



KENAI PENINSULA BOROUGH

Planning Department • Land Management Division
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**MIKE NAVARRE
BOROUGH MAYOR**

MEMORANDUM

TO: Gary Knopp, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Mayor *MN*
Craig Chapman, Finance Director *C Chapman*
Max Best, Planning Director *MB*
Marcus Mueller, Land Management Officer *MM*

FROM: *D.C.* Dan Conetta, Land Management Agent

DATE: July 3, 2012

SUBJECT: Amendments to Ordinance 2012-23 Authorizing Retention or Sale of
Certain Real Property Obtained by the Kenai Peninsula Borough
Through Tax Foreclosure Proceedings

Exhibits A and B of Ordinance 2012-23 contain lists of tax foreclosed parcels proposed for retention or sale. A number of parcels have been redeemed by the last record owner. Additionally, pursuant to A.S. 29.45.450—Deed to Borough or City, parcels 145-092-01, 148-050-03, and 148-050-04 have been deeded to the City of Seward at their request. Those parcels that have been redeemed or transferred to the city should be removed from the ordinance by deleting them from Exhibits A and B.

The following amendments are proposed:

- Delete the following parcels from Exhibit A (Retained for Public Purpose)
 - 145-092-01
 - 174-270-07
- Delete the following parcels from Exhibit B (For Sale at Auction)
 - 014-230-16
 - 014-230-17
 - 148-050-03
 - 148-050-04

Attached are updated Exhibits A and B which reflect the proposed amendments.

**EXHIBIT A
PROPERTIES TO BE RETAINED FOR A PUBLIC PURPOSE**

Parcel	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Applicable Classification
01316213	Lake and Reserved Use Area, Georgine Lake Subdivision Add'n No. 1, as shown on Plat No. 75-81, Kenai Recording District	Nikiski	6.87	Steib Georgine	Plat note #2 was intended to reserve all open space area for lot owners. This parcel provides access to a water body leading to a larger lake (Bear Lake) for recreational purposes.	Government
03903404	Lot 4, Block 4, Black Gold Estates Subdivision Amended, as shown on Plat No. 1399, Kenai Recording District	Kenai	0.17	Gonzalez Ismael	Less than 40,000 s.f.	Government
03903424	Lot 24, Block 4, Black Gold Estates Subdivision Amended, as shown on Plat No. 1399, Kenai Recording District	Kenai	0.17	Dahl Homes Inc	Less than 40,000 s.f.	Government
03903425	Lot 25, Block 4, Black Gold Estates Subdivision Amended, as shown on Plat No. 1399, Kenai Recording District	Kenai	0.17	Dahl Homes Inc	Less than 40,000 s.f.	Government
03903426	Lot 26, Block 4, Black Gold Estates Subdivision Amended, as shown on Plat No. 1399, Kenai Recording District	Kenai	0.17	Dahl Homes Inc	Less than 40,000 s.f.	Government
03910330	Lot 14, Block 11, Replat of Mommensens Subdivision Addition No. 1 & 2, Addition No. 2, as shown on Plat No. 1355, Kenai Recording District.	Kenai	0.34	Johnson J C & Blanche	Less than 40,000 s.f.	Government

Parcel	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Applicable Classification
03913116	Lot 2, Block 3, Replat of Mommsens Subdivision Addition No. 1 & 2, Addition No. 2, as shown on Plat No. 1355, Kenai Recording District.	Kenai	0.26	Barnell Joel O & Corrine A, Thompson Harold D & Carol H, Snyder Ken D & Charlotta A	Less than 40,000 s.f.	Government
04916071	That portion of Government Lot 3, Section 4, T5N, R11W, S.M., Alaska lying east of Lot 3, Bailey Estates Amended as shown on Plat No. 97-33, Kenai Recording District, and west of Inlet View Subdivision as shown on Plat No. 1434, Kenai Recording District and lying north of Inlet View Subdivision First Revision as shown on Plat No. 1515, Kenai Recording District	Kenai	0.33	McKeever T A & Springer E D	Less than 40,000 s.f.	Government
05753015	Lot 1, Block 2-A, Irons Subdivision Block 2-A, and a Portion of Block 3-A, Amended, as shown on Plat No. 75-4, Kenai Recording District	Ridgeway	0.34	Waln Paul D & Sheryl E	Less than 40,000 s.f.	Government
13132031	Lot 13, Journeys End Subdivision No. 4, as shown on Plat No. 76-24, Kenai Recording District	Kalifornsky	0.90	Henry Delbert Leroy & Norma Louise	Less than 40,000 s.f.	Government
13132032	Lot 37, Journeys End Subdivision No. 4, as shown on Plat No. 76-24, Kenai Recording District	Kalifornsky	0.90	Henry Delbert Leroy & Norma Louise	Less than 40,000 s.f.	Government
13315009	Lot 8, Block 13, U.S. Survey 3564 Townsite of Kasilof, as shown on Plat No. 3564, Kenai Recording District	Kasilof	0.26	Quan La Lay Woo	Less than 40,000 s.f.	Government

Parcel	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Applicable Classification
13315010	Lot 7, Block 13, U.S. Survey 3564 Townsite of Kasilof, as shown on Plat No. 3564, Kenai Recording District	Kasilof	0.26	Quan La Lay Woo	Less than 40,000 s.f.	Government
13315011	Lot 6, Block 13, U.S. Survey 3564 Townsite of Kasilof, as shown on Plat No. 3564, Kenai Recording District	Kasilof	0.26	Quan La Lay Woo	Less than 40,000 s.f.	Government
15912018	Tract 32, Happy Creek Homesites Subdivision, as shown on Plat No. 62-711, Homer Recording District	Happy Valley	5.00	Tagala Florence E & Esequel M	Wetland	Preservation
16539032	Tract 32, Birch Haven Estates Subdivision, as shown on Plat No. 74-2193, Homer Recording District	Anchor Point	7.97	Sellers Richard V	Wetland	Preservation
16540001	Tract 33, Birch Haven Estates Subdivision, as shown on Plat No. 74-2193, Homer Recording District	Anchor Point	7.97	Taylor Robert L	Wetland	Preservation
16929232	Lot 32, Silver King Camp Unit III, as shown on Plat No. 85-45, Homer Recording District	Anchor Point	0.07	Flagg Earnest	Less than 40,000 s.f.	Government
18921307	Lot 7, Block 3, Martin Subdivision No. 1, as shown on Plat No. 30, Seward Recording District	Lowell Point	0.32	Brown Nathaniel	Less than 40,000 s.f.	Government

EXHIBIT B
PROPERTIES TO BE SOLD BY OUTCRY AUCTION

Parcel	Legal Description	General Location	Acres	Last Owner of Record
01205039	Lot 15, Block 6, Aurora Heights Sub Blocks 5, 6, 7, 8, 12, 13, and 14, as shown on Plat No. 1510, Kenai Recording District	Nikiski	0.17	Betz David Alexander
01210019	Lot 1, Block 4, Nikishka Subdivision No. 5, as shown on Plat No. 1437, Kenai Recording District	Nikiski	1.17	Smith Thomas & Riley Marvin
01213132	Lot 2, Wik Bluff Subdivision, as shown on Plat No. 82-54, Kenai Recording District	Nikiski	4.51	Andrews Johney C
01222009	Lot 7, Block 2, Field Subdivision No 1, as shown on Plat No. 529, Kenai Recording District	Nikiski	2.02	Preblich Evalyn L
01314118	Lot 3, Block 2, Agate Beach Subdivision Amended, as shown on Plat No. 84-202, Kenai Recording District	Nikiski	1.01	Laplante Glenn & Melissa
01321430	Lot 7, Block 5, Don's Place Subdivision Amended, as shown on Plat No. 83-44, Kenai Recording District	Nikiski	0.92	Andrews Johney C
01321547	Lot 7, Block 7, Don's Place Subdivision Amended, as shown on Plat No. 83-44, Kenai Recording District	Nikiski	0.92	Andrews Johney C
01360008	Lot 1, Block 1, Snowland Estates, Subdivision Part 2, as shown on Plat No. 81-94, Kenai Recording District	Nikiski	0.96	Voss Robert J
01431022	Lot 9, Block 4, Miller's Hide-Away Subdivision Amended, as shown on Plat No. 2003-1, Kenai Recording District	Nikiski	2.23	Gonzalez Ismael
01517302	Lot 2, Far West Subdivision, as shown on Plat No. 80-106, Kenai Recording District	Nikiski	1.91	Aguirre Jay S
01524066	Tract F-3, Northwood Acres Subdivision Arctic Storm Addition, as shown on Plat No. 2002-92, Kenai Recording District	Nikiski	1.05	Szwed Ethan A
01714012	Government Lot 31, Section 14, T6N, R12W, S.M., Alaska	Salamatof	2.00	Herring Edward Barnes & Cooke William
01726037	E½SW¼SW¼, Section 14, T6N, R12W, S.M., Alaska	Salamatof	20.00	Neve James K, Danny, Adam

Parcel	Legal Description	General Location	Acres	Last Owner of Record
01732807	Tract 34, Konovalof Lake Subdivision Amended, as shown on Plat No. 86-203, Kenai Recording District	Nikiski	36.94	Sacaloff Paul
04307003	That portion of Government Lot 57 beginning at the southwest corner of said lot, thence north 128 feet, thence east 320 feet, thence south 128 feet, thence west 320 feet to the point of beginning, Section 31, T6N, R11W, S.M., Alaska	Kenai	0.97	Neve James K, Danny, Adam
05522116	Lot 9, Block 2, Kenai River Bridge Subdivision Amended, as shown on Plat No. 75-28, Kenai Recording District	Kalifornsky	2.85	Hill James R & Erline
05542101	Lot 1, J & P Subdivision, as shown on Plat No. 82-96, Kenai Recording District	Kalifornsky	1.48	Gibbs James E & Patricia
06301701	Lot 1, Block 2, Sterling Crystal Estates Subdivision, as shown on Plat No. 86-40, Kenai Recording District	Sterling	1.03	Markwith Paul C
06301725	Lot 7, Block 3, Sterling Crystal Estates Subdivision, as shown on Plat No. 86-40, Kenai Recording District	Sterling	1.01	Nebraska T California
06301726	Lot 9, Block 3, Sterling Crystal Estates Subdivision, as shown on Plat No. 86-40, Kenai Recording District	Sterling	0.95	Nebraska T California
06301733	Lot 8, Block 3, Sterling Crystal Estates Subdivision, as shown on Plat No. 86-40, Kenai Recording District	Sterling	0.92	Kahn Edwin
06301804	Lot 4, Block 1, Inglebrook Subdivision, as shown on Plat No. 86-50, Kenai Recording District	Sterling	0.93	Matthews Del
06301805	Lot 5, Block 1, Inglebrook Subdivision, as shown on Plat No. 86-50, Kenai Recording District	Sterling	1.18	Matthews Del
06301807	Lot 7, Block 1, Inglebrook Subdivision, as shown on Plat No. 86-50, Kenai Recording District	Sterling	0.92	Matthews Del
06301808	Lot 8, Block 1, Inglebrook Subdivision, as shown on Plat No. 86-50, Kenai Recording District	Sterling	0.92	Matthews Del

Parcel	Legal Description	General Location	Acres	Last Owner of Record
06370003	Lot 2, Block 2, Sprucewood Terrace Subdivision, as shown on Plat No. 79-19, Kenai Recording District	Sterling	1.53	Passe Bruce E
06388013	Lot 15, Block Two, Naff Subdivision Part Two, as shown on Plat No. 84-275, Kenai Recording District	Sterling	0.93	Daiker Gary
06644358	Lot 8A, Block C, Lupine Subdivision No. 2, as shown on Plat No. 84-296, Kenai Recording District	Funny River	1.08	Hill Mike S & Angela E
13353063	Tract 5, Tri Estates Sub 1986 Addition, as shown on Plat No. 86-64, Kenai Recording District	Cohoe	4.03	Wardas John
13725051	Tract D3, Cohoe Industrial Park Subdivision Butler Addition, as shown on Plat No. 86-220, Kenai Recording District	Cohoe	1.06	Perpetuality Inc
13725052	Tract D2, Cohoe Industrial Park Sub Butler Addition, as shown on Plat No. 86-220, Kenai Recording District	Cohoe	1.06	Perpetuality Inc
13725053	Tract D1, Cohoe Industrial Park Sub Butler Addition, as shown on Plat No. 86-220, Kenai Recording District	Cohoe	5.50	Perpetuality Inc
13727148	Lot 23, North Ridge Estates Subdivision as shown on Plat No. 86-133, Kenai Recording District	Cohoe	1.02	Mackey Jason & Lisa L
13918002	Lot 4, Block 1, Clammers Haven Subdivision Addition No 2, as shown on Plat No. 78-26, Homer Recording District	Clam Gulch	4.54	Andrews Richard B & Klug Daniel J
15706218	N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 26, T1S, R14W, S.M., Alaska	Ninilchik	1.25	German William A
15912013	Tract 4, Happy Creek Homesites Subdivision, as shown on Plat No. 62-711, Homer Recording District	Happy Valley	5.00	Low Beatrice A
15912014	Tract 3, Happy Creek Homesites Subdivision, as shown on Plat No. 62-711, Homer Recording District	Happy Valley	5.00	Low Beatrice A
15931006	Parcel 2-D, J. Booth Recreational Subdivision Plat of Parcels A-1, A-2, B-1, B-2, C-1, D-1, & D-2, as shown on Plat No. 75-49, Homer Recording District	Happy Valley	2.13	Smith William D Estate of

Parcel	Legal Description	General Location	Acres	Last Owner of Record
15946010	Lot 4, Block 3, Sportsmans Glen Subdivision Unit 2, as shown on Plat No. 81-49, Homer Recording District	Happy Valley	5.21	Crego Frank Erwin & Weeks Wayne
16525037	Lot 14, Block 3, Williams North Fork Subdivision 1976 Addition, as shown on Plat No. 76-86, Homer Recording District	Anchor Point	1.09	Walters Tracy & Tomberlin Joey
16908311	Lot 11, Block 1, Anchor Estates Subdivision No 2, as shown on Plat No. 83-77, Homer Recording District	Anchor Point	1.05	Arrington Timothy
17102420	Lot 2, Sterling Acres Sub Unit 1, as shown on Plat No. 86-70, Homer Recording District	Anchor Point	2.03	Allen Christopher M
17102421	Lot 3, Sterling Acres Unit 1 Subdivision, as shown on Plat No. 86-70, Homer Recording District	Anchor Point	3.85	Allen Christopher M
17363001	Lot 1, Block 6, Diamond Cape Unit 2 Subdivision, as shown on Plat No. 77-79, Homer Recording District	Diamond Ridge	1.56	Ransom Anita E & Warnick Forrest James
19139005	Lot 20, Block 19, Barabara Heights Subdivision, as shown on Plat No. 79-6, Seldovia Recording District	Seldovia	3.14	Moonin Tianna Lee