

GENERAL EASEMENT DESCRIPTION

DESCRIPTION OF EASEMENT:

A STREAM CORRIDOR RESERVE EASEMENT WITHIN TRACT B OF COOK SUBDIVISION ACCORDING TO PLAT 82-57, FILED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT B, THEN HEADING 315 FEET WESTERLY ON NORTH PROPERTY LINE, THEN CONTINUING 80 FEET SOUTH TO CORNER POINT, THEN CONTINUING EAST 175 FEET TO POINT OF BEGINNING OF QUARTER CIRCLE WITH SIXTY-FOOT RADIUS TO ITS END POINT, THEN CONTINUING 175 FEET SOUTH TO CORNER POINT, THEN CONTINUING EAST APPROXIMATELY 80 FEET TO EAST PROPERTY LINE OF SAID TRACT B, THEN CONTINUING BACK TO POINT OF COMMENCEMENT AT THE NORTHEAST CORNER OF SAID TRACT B CONTAINING 44,000 SQUARE FEET MORE OR LESS.

PURPOSE OF EASEMENT:

THE STREAM CORRIDOR RESERVE EASEMENT DEFINES AND SETS ASIDE THE LAND AREA NECESSARY TO CONSTRUCT A SECTION OF FISH CREEK AS AN OPEN CHANNEL WATERWAY ON SAID TRACT B.

THE MUNICIPALITY OF ANCHORAGE OR ITS ASSIGNS ENJOY THE RIGHT TO CONSTRUCT FISH CREEK WITHIN SAID EASEMENT AT THEIR OPTION WITH NO RESTRICTIONS. THIS RIGHT DOES NOT EXTEND TO COVER ANY OTHER CONSTRUCTION ACTIVITY.

THE STREAM CORRIDOR RESERVE EASEMENT IS TO BE MAINTAINED AS VEGETATED NATURAL OPEN SPACE BY THE PROPERTY OWNERS UNTIL THE FISH CREEK DAYLIGHTING PROJECT COMMENCES.

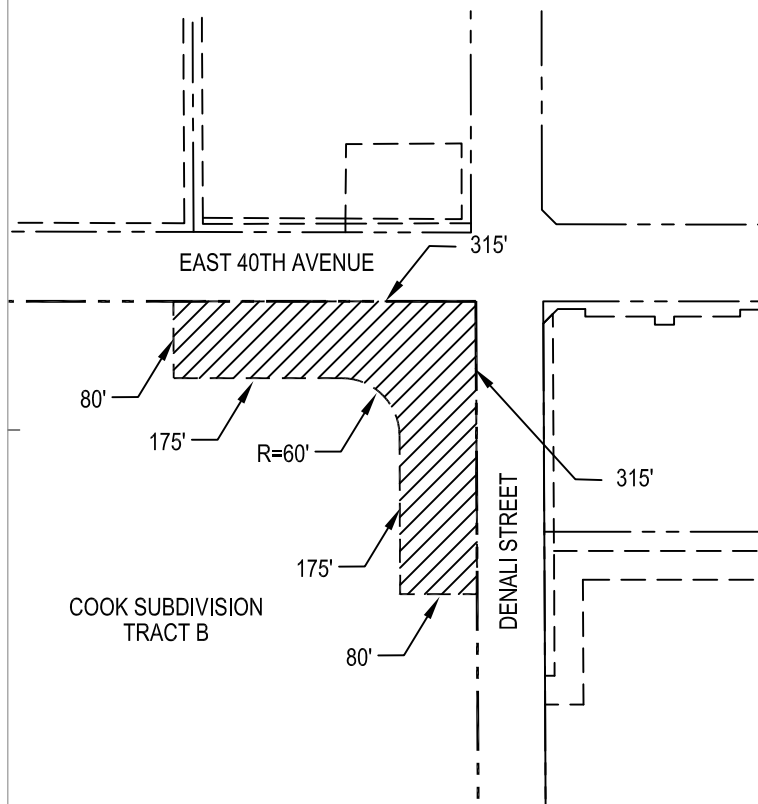
EXISTING ENCUMBRANCES MAY REMAIN IN PLACE WITHIN SAID RESERVE EASEMENT, BUT NO NEW ONES SHALL NOT BE GRANTED FOR ANY PURPOSE.

NO PERSON SHALL ENGAGE IN ANY ACTIVITY THAT WILL DISTURB, REMOVE, CLEAR OR DESTROY VEGETATION IN SAID RESERVE EASEMENT AREA OR CAUSE ANY DISTURBANCE WITH THE EXCEPTION OF REVEGETATION AND LANDSCAPE INSTALLATION PROJECTS.

AN EXISTING PRIVATE WATER SERVICE LINE WITHIN SAID RESERVE EASEMENT MAY REMAIN IN SERVICE WHILE THE SAID RESERVE EXISTS AND MAY BE MAINTAINED IN PLACE AS NEEDED FOR ITS OPERATION.

ALL OTHER MAINTENANCE IN SAID RESERVE EASEMENT SHALL BE ACCORDING TO 21.70.020.B.13.

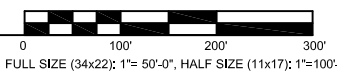
THE STREAM CORRIDOR RESERVE EASEMENT IS TO CONVERT TO A STREAM CORRIDOR EASEMENT AFTER FULL COMPLETION OF FISH CREEK DAYLIGHTING ON SAID TRACT B. FULL COMPLETION IS DEFINED BY THE STREAM CHANNEL ON SAID TRACT B RECEIVING WATERS FROM AN OPEN CHANNEL FROM THE DIRECTION OF DENALI STREET AND DISCHARGING WATER IN AN OPEN CHANNEL TO THE DIRECTION OF CUDDY FAMILY MIDTOWN PARK.



1 EASEMENT DETAIL
1"=100' (FS)



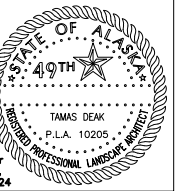
GRAPHIC SCALE



2 SITE CONTEXT MAP
1"=50' (FS)



GRAPHIC SCALE



Friends Of Fish Creek
FISH CREEK DAYLIGHTING
EASEMENT CONCEPT
Tract B, Cook Subdivision
3 Unknown Street, Anchorage, AK 99503

REVISION SCHEDULE	
1	xxx-xxx-xx
2	xxx-xxx-xx
3	xxx-xxx-xx

JOB NO. n/a
DATE 03.05.2024
DRAWN
REVIEWED

SHEET NAME
CREEK EASEMENT
CONCEPT PLAN

SHEET NO.
L1

HALF-SCALE AT 11X17