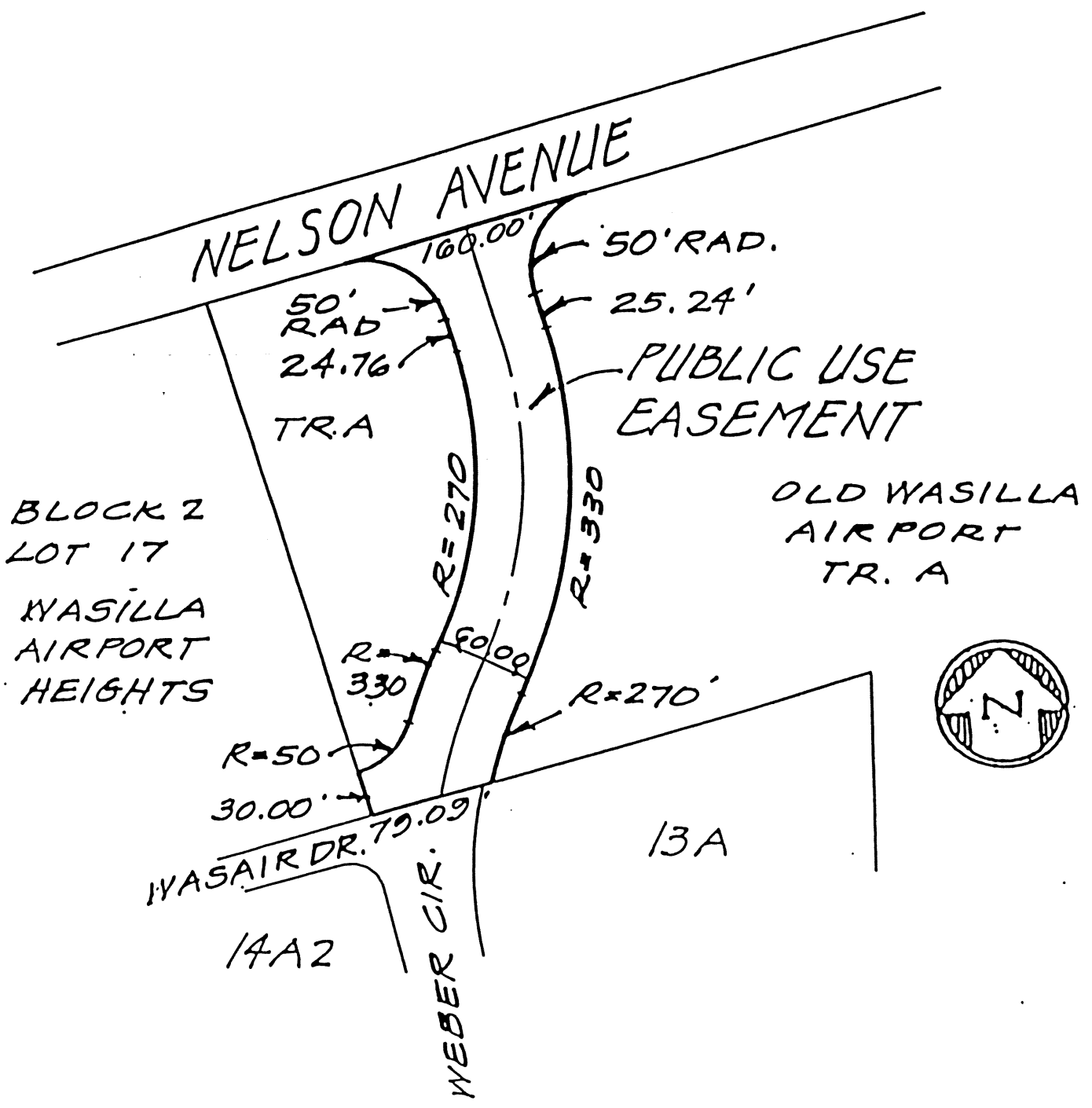
Thence along said lot line S 15° 53' 15" E a distance of 30.00 feet to the point of beginning.

See Attachment "C"

ATTACHMENT C 1 of 2

PRELIMINARY  
DATE: 5-27-98

After recording in 10:  
Denali North  
847 W. Evergreen Avenue  
Palmer, AK 99645



ATTACHMENT 'C' 2 OF 2