

Department of Community and Economic Development

CERTIFICATE

Boundaries of the City of Palmer

I, Deborah Sedwick, Commissioner of the Alaska Department of Community and Economic Development, hereby certify that the following is a true and accurate description of the corporate boundaries of the City of Palmer. The described boundaries include approximately 64.9 acres annexed to the City of Palmer effective August 21, 2000.*

The post-annexation corporate boundaries of the City of Palmer are described as follows:

Beginning at the section corner common to Section 3, Section 4, Section 9 and Section 10, Township 17 North, Range 2 East, Seward Meridian, Alaska, and running thence in a westerly direction along the section line common to Section 4 and Section 9, N 89°58'00"W a distance of 1,637.99 feet; thence N 00°13'00"W a distance of 1,007.11 feet; thence N 89°57'00"W a distance of 500.00 feet;

thence N 00°13'00"W a distance of 315.00 feet;

thence N 89°57'00"W to the center one-quarter line a distance of 500 feet;

thence N 00°13'00"W along the center one-quarter line a distance of 1,323.07 feet to the center one-quarter corner of Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska;

thence N 89°57'46"W along the center one-quarter line a distance of 495.67 feet;

thence S 00°12'49"E a distance of 1,322.58 feet;

thence N 89°59'51"W a distance of 825.34 feet to the southwest one-sixteenth corner of said Section 4 and the centerline of South Chugach Street;

thence S 00°14'00"E along the one-sixteenth line a distance of 650.20 feet;

thence S 89°57'29"E on the centerline of a railroad easement, for 1320 feet to the northeast corner of Tract B of the Cope Subdivision, Plat 89-60;

thence S 0°10'51"E for 677.54 feet to the one-quarter corner common to sections 4 and 9, Township 17 North, Range 2 East, and the centerline of Outer Springer Loop Road;

thence S 0°03'30"E for 1318.98 feet to the southeast corner of the Palmer Commercial Center Subdivision, Plat 95-46;

* The Local Boundary Commission (LBC) approved the annexation of the approximately 64.9 acres in question on May 24, 2000. On August 14, 2000, the U.S. Justice Department precleared the annexation under the Federal Voting Rights Act (Justice Department file: DJ 166-012-3). The City of Palmer provided documentation of the preclearance to the Department of Community and Economic Development on August 21, 2000. Pursuant to 3 AAC 110.630, the annexation took effect August 21, 2000.

City of Palmer
 Certificate of Boundaries
 Page 2

thence N 89°56'16"W for 1319.84 feet to the southwest corner of the Palmer Commercial Center Subdivision;

thence N 00°02'42"W for 851.89 feet to the southwest corner of the Willis Subdivision, Plat 81-149;

thence S 89°58'03"E for 467.37 feet to the southeast corner of Willis Subdivision;

thence N 0°08'33"W for 466.66 feet to the section line common to Sections 4 and 9, Township 17 North, Range 2 East, Seward Meridian and the centerline of Outer Springer Loop Road;

thence N 89°55'24"W on the section line a distance of 1516.35 feet to the section corner common to Section 4, Section 5, Section 8 and Section 9, Township 17 North, Range 2 East, Seward Meridian, Alaska;

thence along the section line common to Section 8 and Section 9, S 00°07'00"W a distance of 2,640.00 feet to the one-quarter corner common to Section 8 and Section 9 marking the southeast corner of the State Fair, Inc., property;

thence along the south property line of State Fair, Inc., S 89°58'00"W a distance of 2,638.68 feet to the center one-quarter corner;

thence S 00°08'00"E a distance of 1,322.64 feet to the center-south one-sixteenth corner of Section 8, Township 17 North, Range 2 East, Seward Meridian, Alaska;

thence S 89°58'00"W along the one-sixteenth line a distance of 2,208.77 feet to a point on the west right-of-way of the Glenn Highway;

thence along the west right-of-way of the Glenn Highway N 32°58'30"E a distance of 4,050.48 feet to the north-south one-quarter line of Section 8;

thence along the one-quarter line of Section 8 N 00°08'00"W a distance of 562.68 feet to the north section line of Section 8;

thence along the north section line of Section 8 east a distance of 348.53 feet to the west boundary of the Glenn Highway right-of-way;

thence along the west boundary of the Glenn Highway right-of-way bearing N 32°58'30"E a distance of 35.75 feet to the southeast corner of Rambler Subdivision;

thence west a distance of 357.66 feet;

thence N 00°17'00"W a distance of 206.00 feet;

thence east a distance of 492.33 feet to the west right-of-way of the Glenn Highway;

thence along the west right-of-way of the Glenn Highway, N 32°58'30"E a distance of 357.62 feet;

thence west a distance of 476.81 feet;

thence on a line parallel to the Alaska Railroad right-of-way, N 32°58'30"E a distance of 500.00 feet;

thence east a distance of 476.81 feet to a point on the west right-of-way line of the Glenn Highway;

thence along the west right-of-way of the Glenn Highway, N 32°58'30"E a distance of 713.14 feet;

thence S 57°01'30"E a distance of 10.00 feet;

thence along the west right-of-way of the Glenn Highway N 32°58'30"E a distance of 175.81 feet;

thence N 57°01'30"W a distance of 170.00 feet;

thence N 32°58'30"E a distance of 70.00 feet;

thence S 57°01'30"E a distance of 169.31 feet to the west right-of-way line of the Glenn Highway;

thence along an arc, in a counter clockwise direction, said arc having a radius of 1,819.86 feet, an arc length of 70.00 feet;

thence N 60°48'11"W a distance of 46.00 feet;

thence along the west right-of-way of the Glenn Highway following a curve in a counter clockwise direction, said curve having a radius of 1,773.86 feet, an arc length of 904.25 feet to a point of tangency;

thence N 00°00'38"W a distance of 1,259.10 feet to a point on the north one-sixteenth line of Section 5;

thence along said one-sixteenth line S 89°58'58"W to the northeast one-sixteenth corner a distance of 431.71 feet;

thence west a distance of 1,320.07 feet to the center-north one-sixteenth corner;

thence S 00°13'22"E a distance of 1,320.13 feet to the center one-quarter corner of Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska;

thence continuing S 00°13'22"E for 659.67 feet to the C-N-S one-sixty-fourth corner of Section 5;

thence West 330.41 feet to the C-E-NE-SW 1/256 corner of Section 5;

thence North 659.67 feet to the C-E-E-W 1/256 corner of Section 5 on the South boundary of Brittany Estates Phase I Subdivision, Plat 85-68;

thence West on the South boundary of said subdivision for 991.65 feet to the center west one-sixteenth corner of Section 5;

thence N 00°14'08"W a distance of 1,220.73 feet;

thence N 89°45'52"E a distance of 50.00 feet;

thence N 00°14'08"W a distance of 99.77 feet;

thence N 00°15'09"W a distance of 820.02 feet;

thence west a distance of 50.00 feet;

thence N 00°15'09"W a distance of 74.60 feet;

thence S 38°32'27"E a distance of 125.70 feet;

thence N 52°00'00"E a distance of 850.00 feet to a point on the south section line of Section 32, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence along the south line of said Section 32, east a distance of 570.94 feet to the one-quarter corner common to Section 32, Township 18 North, Range 2 East, and Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska;

thence N 00°07'00"W a distance of 990.00 feet to the center-north-south-south 1/256 corner;

thence west a distance of 1,320.00 feet to the center-north-south-southwest 1/256 corner;

thence N 00°07'00"W a distance of 2,970.00 feet to the northwest one-sixteenth corner;

thence east a distance of 1,319.17 feet to the center-north one-sixteenth corner;

thence S 00°07'00"E a distance of 1,295.45 feet to a point on the north right-of-way of Hemmer Road;

thence along the north right-of-way of Hemmer Road east a distance of 1,320.00 feet;

thence continuing along the north right-of-way of Hemmer Road N 89°55'59"E a distance of 1,270.17 feet to a point of 50.00 feet west of and 30.00 feet north of the one-quarter corner common to Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence on a line 50.00 feet west of and parallel to the section line common to Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska, N 00°08'00"W a distance of 2,608.27 feet to a point 50.00 feet west of the section corner common to Section 28, Section 29, Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence continuing on a line 50.00 feet west of and parallel to the section line common to Section 28 and Section 29 N 00°04'00"W a distance of 1,316.34 feet to the south one-sixteenth line of said Section 29;

thence N 89°56'48"W a distance of 1,269.25 feet to the southeast one-sixteenth corner;

thence N 89°56'47"W a distance of 1,319.33 feet to the center-south one-sixteenth corner;

thence N 00°04'18"W a distance of 1,318.30 feet to the center one-quarter corner;

thence N 00°06'13"W a distance of 1,316.41 feet to the center-north one-sixteenth corner;

thence N 89°54'39"E a distance of 1,317.78 feet to the northeast one-sixteenth corner of said Section 29;

thence N 89°57'54"E a distance of 1,320.21 feet to the north one-sixteenth corner common to Section 28 and Section 29, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence along said section line, S 00°06'00"E a distance of 2,460.03 feet to a point 50.00 feet west of the northwest corner of Lot 13, Block 1 of Bailey Heights Subdivision;

thence east passing through the northwest corner of Lot 13, and running along and with the north line of Lot 13, a distance of 250.00 feet to the northeast corner of Lot 13, Block 1, Bailey Heights Subdivision;

thence south along the east line of Lot 13, Lot 14 and Lot 15, Block 1, Bailey Heights Subdivision, a distance of 160.00 feet to the southeast corner of Lot 15, Block 1, said corner being on the north side of Albrecht Avenue;

thence along the north side of Albrecht Avenue, east a distance of 95.28 feet;

thence south, passing through the northeast corner of Lot 2, Block 2, Bailey Heights Subdivision in Section 28, Township 18 North, Range 2 East, Seward Meridian, Alaska, and along the west side of a 20.00 foot wide street, a distance of 284.79 feet to the southeast corner of Lot 2, Block 2;

thence along the east line of Lot 3, Block 2, Bailey Heights Subdivision, S 40°51'00"E a distance of 548.58 feet to the southeast corner of Lot 3, Block 2, being on the west side of a 54.00 foot wide street;

thence along the west side of Diamond Willow Estates Subdivision N 00° 01'04"W a distance of 361.94 feet to a point marking a joint corner of Lot 4 and Lot 5, Block 2 of Bailey Heights Subdivision;

thence continuing along the west side of Diamond Willow Subdivision N 27°35'48"E a distance of 355.70 feet;

thence N 89°53'36"E a distance of 202.08 feet to the east side of a 30.00 foot wide street right-of-way;

thence along the east side of said right-of-way S 00°01'24"E a distance of 840.14 feet;

thence west a distance of 168.53 feet to the northwest corner of Lot 26, Pribyl, Grasse & Grasse Subdivision;

thence south a distance of 200.00 feet to the southwest corner of Lot 23 of said subdivision;

thence east a distance of 184.71 feet to the northeast corner of Lot 22 of said subdivision;

thence along the west side of a 60.00 foot wide street, north a distance of 130.00 feet to the north side of East Zero Avenue;

thence along the north side of East Zero Avenue, east a distance of 994.10 feet to a point on the west right-of-way of the Alaska Railroad;

thence east crossing the Alaska Railroad right-of-way, a distance of 205.33 feet more or less to the east right-of-way of said Alaska Railroad;

thence following along and with the east right-of-way line of the Alaska Railroad along a curve in a counter-clockwise direction a distance of 616.50 feet;

thence along the west bank of the Matanuska River S 52°00'00"E a distance of 249.06 feet;

thence S 44°08'16"E a distance of 114.77 feet;

thence S 51°14'01"E a distance of 224.83 feet;

thence, leaving the river, south a distance of 695.43 feet to the one-quarter corner common to Section 28 and Section 33 in the centerline of West Eagle Avenue and North Gulkana Street;

thence east a distance of 30.00 feet to a point on the east side of North Gulkana Street;

thence along the east side of North Gulkana Street, S 00°10'24"E a distance of 419.04 feet;

thence S 89°58'56"E a distance of 661.61 feet;

thence south a distance of 212.66 feet;

thence east along the north line of Tract No. 3, Sherrod Park Survey Subdivision a distance of 1,337.52 feet;

thence north along the west line of Tract No. 1 a distance of 190.58 feet to a meander point on the west bank of the Matanuska River;

thence along the west bank of the Matanuska River as it meanders as follows: east, 82.25 feet; N 84°30'00"E, 58.08 feet; S 86°54'00"E, 201.30 feet; S 85°00'00"E, 209.22 feet; S 57°30'00"E, 176.88 feet;

thence S 27°52'20"E to the one-quarter line common to Section 33 and Section 34 a distance of 102.60 feet;

thence continuing along the west bank of the Matanuska River as it meanders as follows: S 53°45'00"E, 213.84 feet; S 36°45'00"E, 326.70 feet; S 24°30'00"E, 188.10 feet; S 38°15'00"E, 148.50 feet; S 35°45'00"E, 124.74 feet; S 40°30'00"E, 199.32 feet; S 42°00'00"E, 568.26 feet; S 64°51'00"E, 102.01 feet;

thence leaving the river, south 510.00 feet to the quarter section line, thence N 89°59'00"W 535.92 feet along said quarter section line to a point from which the quarter corner common to Sections 33 and 34 bears N 89°59'00"W, 674.08 feet distant;

thence S 00°05'00"E a distance of 1,253.45 feet;

City of Palmer
 Certificate of Boundaries
 Page 6

thence S 89°33'39"E a distance of 414.85 feet to a point on the west bank of the Matanuska River;

thence S 28°00'00"W a distance of 380.00 feet;

thence S 03°15'00"W a distance of 60.10 feet to a point on the west bank of the Matanuska River;

thence leaving the river bank N 89°33'53"W a distance of 313.78 feet;

thence S 16°15'30"E a distance of 348.02 feet;

thence S 04°03'43"W a distance of 694.32 feet;

thence S 89°58'57"E a distance of 95.92 feet;

thence S 00°11'00"E a distance of 1,012.25 feet;

thence S 89°59'00"E a distance of 279.95 feet to a point on the west side of the Matanuska River;

thence along the west side of the Matanuska River as it meanders as follows: S 10°45'00"W, 154.10 feet; S 04°30'00"W, 270.60 feet; S 21°30'00"E, 323.40 feet; S 27°15'00"E, 239.58 feet; S 27°30'00"E, 153.78 feet; S 25°15'00"E, 116.82 feet; S 30°00'00"E, 130.68 feet; S 26°15'00"E, 275.22 feet; S 32°45'00"E, 127.38 feet; S 35°30'00"E, 318.78 feet; S 27°15'00"E, 147.18 feet; S 33°15'00"E to the south one-sixteenth line of said Section 3 a distance of 1,094.40 feet;

thence leaving the river along the one-sixteenth line, N 89°59'00"W to the southwest one-sixteenth corner a distance of 1,146.49 feet;

thence S 00°11'00"E to the west one-sixteenth corner common to Section 3 and Section 10, a distance of 1,320.00 feet;

thence along the section line common to Section 3 and Section 10, Township 17 North, Range 2 East, N 89°59'00"W to the centerline of Deland Street, Lepak Subdivision, Plat 85-77, a distance of 348.47 feet;

thence along said centerline S 00°05'00"E to the northerly one-sixteenth line of said Section 10, which is the centerline of Branch Road, a distance of 1,319.42 feet;

thence along said one-sixteenth line S 89°55'25"W to the north one-sixteenth corner common to Sections 9 and 10, a distance of 971.20 feet;

thence on the section line, which is the centerline of Outer Springer Loop Road, N 00°05'00"W a distance of 311.82 feet more or less;

thence West a distance of 465.39 feet;

thence North a distance of 512.00 feet to the south boundary of the Mohan Subdivision, Plat 87-7;

thence West 26.58 feet to the southwest corner of Mohan Subdivision;

thence North 495.00 feet to the North boundary of Section 9;

thence East on the section line a distance of 560.77 feet to the corner common to Sections 3,4,9 and 10, Township 17 North, Range 2 East, which is the Point of Beginning.

EXCEPTING THEREFROM:

- A. All of the east half of the southwest quarter of the northeast quarter except the westerly 30.00 feet, Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska; and
- B. Commencing at the center one-quarter corner, Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence N 89°59'10"E along the center one-quarter line 689.48 feet to a point 30.00 feet easterly of the center-west-east one-sixty-fourth corner which is the Point of Beginning; thence N 89°59'10"E to the center-east one-sixteenth corner a distance of 630.00 feet;

thence S 00°07'30"E along the one-sixteenth line to the southerly line of said Section 33 a distance of 2,641.78 feet;

thence west on the section line common to Section 33, Township 18 North, Range 2 East and Section 4, Township 17 North, Range 2 East a distance of 630 feet;

thence north a distance of 1,320.70 feet to a point on the one-sixteenth line 689.48 feet east of the center-south one-sixteenth corner;

thence west along the one-sixteenth line a distance of 1339.72 feet to the east boundary of Snodgrass-Newcomb Subdivision No. 2;

thence N 00°10'00"W along the easterly boundary of Snodgrass-Newcomb Subdivision No. 2 to the southwest corner of Lot 10, Block 6 a distance of 1071.61 feet;

thence east to the center one-quarter line a distance of 649.64 feet;

thence N 89°59'10"E a distance of 689.48 feet;

thence N 00°07'30"W a distance of 250.23 feet to a point 30.00 feet easterly of the center-west-east 1/64 corner and the Point of Beginning of Exception B; and

- C. Commencing at the one-quarter corner common to Section 33 and Section 34, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence west along the one-quarter line a distance of 615.00 feet;

thence N 00°13'00"W a distance of 30.00 feet to the Point of Beginning;

thence west a distance of 330.00 feet;

thence N 00°13'00"W a distance of 660.00 feet;

thence east a distance of 330.00 feet;

thence S 00°13'00"E a distance of 660.00 feet to the Point of Beginning; and

- D. Commencing at the one-quarter corner common to Section 5, Township 17 North, Range 2 East, Seward Meridian and Section 32, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence S 89°59'00"E along the township line a distance of 240.00 feet to the Point of Beginning;

thence S 00°17'00"E a distance of 240.00 feet;

thence S 89°59'00"E a distance of 208.69 feet;

thence N 00°17'00"W a distance of 240.00 feet to the township line;

thence N 89°59'00"W a distance of 240.00 feet to the township line;

thence N 89°59'00"W along the township line a distance of 208.69 feet to the Point of Beginning, excepting the highway right-of-way; and

- E. Beginning at the one-quarter corner common to Section 5, Township 17 North, Range 2 East, Seward Meridian and Section 32, Township 18 North, Range 2 East, Seward Meridian, Alaska;

thence N 89°59'00"W along the township line a distance of 245.00 feet;

thence S 00°17'00"E a distance of 245.00 feet;

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PALMER
RECORDING DISTRICT

REQUESTED BY
Div. of Community &
Business Dev.

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thence S 89°59'00"E a distance of 245.00 feet to the center one-quarter line;

thence N 00°17'00"W along the center one-quarter line a distance of 245.00 feet to the Point of Beginning, excepting the highway right-of-way.

F. Commencing at the one-quarter corner common to Section 33, Township 18 North, Range 2 East and Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska;

thence east on the section line 690.00 feet;

thence south 360.00 feet to the Point of Beginning;

thence continuing south 710.00 feet to the south right-of-way line of Yukon Avenue;

thence east 660.00 feet on an extension of Yukon Avenue south right-of-way;

thence north 710.00 feet to a point lying 360.00 feet south of the north boundary of Section 4;

thence west 660.00 feet parallel with the north boundary of Section 4 to the Point of Beginning.

Signed this 8th day of September, 2000.

Deborah Sedwick

Deborah Sedwick, Commissioner
Department of Community and
Economic Development

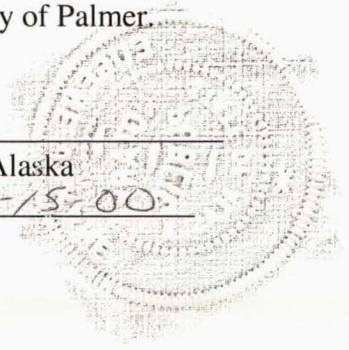
ACKNOWLEDGMENT

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

This is to certify that on the 8th day of September, 2000 before me, the undersigned, a Notary Public, duly commissioned and sworn as such, personally came Deborah Sedwick, to me known to be the Commissioner of the Department of Community and Economic Development, who signed the foregoing Certificate of Boundaries of the City of Palmer.

Cynthia Lane

Notary Public for the State of Alaska
My Commission expires: 10-15-00



**Official State of Alaska Business, No Charge
Palmer Recording District**

Return to:
Dan Bockhorst, LBC Staff Supervisor
Department of Community & Economic
Development
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