

**CITY OF WASILLA
ORDINANCE SERIAL NO. 02-51**

AN ORDINANCE OF THE WASILLA CITY COUNCIL AUTHORIZING THE CITY OF WASILLA TO TRANSFER TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (ADOT&PF) A PORTION OF GOVERNMENT LOT 3, SECTION 10, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN AND A PORTION OF LOT 1, TRACT A, A.V. HAGEN PROPERTY ACCORDING TO PLAT NO. 60-1, AND THE SOUTHWEST ONE-QUARTER OF THE SW ¼ NE ¼ OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, ADOT&PF has requested that the city relinquish interest in right-of-way across parcels of land in order to accommodate the relocation of the Alaska Railroad for the Parks Highway upgrade; and

WHEREAS, the subject parcels are identified as Parcel Nos. 58 and 63 in the Parks Highway project NH-OA4-1(12)/52474, Parks Hwy, MP 39-41 Preliminary Right-of-Way Plat; and

WHEREAS, the right-of-way transfer is necessary to accomplish the Parks Highway upgrades; and

WHEREAS, the public will benefit greatly from the upgrade as it will allow for traffic to flow safely and efficiently through the city of Wasilla.

BE IT ENACTED:

- * **Section 1. Classification.** This is a non-code ordinance.
- * **Section 2. Purpose.** To transfer to ADOT&PF a portion of Government Lot 3, Section 10, Township 17 North, Range 1 West, Seward Meridian, Alaska, and a portion

of Lot 1, Tract A, A.V. Hagen Property according to Plat No. 60-1, and the Southwest One-Quarter Of The SW ¼ NE ¼ of Section 10, Township 17 North, Range 1 West, Seward Meridian, Alaska, for the purpose of providing right-of-way across parcels of land in order to accommodate the relocation of the Alaska Railroad for the Parks Highway upgrade.


* **Section 3. Authorization.** The mayor is authorized to transfer by Quitclaim Deed the above referenced rights-of-way to ADOT&PF.

* **Section 4. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED on by the Wasilla City Council on September 9, 2002.


SARAH PALIN, Mayor

ATTEST:




KRISTIE L. SMITHERS, CMC
City Clerk

[SEAL]



CITY OF WASILLA

**290 E. HERNING AVE.
WASILLA, AK 99654-7091
PHONE: (907) 373-9090
FAX: (907) 373-9092**

TO: Wasilla City Council
THRU Mayor Sarah Palin 
FROM: Tim Krug, City Planner 
Jill Carricaburu, Planning Clerk
DATE: August 7, 2002
SUBJECT: City Land Transfer to ADOT&PF

SUMMARY:

ADOT&PF has requested existing right-of-way along the Parks Highway under City of Wasilla control to be transferred to them. This facilitates widening the Parks Hwy and allows construction of an underpass at Wasilla Lake Park.

Attached is a copy of proposed Ordinance Serial Number 02-51 which allows the Mayor to complete the proposed transfer. Wasilla Planning Commission approval is anticipated and forthcoming in your next packet for Public Hearing on August 26, 2002.

FISCAL IMPACT: N/A
Account No.: N/A

RECOMMENDED ACTION:

Approval of Ordinance Serial Number 02-51.

ATTACHMENTS:

Draft Ordinance 02-51
PCM 02-06
Letter dated 7/23/02 from R&M Consultants
Quit Claim Deeds
Title Reports



	Approved	Denied
Action taken	X	
Other:		
Date of Commission Action:	8/13/02	
Verified by:	JSC	

WASILLA CITY PLANNING COMMISSION

PCM No. 02-06

TITLE: City Land Transfer to ADOT&PF

MEETING DATE: August 13, 2002

REQUESTED BY: Administration

PREPARED BY: Tim Krug, City Planner
Jill Carricaburu, Planning Clerk

DATE PREPARED: 8/05/02

SUMMARY STATEMENT:

The State of Alaska Department of Transportation and Public Facilities (ADOT&PF) has requested the City relinquish interest in right-of-way across parcels of land in order to accommodate the relocation of the Alaska Railroad right-of-way for the Parks Highway upgrade.

Subject parcels are identified as Nos. 58 and 63 in the Parks Hwy project NH-OA4-1(12)/52474, Parks Hwy, MP 39-41 Preliminary Right-of-way Plat.

STAFF RECOMMENDED MOTION:

Approve the conveyance of Parcels 58 and 63 to the State of Alaska for necessary right of way to facilitate relocation of the Alaska Railroad in conjunction with the Parks Highway upgrade.

ATTACHMENTS:

Letter 7/23/02, R&M Consultants
Parks Hwy right-of- way maps (portion of)
Deeds
Title Reports



R&M CONSULTANTS, INC. ■ 9101 VANGUARD ■ ANCHORAGE, AK 99507 ■ (907) 522-1707 ■ FAX (907) 522-3403 ■ e-mail@rmconsult.com
ENGINEERING ■ PLANNING ■ SURVEYING & MAPPING ■ EARTH SCIENCES ■ MATERIALS TESTING ■ ENVIRONMENTAL SERVICES

July 23, 2002

R&M No. 151116
NH-OA4-1(12)/52474
Parks Hwy. MP 39-41
Parcel Nos. 58 & 63

City of Wasilla
c/o Sarah H. Palin, Mayor
290 Herning Avenue
Wasilla, Alaska 99654-7091

Dear Mayor Palin:

The State of Alaska Department of Transportation and Public Facilities formally requests that the City of Wasilla public right of way referenced as Parcel Nos. 58 and 63 for the above referenced road project be relinquished and conveyed by Deed to the State of Alaska Department of Transportation and Public Facilities. The existing right of way required is needed to accommodate the relocation of the Alaska Railroad right of way for the Parks Highway project upgrade.

Included and transmitted are Parks Highway right of way map, Deeds and title reports.

Your timely attention to this procedure is appreciated. If you have further questions, please call me at 373-1702 or (907) 561-1496.

Sincerely,

Dan L. Maxwell, SR/WA
Right of Way Consultant

Enclosures

PALMER RECORDING DISTRICT

QUITCLAIM DEED

The CITY OF WASILLA, an Alaska municipal corporation, whose mailing address is 290 E. Herning Avenue, Wasilla, Alaska 99654-7091 ("Grantor"), for good and valuable consideration in hand paid, the adequacy and sufficiency of which is acknowledged, conveys and quitclaims to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, whose address is P.O. Box 196900, Anchorage, Alaska 99519-6900, all interest which Grantor has, if any, in the following described real property:

A portion of Government Lot 3, in Section 10, Township 17 North, Range 1 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, lying within the following described tract; and being a portion of Roberts Street as shown on the Plan of VILLAGE HEIGHTS, Plat No. 72-109, which lies between the right-of-way lines of the project delineated as to said tract of land on the plat attached hereto and made part hereof as page two of this instrument, and designated as Parcel No. 58; said parcel containing 530 square meters (5,705 square feet), more or less.

EXECUTED this _____ day of August 2002

CITY OF WASILLA

Sarah Palin, Mayor

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of August 2002 by Sarah Palin, Mayor of the CITY OF WASILLA, an Alaska municipal corporation, on behalf of the CITY.

Notary Public in and for Alaska
My commission expires:

TRACT B

VILLAGE HEIGHTS
PLAT NO. 72-109 P.R.D.

TRACT C

TRACT D

N 89°17'29" E 403.939

1/4 LINE

SUSITNA AVENUE

18.288 PUBLIC USE EASEMENT
BK 176 PG 872 P.R.D.

UNSUBDIVIDED
PORTION OF
GOV'T LOT 3, SEC 10
BK 772 PG 400 P.R.D.

N 72°07'38" W
19.329

N 01°01'10" W 106.063

ROBERTS STREET

18.288

77.088

70.928

N 01°01'10" W 99.872

FND
1/4 COR

UNSUBDIVIDED
PORTION OF
GOV'T LOT 6, SEC 11
BK 384 PG 850 P.R.D.

28.975

(58)

28.944

FND
RR Mon

SECTION 10

SECTION 11

19+000

"ML" CENTERLINE
ARR JOINT USE LINE
PARKS HIGHWAY




U.S. SURVEY NO. 9026
LOT 6

ARR RIGHT OF WAY

N 72°07'38" W
PROPOSED ARR RIGHT OF WAY

SLOPE LIMIT

19+100

-  EXISTING RIGHT-OF-WAY
-  RIGHT OF WAY REQUIRED
-  AREA REMAINING

DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED
BEARINGS ARE STATE PLANE, ZONE 4



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
PARKS HIGHWAY
SEWARD MERIDIAN TO CRUSEY STREET
NH-0A4-1(12).

OWNER'S INITIAL _____
ATTACHED TO 2
PAGE 2 OF 3 DATED _____

GROSS TAKE 0.0530 ha
NET TAKE 0.0530 ha
DRAWN BY R&M CONSULTANTS INC. REMAIN 0.0000 ha
SCALE 1:1000 DATE 04/12/01 PARCEL NO. 58

MAT-SU TITLE INSURANCE AGENCY, INC.

951 East Bogard Road, Wasilla, Alaska 99654

Fax: (907) 376-1237 - Alaska Toll Free 877-377-5294 - E-mail: mstitle@mtaonline.net

Telephone: (907) 376-5294

PRELIMINARY COMMITMENT FOR TITLE INSURANCE

April 30, 2001

To: State of Alaska Department of Transportation
Central Region DOT/PF
4111 Aviation Ave.
Anchorage, Alaska
Attn: Virginia Hanebuth/Title Specialist
Re: 52474-Parcel-58

No. MS-49307-58 Amendment No. 3

Date: March 23, 2001 at 8:00 A.M.

	Amount	Premium
<input checked="" type="checkbox"/> Owner's standard coverage	\$Undisclosed	\$250.00
<input type="checkbox"/> Mortgagee's standard coverage	\$	\$
<input type="checkbox"/> Mortgagee's ALTA coverage	\$	\$

Mat-Su Title Insurance Agency, Inc. agrees to issue, or cause to be issued, on request and on recording of any appropriate documents, a policy or policies for, with coverages as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

CITY OF WASILLA, an estate in fee simple

subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

MAT-SU TITLE INSURANCE AGENCY, INC.

by: 
DENISE CROGHAN

DESCRIPTION:

See attached - "EXHIBIT A"

"EXHIBIT A" - DESCRIPTION

That portion of Government Lot 3, in Section 10, Township 17 North, Range 1 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, depicted as Parcel 58 of Preliminary Right-of-way Plat, Alaska Project No. NH-OA-4-1(12) 52474, lying within the following described tract; and being a portion of Roberts Street as shown on the Plat of Village Heights, Plat No. 72-109:

Beginning at the Quarter corner common to Sections 10 and 11, Township 17 North, Range 1 West, Seward Meridian, Alaska, being corner Number 2 and the Place of Beginning; thence $S89^{\circ}57'W$ 1,206.99 feet to corner Number 1; thence $N45^{\circ}00'30''W$ 169.58 feet to a point; thence $N0^{\circ}7'W$ 194.86 feet to corner Number 3; thence $N89^{\circ}57'E$ 417.4 feet to corner Number 4; thence $N0^{\circ}7'W$ 385.1 feet to corner Number 5; thence $S71^{\circ}28'E$ 535 feet to corner Number 6; thence $S64^{\circ}49'E$ 438 feet to Corner Number 7; thence $S0^{\circ}3'E$ 346.1 feet to corner Number 1, the Place of Beginning, in the Palmer Recording District, Third Judicial District, State of Alaska, EXCEPT that portion conveyed to the State of Alaska by Deed recorded September 1, 1972 in Book 64 at Page 968.

DEFECTS, LIENS, ENCUMBRANCES AND OTHER MATTERS AGAINST WHICH THE COMPANY DOES NOT INSURE ON AN OWNERS OR STANDARD MORTGAGEES POLICY:

GENERAL EXCEPTIONS:

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, claims of easements or encumbrances which are not disclosed by the public records including but not limited to rights of the state and/or public in and to any portion of the land for right-of-way as established by federal statute RS 2477; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or statutory liens under State Acts not disclosed by the public records; water rights or matters relating thereto; any service, installation or construction charges for sewer, water or electricity.
2. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; defects, liens, encumbrances, or other matters created or suffered by the insured; rights claims based upon instruments or upon facts not disclosed by the public records but of which rights, claims, instruments or facts the insured has knowledge.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, proceeding the same becoming a lien.
4. Mining claims, reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
5. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter created on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
6. "Consumer Credit Protection", "Truth in Lending" or similar law, or failure to comply with said law(s).
7. Any claim by reason of the operation of Federal Bankruptcy, State Insolvency, or similar Creditors' Rights Laws.

EXCEPTIONS:

8. Reservations and exceptions as contained in the United States Patent.
9. Taxes and/or assessments, if any, due the Matanuska-Susitna Borough.
(See printout attached)

Note: Taxes or local improvement district liens may be subject to further charges for penalty and interest. To confirm balance owing, contact the Mat-Su Borough Tax Department at 745-9610 prior to closing any transaction.

10. Taxes due the Matanuska-Susitna Borough for the year 2001, are a lien but levy therefore has not yet been made.
11. Assessments, if any, due the City of Wasilla. (Information to follow)

12. EASEMENT
Granted To: MATANUSKA ELECTRIC ASSOCIATION, INC.
Recorded: February 17, 1960
Book/Page: 29/108
BLANKET EASEMENT

13. EASEMENT
Granted to: KENNETH R. GILLOW and FRANCINE GILLOW
Recorded: October 13, 1965
Book/Page: 8 Misc./9
For: Private road and slope
Affects: The Easterly 40 feet with a maximum of 60 feet

Easements rights conveyed to Howard W. Hancock, Jr. and Mavis J.. Hancock by Correction Deed recorded May 14, 1968 in Book 71D, page 6.

14. Rights of the public and/or governmental agencies in and to any portion of said premises lying within the right-of-way of Alaska Railroad and the Parks Highway and Roberts Street.
15. Right, Title and Interest of David F. Smith, d/b/a Wasilla Aggregate, as disclosed by Warranty Deed, recorded June 29, 1994, in Book 772 at Page 400.

TITLE TO VEST IN: STATE OF ALASKA

NOTE: This commitment is tentative until such time as we are advised the final amount of insurance and/or proposed insured; in the event of cancellation our fee is the minimum amount shown above.

Amended to revise legal description

PURSUANT TO DIRECTOR OF INSURANCE ORDER NO. R92-1, A NON-REFUNDABLE MINIMUM DEPOSIT OF \$250.00 IS DUE WITHIN 30 DAYS OF THE DATE OF ISSUANCE OF THIS REPORT AND WILL BE APPLIED TO ANY PREMIUM CHARGED AT CLOSING.

PALMER RECORDING DISTRICT

QUITCLAIM DEED

The CITY OF WASILLA, an Alaska municipal corporation, whose mailing address is 290 E. Herning Avenue, Wasilla, Alaska 99654-7091 ("Grantor"), for good and valuable consideration in hand paid, the adequacy and sufficiency of which is acknowledged, conveys and quitclaims to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, whose address is P.O. Box 196900, Anchorage, Alaska 99519-6900, all interest which Grantor has, if any, in the following described real property:

A portion of Lot 1, Tract A, A.V. HAGEN PROPERTY, according to Plat No. 60-1, and the Southwest one-quarter of the Northeast one-quarter (SW ¼ NE ¼) of Section 10, Township 17 North, Range 1 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, which lies between the right-of-way lines of the project delineated as to said tract of land on the plat attached hereto and made part hereof as page two of this instrument, and designated as Parcel No. 63; said parcel containing 1614 square meters (17,373) square feet), more or less.

EXECUTED this _____ day of August 2002

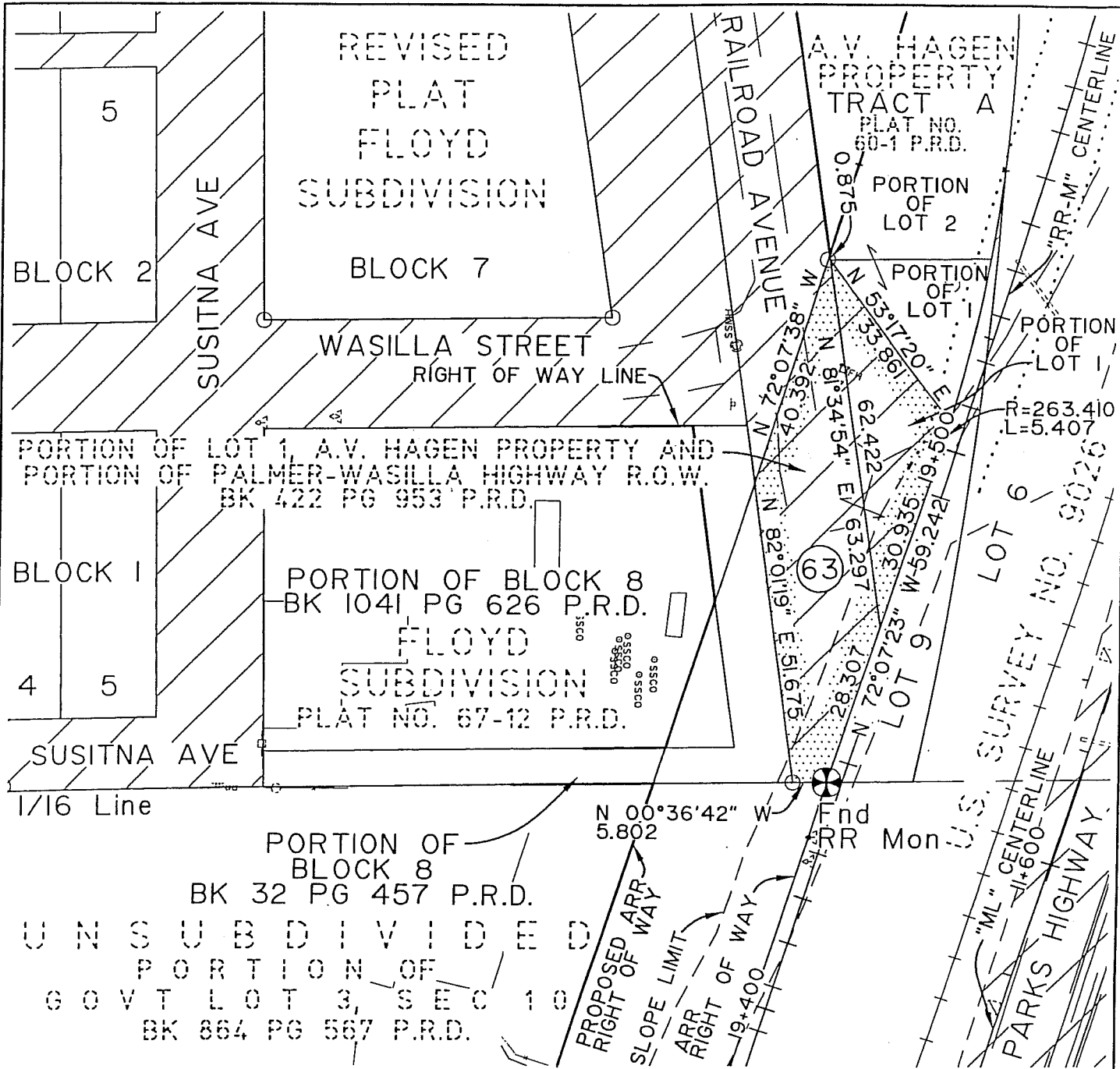
CITY OF WASILLA




Sarah Palin, Mayor

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

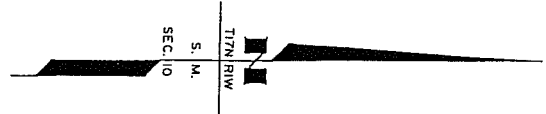
The foregoing instrument was acknowledged before me this _____ day of August 2002 by Sarah Palin, Mayor of the CITY OF WASILLA, an Alaska municipal corporation, on behalf of the CITY.

Notary Public in and for Alaska
My commission expires:



-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED
 BEARINGS ARE STATE PLANE, ZONE 4



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
 PARKS HIGHWAY SEWARD MERIDAN TO CRUSEY STREET
 NH-0A4-1(12) / 52474

OWNER'S INITIAL _____
 ATTACHED TO _____
 PAGE 2 OF 3 DATED _____

GROSS TAKE	0.1614 ha
NET TAKE	0.1614 ha
DRAWN BY <u>MJP</u>	REMAIN <u>0.0000 ha</u>

SCALE 1:1000 DATE 10/03/01 **PARCEL NO. 63**



MAT-SU TITLE INSURANCE AGENCY, INC.

951 East Bogard Road, Suite 100, Wasilla, Alaska 99654

Fax: (907) 376-1237 - Alaska Toll Free (877) 377-5294

E-mail: mstitle@mtaonline.net - web: mat-sutitle.com

Telephone: (907) 376-5294

PRELIMINARY COMMITMENT FOR TITLE INSURANCE

September 21, 2001

To: State of Alaska Department of Transportation
Central Region DOT/PF
4111 Aviation Ave.
Anchorage, Alaska
Attn: Virginia Hanebuth/Title Specialist
Re: 52474-Parcel 63

No. MS-49307-63 Amendment No. 1

Date: September 17, 2001 at 8:00 A.M.

	Amount	Premium
<input checked="" type="checkbox"/> Owner's standard coverage (10/17/92)	\$Not Disclosed	\$250.00 (Minimum)
<input type="checkbox"/> Mortgagee's standard coverage(10/17/92)	\$	\$
<input type="checkbox"/> Mortgagee's ALTA coverage(10/17/92)	\$	\$

Stewart Title Guaranty Company agrees to issue, or cause to be issued, on request and on recording of any appropriate documents, a policy or policies for, with coverages as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

City of Wasilla, an estate in fee simple

subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

STEWART TITLE GUARANTY COMPANY

by: *Denise Croghan*
Denise Croghan

DESCRIPTION:

That portion of Lot 1, Tract A, A.V. Hagen Property, according to Plat No. 60-1, and the Southwest one-quarter of the Northeast one-quarter (SW1/4 NE1/4) of Section 10, Township 17 North, Range 1 West, Seward Meridian, as depicted as Parcel N63 of Preliminary Right-of Way Plat, Alaska Project No. NH-OA-4-1(12) 52474, all located in the Palmer Recording District, Third Judicial District, State of Alaska.

DEFECTS, LIENS, ENCUMBRANCES AND OTHER MATTERS AGAINST WHICH THE COMPANY DOES NOT INSURE ON AN OWNERS OR STANDARD MORTGAGEES POLICY:

GENERAL EXCEPTIONS:

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, claims of easements or encumbrances which are not disclosed by the public records including but not limited to rights of the state and/or public in and to any portion of the land for right-of-way as established by federal statute RS 2477; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or statutory liens under State Acts not disclosed by the public records; water rights or matters relating thereto; any service, installation or construction charges for sewer, water or electricity.
2. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; defects, liens, encumbrances, or other matters created or suffered by the insured; rights claims based upon instruments or upon facts not disclosed by the public records but of which rights, claims, instruments or facts the insured has knowledge.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, proceeding the same becoming a lien.
4. Mining claims, reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
5. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter created on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
6. "Consumer Credit Protection", "Truth in Lending" or similar law, or failure to comply with said law(s).
7. Any claim by reason of the operation of Federal Bankruptcy, State Insolvency, or similar Creditors' Rights Laws.

EXCEPTIONS:

8. Reservations and exceptions as contained in the United States Patent.
9. Taxes and/or assessments, if any, due the Matanuska-Susitna Borough.
(See printout attached)

Note: Taxes or local improvement district liens may be subject to further charges for penalty and interest. To confirm balance owing, contact the Mat-Su Borough Tax Department at 745-9610 prior to closing any transaction.

10. Taxes due the Matanuska-Susitna Borough for the year 2001, are a lien but levy therefore has not yet been made.
11. Assessments, if any, due the City of Wasilla. (Information to follow)
12. Blanket Easement
Granted To: Matanuska Telephone Association, Inc.
Recorded: January 12, 1976
Book/Page: 109/850
13. Reservation of all oil, gas, minerals, etc, in instrument:
Reserved By: Alfred V. Hagen
Recorded: July 12, 1960
Book/Page: 33/51

No investigation has been made to determine current status or ownership of said oil, gas, or minerals as reserved.

14. Rights of the public and/or governmental agencies in and to any portion of said premises lying within the right-of-way of Alaska Railroad, Parks Highway and E. Railroad Avenue right of ways.
15. Resolution No. W86-S-4 for special assessment creating Water Improvement District No. 83-W-1:
By: City of Wasilla
Recorded: August 24, 1987
Book/Page: 524/364

NOTE: The above Notice may provide for a **Pending Assessment Lien**; Dollar amount(s) may not yet be established. Contact the Matanuska-Susitna Borough tax collections department for amounts and dates due at (907) 745-9610.

16. Resolution No. W87-S-3 for special assessment creating Sewer Improvement District No. 83-S-1:
By: City of Wasilla
Recorded: September 8, 1987
Book/Page: 525/692

NOTE: The above Notice may provide for a **Pending Assessment Lien**; Dollar amount(s) may not yet be established. Contact the Matanuska-Susitna Borough tax collections department for amounts and dates due at (907) 745-9610.

Title to vest in: State of Alaska

Amended to change vesting and remove Exception No. 15

NOTE: This commitment is tentative until such time as we are advised the final amount of insurance and/or proposed insured; in the event of cancellation our fee is the minimum amount shown above.

PURSUANT TO DIRECTOR OF INSURANCE ORDER NO. R92-1, A NON-REFUNDABLE MINIMUM DEPOSIT OF \$250.00 IS DUE WITHIN 30 DAYS OF THE DATE OF ISSUANCE OF THIS REPORT AND WILL BE APPLIED TO ANY PREMIUM CHARGED AT CLOSING OR TOWARD THE CANCELLATION FEE SHOULD SAID TRANSACTION FAIL TO CLOSE.

DC/km

Kristie Smithers

From: Tim Krug
Sent: Thursday, August 29, 2002 12:57 PM
To: Mayor Palin
Cc: Kristie Smithers
Subject: FW: Parcel Nos. 58 & 63 Transfer of R/W for Project No. NH-OA4-1(12)/52474

I would suggest we put a copy of this email in Council boxes. Council postponed action until this coming meeting and would like some information assuring that an under-crossing will be built.

-----Original Message-----

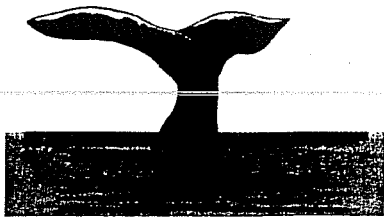
From: Dan L. Maxwell [mailto:danl@chugach.net]
Sent: Thursday, August 29, 2002 10:39 AM
To: Tim Krug
Subject: Parcel Nos. 58 & 63 Transfer of R/W for Project No. NH-OA4-1(12)/52474

Tim Krug,

I received your message, stating that the approval of the right of way transfer for the above project was postponed until assurance of the pedestrian tube would be constructed. On 8/28/02 I met with Fran Zimmerman, Right of Way Project Manager for DOT, and Carl Nelson, Design Project Manager for DOT. The request for a written assurance that the Pedestrian Tube would be built was made. Mr. Nelson said that since we started our work to transfer the right of way for the two parcels, test holes were drilled in the tube alignment. These holes indicated a very high water table. DOT is in the process of engineering interpretation of the data. Until the interpretation is complete, Carl Nelson will not be able to generate the letter required by the City Council. At the moment, we are in a holding pattern. As soon as the data is complete, I will notify you.

Thank you for your expedited effort.

Dan Maxwell



**Travis/Peterson
Environmental Consulting, Inc.**

Michael D. Travis P.E.
President

3305 Arctic Boulevard, Suite 102
Anchorage, Alaska 99503

Phone: 907-522-4337
Fax: 907-522-4313
e-mail: mtravis@tpeci.com

Laurence A. Peterson
Operations Manager

329 2nd Street
Fairbanks, Alaska 99701

Phone: 907-455-7225
Fax: 907-455-7228
e-mail: larry@tpeci.com

September 3, 2002
1041-03

City of Wasilla
Planning Department
290 E Herning Ave.
Wasilla, Alaska 99654

**Attention: Mr. Tim Krug
Planner**

**Re: Temporary Construction Use Permit for the Wasilla Lake Park
Parks Highway: MP 39-41, Project #52474**

Dear Mr. Krug:

The Alaska Department of Transportation and Public Facilities (DOT&PF) proposes to improve the Parks Highway along the Wasilla Lake Park. The proposed improvements will involve constructing a pedestrian tube under the Parks Highway next to the Wasilla Lake parking lot at the corner of the Parks Highway and Crusey Street (see attached figure). The existing concrete stormwater outfall next to the parking lot will also be removed because the project will relocate the stormwater utility to the south side of the highway.

This proposed work will require a Temporary Construction Use Permit from your Department to temporarily occupy a small portion of the park next to the parking lot while DOT&PF builds the pedestrian tube and removes the outfall.

The proposed work can be accomplished provided the City of Wasilla agrees that the temporary use of the Park will:

1. be of short duration and will take less than the time needed to construct the project,
2. not change the property ownership or result in the retention of long-term or indefinite interests in the land for transportation purposes,
3. not cause temporary or permanent change to the activities, features, or attributes, which are important to the purposes or functions that qualify the park for protection under Section 4(f), and
4. include only a minor amount of land.

You may demonstrate your agreement with the above temporary occupancy statements by signing below, and returning a copy to me. Should you have any further questions or require further information, please contact Michael Travis at 522-4337.

Sincerely,

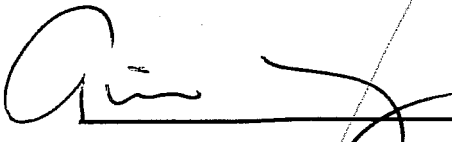


William T Anklewich
Staff Scientist

For
Michael D. Travis, P.E.
President

Enclosed: Site plan

I concur that the improvements within the Wasilla Lake Park will be in accordance with statements 1-4 above:



Tim Krug, Planner, City of Wasilla

9/3/02

Date

Cc: Jerry O. Ruehle, Environmental Coordinator, PD&E, DOT&PF
Carl Nelson, P.E., Project Manager, Highway Design, DOT&PF
Rick Hammond, Project Manager, R&M Consultants

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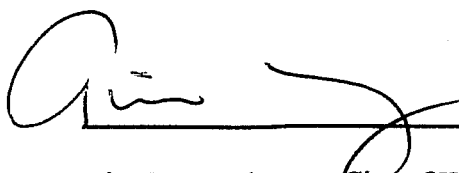


William T Anklewich
Staff Scientist

For
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Enclosed: Site plan

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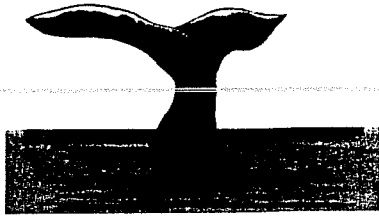


Tim Krug, Planner, City of Wasilla

9/3/02

Date

Cc: Jerry O. Ruehle, Environmental Coordinator, PD&E, DOT&PF
Carl Nelson, P.E., Project Manager, Highway Design, DOT&PF
Rick Hammond, Project Manager, R&M Consultants



**Travis/Peterson
Environmental Consulting, Inc.**

Michael D. Travis P.E.
President

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Anchorage, Alaska 99503

Phone: 907-522-4337
Fax: 907-522-4313
e-mail: mtravis@tpeci.com

Laurence A. Peterson
Operations Manager

329 2nd Street
Fairbanks, Alaska 99701

Phone: 907-455-7225
Fax: 907-455-7228
e-mail: larry@tpeci.com

September 3, 2002
1041-03

City of Wasilla
Planning Department
290 E Herning Ave.
Wasilla, Alaska 99654

**Attention: Mr. Tim Krug
Planner**

**Re: Temporary Construction Use Permit for the Wasilla Lake Park
Parks Highway: MP 39-41, Project #52474**

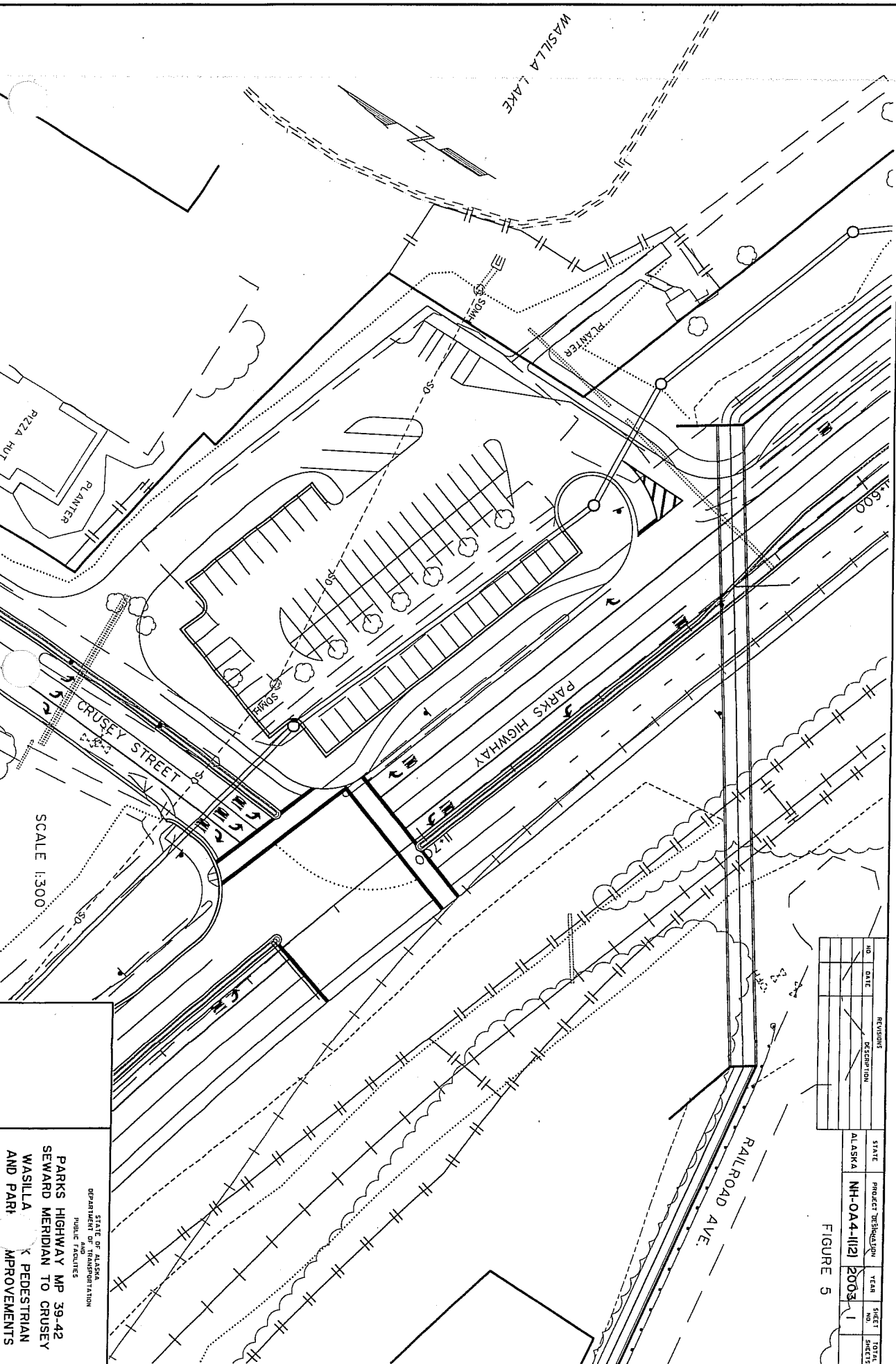
Dear Mr. Krug:

The Alaska Department of Transportation and Public Facilities (DOT&PF) proposes to improve the Parks Highway along the Wasilla Lake Park. The proposed improvements will involve constructing a pedestrian tube under the Parks Highway next to the Wasilla Lake parking lot at the corner of the Parks Highway and Crusey Street (see attached figure). The existing concrete stormwater outfall next to the parking lot will also be removed because the project will relocate the stormwater utility to the south side of the highway.

This proposed work will require a Temporary Construction Use Permit from your Department to temporarily occupy a small portion of the park next to the parking lot while DOT&PF builds the pedestrian tube and removes the outfall.

The proposed work can be accomplished provided the City of Wasilla agrees that the temporary use of the Park will:

1. be of short duration and will take less than the time needed to construct the project,
2. not change the property ownership or result in the retention of long-term or indefinite interests in the land for transportation purposes,
3. not cause temporary or permanent change to the activities, features, or attributes, which are important to the purposes or functions that qualify the park for protection under Section 4(f), and
4. include only a minor amount of land.



REVISONS		STATE		PRODUCT DESIGNATION		YEAR		SHEET		TOTAL	
NO.	DATE	DESCRIPTION	ALASKA	NH-04-1121	2003	1	NO.	SHEETS	TOTAL	SHEETS	SHEETS

FIGURE 5

STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 PUBLIC FACILITIES
 PARKS HIGHWAY MP 39-42
 SEWARD MERIDIAN TO CRUSEY
 WASILLA X PEDESTRIAN
 AND PARK IMPROVEMENTS