



Department of Commerce, Community, and
Economic Development

CERTIFICATE

Boundaries of the City of Palmer

I, Mike Navarre, Commissioner of the Alaska Department of Commerce, 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 boundaries described below include approximately 0.34 acres of land annexed to the City of Palmer effective June 26, 2012.¹ This 2017 certificate corrects a minor error on the 2012 certificate, and provides the correct square mileage of the City of Palmer, 5.08± square miles.²

The post-annexation 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, Palmer Recording District 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;

¹ The Local Boundary Commission approved annexation of the approximate 0.34 acres of land in question on April 19, 2012. On July 5, 2012, the Commission received notification of compliance concerning the annexation with regard to 42 U.S.C. 1973(c) as outlined in a June 26, 2012, letter from T. Christian Herren, Jr., Chief of the Voting Section of the Civil Rights Division of the U.S. Justice Department (Justice Department file: DJ 166-012-3-2011-5216).

² This certificate replaces the previous recorded certificate, dated August 24, 2012, which contained a minor error.

thence continuing on said Section line for 1,000.00 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 1,318.98 feet to the southeast corner of the Palmer Commercial Center Subdivision, Plat 95-46;

thence N 89°56'16" W for 1,319.84 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 approximately 1,786.52 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 continuing on said section line South 00°07' West a distance of 1,322.64 feet to the south one-sixteenth corner common with Sections 8 and Section 9;

thence S 89°58'00" W for a distance of 2,638.68 feet to the center-south one sixteenth corner of Section 8;

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 S 89°56'00" W on the north boundary of Section 8 a distance of 2,640.00 feet to the Section corner common with Sections 5, 6,7,and 8, Township 17 North, Range 2 East;

thence S 89°59'00" W on the line common with Section 6 and Section 7 for 2,640.00 feet to the southwest corner of Palmer West Subdivision, plot file No. 72-28;

thence north on the west boundary of said Palmer West Subdivision for 1,981.28 feet to the northwest corner of Palmer West Subdivision;

thence easterly for 2,640.00 feet to the North-South 1/64 corner common to Section 5 and Section 6;

thence N 00°10'00" W on the section line for a distance of 660.00 feet to the one quarter corner common to Section 5 and Section 6;

thence east 990.00 feet to the center-east-west-west 1/256 corner Section 5;

thence north 660.00 feet to the center-east-southwest-northwest 1/256 corner Section 5;
thence east for 330.00 feet to the center-south-northwest 1/64 Section 5;
thence N 00°13'57" W on the west boundary of Brittany Estates Subdivision Phase I, plat file No. 85-68 a distance of 560.73 feet;
continuing on the said boundary S 89°56'57" E a distance of 50 feet;
continuing on the said boundary N 00°13'57" W a distance of 920.00 feet;
continuing on the said boundary N 89°56'57" W a distance of 50 feet;
continuing on the said boundary N 00°13'57" W for approximately 35.27 feet to a point lying 465 feet distant from the west one-sixteenth corner common with Section 5, Township 17 North, Range 2 East and Section 32, Township 18 North, Range 2 East lying within the East Palmer-Wasilla Highway;
thence northwesterly on the Wasilla-Finger Lake-Palmer Road (presently known as Irwin Loop Road), to a point lying 300.00 feet distant from the west 1/16 subdivision line of Section 5;
thence N 00°13'57" W, parallel with aforesaid west 1/16 subdivision line to an intersection point on the north boundary of Section 5;
thence East on the north boundary of Section 5, Township 17 North, Range 2 East, common with Section 32, Township 18 North, Range 2 East, for 300.00 feet to the west one-sixteenth corner;
thence north for a distance of 990.00 feet to the center-north-south-southwest (C-N-S-SW) 1/256 corner Section 32;
thence N 00°07'00" W a distance of 2,970.00 feet to the northwest one-sixteenth corner of section 32;
thence east a distance of 1,319.17 feet to the center-north one-sixteenth corner of section 32;
thence southerly a distance of 1,322.00 feet more or less to the center quarter corner of Section 32;
thence easterly on the center quarter line a distance of approximately 1,320.00 feet;
thence continuing easterly on the center quarter line a distance of 1,270.17 feet to a point 50.00 feet west of the one-quarter corner common to Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska;
thence northerly on a line 50.00 feet west of and parallel with the section line common to Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska, for approximately 1,320.00 feet to a point 50.00-foot distant from the north 1/16 corner common to Section 32 and Section 33, Township 18 North, Range 2 East, S.M., Alaska;
thence westerly on the center line of Scott Road to the southwest corner of the northeast one-quarter of the northeast one-quarter (NE1/4NE1/4), Section 32;
thence North a distance of 1,320.00 feet to the east one-sixteenth corner common to Section 29, and Section 33;
thence East 1,270.00 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 northerly on a line 50.00 feet west of and parallel to the section line common to Section 28 and Section 29 a distance of approximately 1,316.00 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 2,385.03 feet to a point 50.00 feet west of the northwest corner of Lot 11-1, Block 1 of Bailey Heights Subdivision;

thence east passing through the northwest corner of Lot 11-1, and running along and with the north line of Lot 11-1, a distance of 250.00 feet to the northeast corner of Lot 11-1, Block 1, Bailey Heights Subdivision;

thence south along the east line of Lot 11-1, Lot 13, Lot 14 and Lot 15, Block 1, Bailey Heights Subdivision, a distance of 235.00 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 leaving the west side of Diamond Willow Subdivision, running on the east boundary of Bailey Heights Subdivision N 21°30" E for approximately 737.00 feet to the east angle point Lot 10, Block 2;

thence N 21°30' E for approximately 250.00 feet to the westerly right-of-way of the Alaska Railroad;

thence running northwesterly on the west right-of-way for approximately 3,380.00 feet to its intersection with the north boundary of Section 28, Township 18 North, Range 2 East, Seward Meridian;

thence east on the north boundary of Section 28 for approximately 200.00 feet to a meander point of the right bank of the Matanuska River;

thence along the right bank of the Matanuska River as it meanders to the South East 6,430.00 feet to its intersection with the south boundary of section 28;

thence continuing 16,250.00 feet on the meanders of the right bank of Matanuska River to its intersection with the east boundary of section 33;

thence within section 34 and continuing on the sinuous meanders of the west and right bank of the Matanuska River southeast, east, northeast, south, southwest and south for a distance of 7,716.00 feet to its intersection with the south boundary of section 34, Township 1 E North, Range 2 East; and section 3, Township 17 North, Range 2 East;

thence within Section 3 and continuing on the sinuous meanders of the west and right bank of the Matanuska River southeast, south, southwest for a distance of approximately 1,035.00 feet to a point lying 1,020.00 feet south of Section 3;

thence continuing the meanders along the west bank of the Matanuska River to the south one-sixteenth line of said Section 3;

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 Section 3, 4, 9 and 10, Township 17 North, Range 2 East, which is the Point of Beginning.

The post-annexation city boundaries of the City of Palmer contain approximately 5.08 square miles; all land is located within the Palmer Recording District, Third Judicial District, State of Alaska.

Signed this _____ day of _____, 2018.

Mike Navarre, Commissioner
Department of Commerce, Community, and
Economic Development

ACKNOWLEDGMENT

STATE OF ALASKA)
) SS.
FIRST JUDICIAL DISTRICT)

This is to certify that on the _____ day of _____, 2018, before me, the undersigned, a Notary Public, duly commissioned and sworn as such, personally came Mike Navarre, to me known to be the Commissioner of the Alaska Department of Commerce, Community, and Economic Development, who signed the foregoing Certificate of Boundaries of the City of Palmer.

Notary Public for the State of Alaska
My Commission expires: _____