

1<sup>st</sup> Reading: August 14, 2023  
2<sup>nd</sup> Reading: August 28, 2023

Presented By:  
City Manager

Action Taken:  
Yes\_\_\_\_  
No\_\_\_\_  
Abstain\_\_\_\_

## CITY OF NOME, ALASKA

### ORDINANCE NO. O-23-08-01

#### AN ORDINANCE AUTHORIZING SALE TO AK DOT&PF OF PARCELS ADJACENT TO SEPPALA DRIVE FOR ROAD PROJECTS

**WHEREAS**, the State of Alaska, Department of Transportation and Public Facilities (“DOT&PF”), in cooperation with the Federal Highway Administration, is preparing a project to reconstruct Seppala Drive from the Nome airport to downtown Nome (“Project”); and

**WHEREAS**, the purpose of the Project is to improve safety and pedestrian facilities and address poor pavement conditions and drainage issues;

**WHEREAS**, the Project requires certain parcels of city-owned land, more specifically described below (“Property”); and

**WHEREAS**, DOT&PF has determined that the fair market value of the land is \$32,000 for acquisition of the 29,700 square foot Property; and

**WHEREAS**, NCO 2.10.030(b) provides that the city council may, by ordinance, provide for the disposal of any interest in real property to a municipal, borough, state or federal entity, or to any other entity providing a necessary public service without seeking bids and for less than the current assessed value or current appraised value of that interest in real property; and

IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF NOME:

**Section 1. Authority.** This ordinance is adopted pursuant to authority granted by NCO 2.10.030(b).

**Section 2. Classification.** This is a non-Code ordinance.

**Section 3. Findings.** DOT&PF seeks to acquire the property for public transportation use, a necessary public service.

**Section 4. Authorization to Convey Real Property.** The below-described real property may be conveyed by quitclaim deed to DOT&PF, provided that such quitclaim deed shall specify that the interest of the city being disposed of reverts to the city in the event the real property disposed of is not being used to provide public transportation:

Parcel 4

A parcel of land located within Section 26 Township 11 South, Range 34 West, Kateel River Meridian, and is located within a portion a lot 26A, Block 57, Belmont Point Replat, Townsite of Nome, recorded as Plat 84-22, December 4, 1984, Nome Recording District, Second Judicial District, State of Alaska, and is more particularly described as follows:

Commencing at a point at the intersection of the right of ways of Seppala Drive and Belmont Street, said point being the southeast corner of the herein described parcel as well as the sought corner of Lot 26A, Plat #84-11 (Nome Townsite), said point being 28.21 feet left of Design Centerline Station 59+02.262, said point also being the TRUE POINT OF BEGINNING;

THENCE N 23°39'56" E and on a distance of 3.12 feet along the right of way of Belmont Street to a point, said point being located 31.22 feet left of Design Centerline Station 59+01.72;

THENCE N 48°49'19" W and on a distance of 4.54 feet to a point, said point being located 31.33 feet left of Design Centerline Station 58+96.94;

THENCE proceeding on a curve to the right, said curve having a radius of 598.62 feet and an arc distance of 192.41 feet to a point located on the right of way of Seppala Drive, said point located on a chord bearing of N 39°23'48" W from the start of said curve and said point being 35.17 feet left of Design Centerline Station 56+93.63;

THENCE S 23°35'50" W and on a distance of 3.71 feet along the right of way of Seppala Drive to a point, said point being located 32.14 feet left of the Design Centerline Station 56+95.89;

THENCE proceeding on a curve to the left along the right of way of Seppala Drive, said curve having a radius of 601.42 feet and an arc distance of 196.67 feet to a point, said point being located on a chord bearing S 39°45'53" E from the start of said curve and said point being the TRUE POINT OF BEGINNING;

AND

Parcel 5B

A parcel of land located within Section 26 Township 11 South, Range 34 West, Kateel River Meridian, and is located within a portion of Tract B, Nome Small Boat Harbor, recorded as Pat 2000-8, September 13, 2000, Nome Recording District, Second Judicial District, State of Alaska, and is more particularly described as follows:

COMMENCING at a point at the intersection of the right of ways of Seppala Drive and Belmont Street, said point being the northwest corner of the herein described parcel as well as the northwest corner of Tract B, Plat #2000-8, said point being

37.08 feet right of Design Centerline Station 59+70.46, said point also being the TRUE POINT OF BEGINNING;

THENCE S 23°25'36" W and on a distance of 130.47 feet along the right of way of Belmont Street to a point, said point being located 164.19 feet right of Design Centerline Station 59+99.71;

THENCE N 31°16'34" E and on a distance of 109.52 feet to a point, said point being located 55.12 feet right of Design Centerline Station 59+89.74;

THENCE N 49°39'17" E and on a distance of 19.24 feet to a point located on the right of way of Seppala Drive, said point being located 36.39 feet right of Design Centerline Station 59+94.12'

THENCE N 55°12'54" W and on a distance of 23.93 feet along the right of way of Seppala Drive, said point being the TRUE POINT OF BEGINNING;

AND

Parcel 5B

A parcel of land located within Section 26 Township 11 South, Range 34 West, Kateel River Meridian, and is located within a portion of Tract B, Nome Small Boat Harbor, recorded as Plat 2000-8, September 13, 2000, Nome Recording District, Second Judicial District, State of Alaska, and is more particularly described as follows:

COMMENCING at a point located on the southerly right of way of Seppala Drive at the northeast corner of Tract B, Plat #2000-8, said point being the northeast corner of the herein described parcel, said point being 31.93 feet right of Design Centerline Station 63+43.75, said point also being the TRUE POINT OF BEGINNING;

THENCE S 19°52'45" W and on a distance of 5.09 feet along the easterly boundary of said Tract B, Plat #2000-8 to a point, said point being located 36.87 feet right of Design Centerline Station 63+45.01;

THENCE N 55°43'35" W and on a distance of 62.97 feet to a point, said point being located 36.70 feet right of Design Centerline Station 62+82.04;

THENCE N 34°08'29" E and on a distance of 5.00 feet to a point located on the right of way of Seppala Drive, said point being located 31.70 feet right of Design Centerline Station 62+82.04;

THENCE S 55°39'55" E and on a distance of 61.71 feet along the right of way of Seppala Drive to a point, said point being the TRUE POINT OF BEGINNING;

AND

Parcel 7

A parcel of land located within Alaska State Tidelands Survey No. 334, recorded as Plat 82.11, October 6, 1982, Nome Recording District, within Section 26 Township 11 South, Range 34 West, Kateel River Meridian, Second Judicial District, State of Alaska, and is more particularly described as follows:

COMMENCING at a point located on the southerly right of way of Seppala Drive at being the northeast corner of the herein described parcel, said point being 31.76 feet right of Design Centerline Station 64+69.25, said point also being the TRUE POINT OF BEGINNING;

THENCE N 55°59'03" W and on a distance of 113.50 feet along the right of way of Seppala Drive to a point, said point being located 31.97 feet right of Design Centerline Station 63+55.75;

THENCE N 55°39'55" W and on a distance of 12.00 feet along the right of way of Seppala Drive to a point, said point being located 31.93 feet right of Design Centerline Station 63+43.75;

THENCE S 19°52'45" W and on a distance of 5.09 feet to a point, said point being located 36.87 feet right of Design Centerline Station 63+45.01;

THENCE S 55°43'55" E and on a distance of 129.17 feet to a point said point being located 37.21 feet right of Design Centerline Station 64+74.17;

THENCE N 07°59'02" W and on a distance of 7.34 feet along the right of way of Seppala Drive to a point, said point being the TRUE POINT OF BEGINNING;

AND

Parcel 8

A parcel of land located within Lot 13 Block 59 of the Nome Townsite, Section 26 Township 11 South, Range 34 West, Kateel River Meridian, and is located in the Nome Recording District, Second Judicial District, State of Alaska, and is more particularly described as follows:

COMMENCING at the most northeasterly corner of said Lot 13, said point being 25.49 feet right of Design Centerline Station 66+31.24, and the TRUE POINT OF BEGINNING;

THENCE N 65°11'08" W and on a distance of 50.00 feet along the right of way of Seppala Drive to a point, said point being located 33.55 feet right of Design Centerline Station 65+82.02;

THENCE S 24°53'28" W and on a distance of 1.25 feet to a point, said point being located 34.78 feet right of Design Centerline Station 65+82.22;

THENCE S 56°02'24" E and on a distance of 50.64 feet to a point located on the

right of way of West F Street, said point being located 34.68 feet right of Design Centerline Station 66+32.68;

THENCE N 24°50'30" E and on a distance of 9.30 feet along the right of way of West F Street to a point, said point being the TRUE POINT OF BEGINNING;

AND

Parcel 18

A parcel of land located within Alaska State Tidelands Survey No. 334, recorded as Plat 82-11, October 6, 1982, Nome Recording District, within Section 26 Township 11 South, Range 34 West, Kateel River Meridian, Second Judicial District, State of Alaska, and is more particularly described as follows:

COMMENCING at the northeast corner of United States Mineral Survey #1374, thence S 03°04'36" W and on a distance of 108.44 feet along the eastern boundary of said MS #1374 to a point, said point also being the TRUE POINT OF BEGINNING;

THENCE N 68°36'03" W and on a distance of 44.67 feet along lands of Bering Straits Native Corporation;

THENCE N 65°07'38" W and on a distance of 204.86 feet along lands of Bering Straits Native Corporation;

THENCE N 85°03'58" W and on a distance of 271.25 feet along lands of Bering Straits Native Corporation;

THENCE S 48°50'32" W and on a distance of 57.89 feet along lands of Bering Straits Native Corporation;

THENCE N 71°25'56" and on a distance of 5.25 feet;

THENCE along a non-tangent curve to the right, said curve having a radius of 830.87 feet and an arc length of 653.46 feet to a point, said point being located on a chord bearing of S 73°14'26" E from the start of the curve;

THENCE S 50°42'34" E and on a distance of 13.95 feet;

THENCE S 45°33'40" E and on a distance of 151.10 feet;

THENCE S 38°26'43" E and on a distance of 118.32 feet;

THENCE N 64°27'00" E and on a distance of 18.41 feet to a point located on the Seppala Drive right of way;

THENCE N 33°49'11" W and on a distance of 53.88 feet along the Seppala Drive right of way;

THENCE N 37°23'51" W and on a distance of 114.41 feet along the Seppala Drive right of way;

THENCE N 45°56'42" W and on a distance of 108.73 feet along the Seppala Drive right of way;

THENCE N 49°50'46" W and on a distance of 22.27 feet along the Seppala Drive right of way;

THENCE N 49°50'46" and on a distance of 87.20 feet along the Seppala Drive right of way;

THENCE N 60°45'29" W and on a distance of 24.03 feet along the Seppala Drive right of way to the TRUE POINT OF BEGINNING;

**Section 5. Selling Price & Costs.** The above-described real property may be conveyed by quitclaim deed to DOT&PF for \$32,000 plus the city's actual publication cost of the notice required by NCO 2.10.040. DOT&PF shall be responsible for recording any instrument and any platting or re-platting that may be necessary.

**Section 6. Temporary Construction Permit.** The city manager is hereby authorized to grant to DOT&PF such temporary construction permits as may be reasonably necessary for completion of the Project.

**Section 7. Effective Date.** This ordinance is effective upon adoption.

**APPROVED and SIGNED** this 28<sup>th</sup> day of **August, 2023**.

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**JOHN K. HANDELAND,**  
**Mayor**

**ATTEST:**

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**JEREMY JACOBSON,**  
**Deputy Clerk**