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2015-014315-0

Recording Dist: 301 - Anchorage
4/9/2015 01:39 PM Pages: 1 of 5



Please return to:
Municipality of Anchorage
Project Management & Engineering
P.O. Box 196650
Anchorage, Alaska 99519-6650
Attn: Fran Murphy

MOA/PM&E/ROW File #C-07-12
Chester Creek @ Muldoon Road
Creek Realignment & Channel Improvements, 07-51
Tax #006-181-57, Parcel #4A

STREAM CORRIDOR EASEMENT

The GRANTOR, **MULDOON COMMUNITY IMPROVEMENT, LLC**, whose address is 425 G Street, Anchorage, Alaska 99501-2169, for good and valuable consideration, conveys and warrants to **MUNICIPALITY OF ANCHORAGE**, an Alaska municipal corporation whose address is P.O. Box 196650, Anchorage, Alaska, 99519-6650, GRANTEE, and to its successors and assigns, a Stream Corridor Easement in perpetuity pertaining to the following described real estate:

A Stream Corridor Easement within Tract 7 of The Alaska Village Subdivision, according to plat 2006-169, filed in the Anchorage Recording District, Third Judicial District, State of Alaska, described as follows:

Commencing at the southeast corner of said Tract 7, thence S89°42'45"W on the south property line a distance of 7.22 feet to the intersection of the south property line and the west boundary of an existing Public Use Easement per book 1061, Page 841, said intersection being the TRUE POINT OF BEGINNING; thence continuing S89°42'45"W on the south property line a distance of 46.52 feet to a non-tangent curve, the southeasterly boundary of an existing Stream Maintenance and Protection Easement, concave to the northwest and having a radius of 117.00 feet, a chord bearing of N43°46'55"E, and a chord length of 69.59 feet; thence northeasterly on said curve a distance of 70.66 feet through a central angle of 34°36'08"; thence N89°42'45"E a distance of 4.27 feet to the west boundary of an existing Public Use Easement per Book 1061, Page 841; thence S07°47'33"W on the west boundary of the Public Use Easement a distance of 42.08 feet; thence S01°21'01"W on the west boundary of the Public Use Easement a distance of 8.34 feet to the TRUE POINT OF BEGINNING, containing 1,003 square feet more or less.

Said Stream Maintenance and Protection Easement is subject to an existing 30 foot Buffer Landscape Easement and 10 foot Telephone and Electric and Gas Easement per Plat 2006-169, an existing Underground Telephone Easement per Misc. Book 188, Page 225, an existing Telephone and Electric Easement per Book 136, Page 520, and an existing CEA Easement per document numbers 2007-047565-0 and 2007-047566-0.

for the protection of the stream including, but not limited to, the right to construct, reconstruct, maintain, repair, or improve the stream, together with the right to license, permit or otherwise agree to the exercise of these rights by any other person, or entity.

The purpose, uses and restrictions of said Stream Corridor Easement are defined by Anchorage Municipal Code, Section 21.07.020 – Natural Resource Protection (NEW CODE Effective January 1, 2014). Pursuant to AMC 21.07.020.B.4.b.i this stream corridor shall be the stream setback for purposes of municipal code and shall delineate the width of the stream setback through the above described real estate. No additional water course/stream setback or buffer is intended to be required once this easement is granted.

All improvements are the property of the GRANTEE, removable at its option. The failure of the GRANTEE to exercise any of its rights granted herein shall not be construed as a waiver or abandonment of the right.

GRANTOR:

MULDOON COMMUNITY IMPROVEMENT, LLC
By Its Members:

Mark E. Pfeffer Revocable Trust Utad
11/22/05

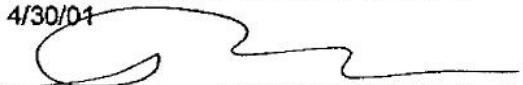

By: Mark Pfeffer

Its: Trustee

Date:

2/23/15

Gerald E. Neeser Revocable Trust Utad
4/30/04


By: Gerald E. Neeser

Its: Trustee

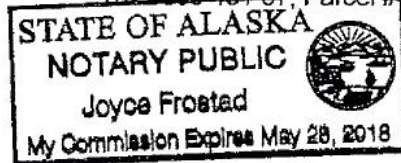
Date:

3/4/15

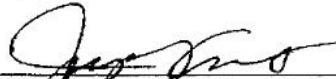


MOA/PM&E/ROW File #C-07-12
Chester Creek @ Muldoon Road
Creek Realignment & Channel Improvements, 07-51
Tax #006-181-57, Parcel #4A

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)




The foregoing instrument was acknowledged before me this 4 day of March, 2015 by Gerald E Neeser, Trustee of the Gerald Neeser Revocable Trust, utad 4/30/01, Member of Muldoon Community Improvement, LLC, an Alaska limited liability company, on behalf of the limited liability company.



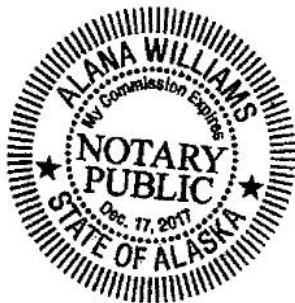
Notary Public for the State of Alaska
My Commission Expires: 5/28/18

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 23rd day of February, 2015 by Mark Pfeffer, Trustee of the Mark Pfeffer Revocable Trust utad 11/22/05, Member of Muldoon Community Improvement, LLC, an Alaska limited liability company, on behalf of the limited liability company.



Notary Public for the State of Alaska
My Commission Expires: 12/17/17

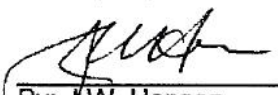


CERTIFICATE OF ACCEPTANCE

This is to certify that the Municipality of Anchorage, Project Management and Engineering Division, Public Works Department, Grantee herein, acting by and through its Deputy Director, hereby accepts for public purposes the real property or interest therein, described in this instrument and consents to the recordation thereof.

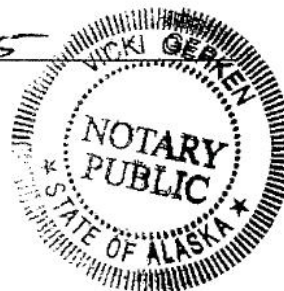
Municipality of Anchorage

RD
8/16/2015



Date: 3/10/15

By: J.W. Hansen
Deputy Director
Project Management & Engineering Division
Public Works Department



STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

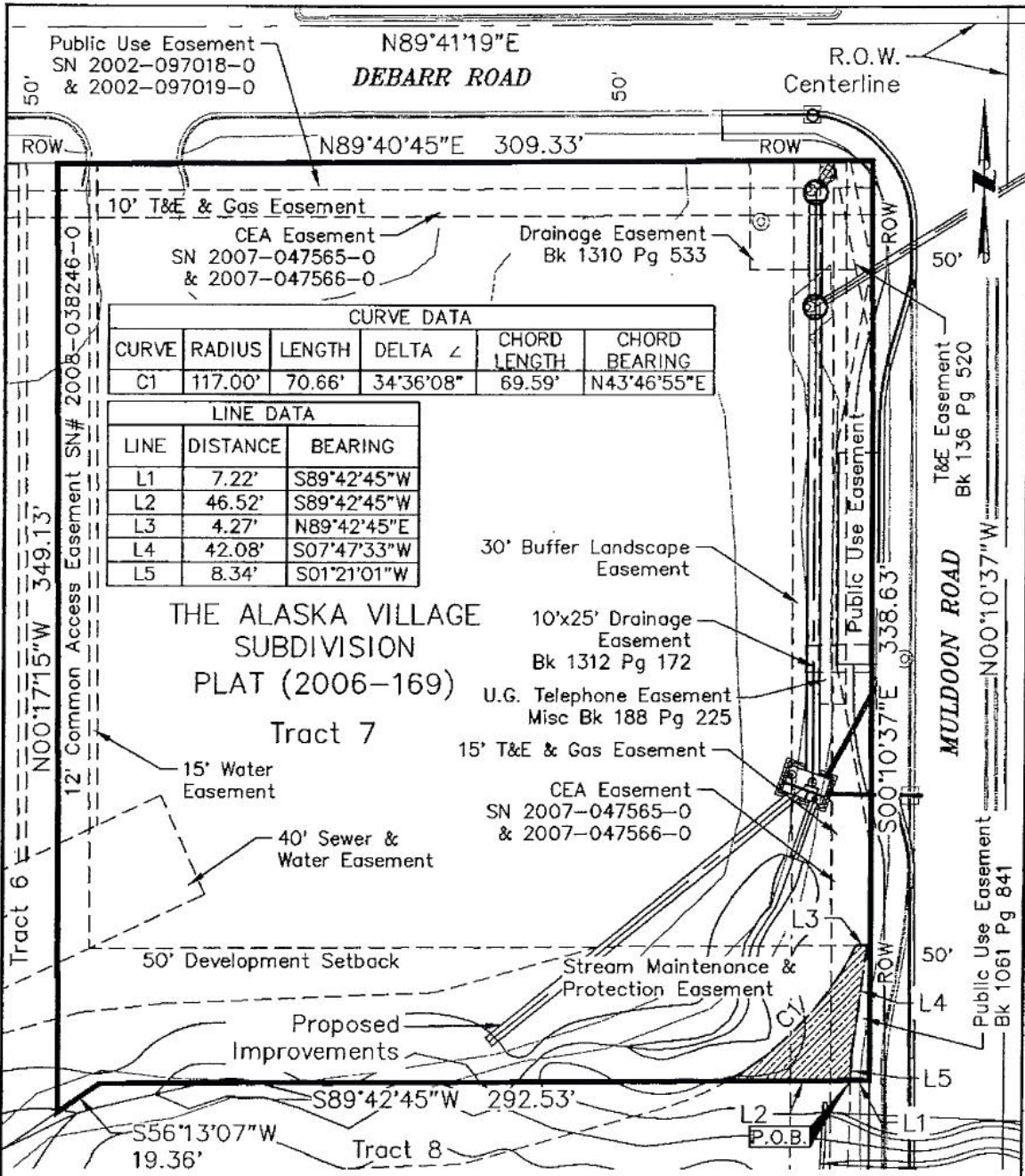
The foregoing instrument was acknowledged before me this 10 day of March, 2015 by J.W. Hansen, the Deputy Director of the Municipality of Anchorage, Project Management and Engineering Division, Public Works Department, on behalf of the corporation.



Notary Public for the State of Alaska

My Commission Expires: 4-26-2018





CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA \angle	CHORD LENGTH	CHORD BEARING
C1	117.00'	70.66'	34°36'08"	69.59'	N43°46'55"E

LINE DATA		
LINE	DISTANCE	BEARING
L1	7.22'	S89°42'45"W
L2	46.52'	S89°42'45"W
L3	4.27'	N89°42'45"E
L4	42.08'	S07°47'33"W
L5	8.34'	S01°21'01"W

THE ALASKA VILLAGE
SUBDIVISION
PLAT (2006-169)
Tract 7

STREAM CORRIDOR EASEMENT		P.O.B. = POINT OF BEGINNING Basis of Bearing = Anchorage Bowl 2000
PUBLIC WORKS DEPARTMENT PROJECT MANAGEMENT & ENGINEERING DIVISION		Chester Creek at Muldoon Road Creek Realignment & Channel Improvements PM&E #07-51
	OWNER'S INITIALS: <i>[Signature]</i>	EXISTING PARCEL AREA: \pm 104,696 S.F. ROW ACQUISITION TYPE: Stream Corridor Easement ROW ACQUISITION AREA: \pm 1,003 S.F.
	PAGE 5 OF 5 DATED <i>[Date]</i>	SCALE: 1"=60' GRID: SW1440
		DATE: 12/1/2014 PARCEL No. 4A



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2015-014316-0

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Please return to:
Municipality of Anchorage
Project Management & Engineering
P.O. Box 196650
Anchorage, Alaska 99519-6650
Attn: Fran Murphy

MOA/PM&E/ROW File #C-07-12
Chester Creek @ Muldoon Road
Creek Realignment & Channel Improvements, 07-51
Tax #006-181-57, Parcel #4B

STREAM CORRIDOR EASEMENT

The GRANTOR, **MULDOON COMMUNITY IMPROVEMENT, LLC**, whose address is 425 G Street, Anchorage, Alaska 99501-2169, for good and valuable consideration, conveys and warrants to **MUNICIPALITY OF ANCHORAGE**, an Alaska municipal corporation whose address is P.O. Box 196650, Anchorage, Alaska, 99519-6650, GRANTEE, and to its successors and assigns, a Stream Corridor Easement in perpetuity pertaining to the following described real estate:

A Stream Corridor Easement within Tract 7 of The Alaska Village Subdivision, according to plat 2006-169, filed in the Anchorage Recording District, Third Judicial District, State of Alaska, described as follows:

Commencing at the southwest corner of said Tract 7, thence N00°17'15"W on the west property line a distance of 34.71 feet to the north boundary of an existing Stream Maintenance and Protection Easement and the TRUE POINT OF BEGINNING; thence continuing N00°17'15"W on the west property line a distance of 20.52 feet to the southeasterly boundary of an existing 40 foot Sewer and Water Easement; thence N65°15'58"E on the southeasterly boundary of the 40 foot Sewer and Water Easement a distance of 13.18 feet to the north boundary of an existing 50 foot Development Setback; thence N89°42'45"E on the north boundary of the 50 foot Development Setback a distance of 193.84 feet to the north boundary of an existing Stream Maintenance and Protection Easement; thence S74°44'39"W on the north boundary of the Stream Maintenance and Protection Easement a distance of 64.91 feet; thence S87°41'23"W on the north boundary of the Stream Maintenance and Protection Easement a distance of 102.99 feet; thence S83°41'35"W on the north boundary of the Stream Maintenance and Protection Easement a distance of 31.69 feet; thence S75°08'56"W on the north boundary of the Stream Maintenance and Protection Easement a distance of 8.97 feet to the TRUE POINT OF BEGINNING, containing 3,317 square feet more or less.

Said Stream Maintenance and Protection Easement is subject to an existing 50 foot Development Setback per Plat 2006-169.

for the protection of the stream including, but not limited to, the right to construct, reconstruct, maintain, repair, or improve the stream, together with the right to license, permit or otherwise agree to the exercise of these rights by any other person, or entity.

The purpose, uses and restrictions of said Stream Corridor Easement are defined by Anchorage Municipal Code, Section 21.07.020 – Natural Resource Protection (NEW CODE Effective January 1, 2014). Pursuant to AMC 21.07.020.B.4.b.i this stream corridor shall be the stream setback for purposes of municipal code and shall delineate the width of the stream setback through the above described real estate. No additional water course/stream setback or buffer is intended to be required once this easement is granted.

All improvements are the property of the GRANTEE, removable at its option. The failure of the GRANTEE to exercise any of its rights granted herein shall not be construed as a waiver or abandonment of the right.

GRANTOR:

MULDOON COMMUNITY IMPROVEMENT, LLC
By Its Members:

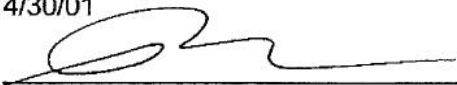
Mark E. Pfeffer Revocable Trust Utad
11/22/05


By: Mark Pfeffer

Its: Trustee

Date: 2/4/15

Gerald E. Neeser Revocable Trust Utad
4/30/01


By: Gerald E. Neeser

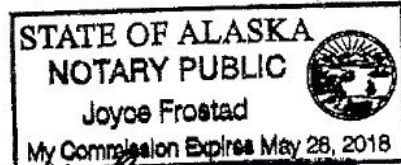
Its: Trustee

Date: 3/4/15

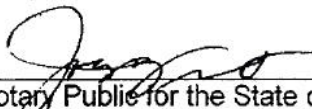


MOA/PM&E/ROW File #C-07-12
Chester Creek @ Muldoon Road
Creek Realignment & Channel Improvements, 07-51
Tax #006-181-57, Parcel #4B

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)



The foregoing instrument was acknowledged before me this 7 day of March, 2015 by Gerald E Neeser, Trustee of the Gerald Neeser Revocable Trust, utad 4/30/01, Member of Muldoon Community Improvement, LLC, an Alaska limited liability company, on behalf of the limited liability company.



Notary Public for the State of Alaska
My Commission Expires: 5/28/18

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 4th day of February, 2015 by Mark Pfeffer, Trustee of the Mark Pfeffer Revocable Trust utad 11/22/05, Member of Muldoon Community Improvement, LLC, an Alaska limited liability company, on behalf of the limited liability company.



Notary Public for the State of Alaska
My Commission Expires: 12/17/17



CERTIFICATE OF ACCEPTANCE

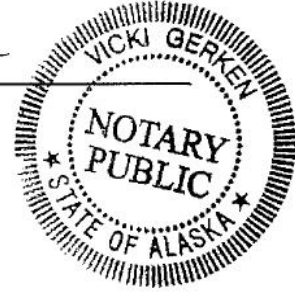
This is to certify that the Municipality of Anchorage, Project Management and Engineering Division, Public Works Department, Grantee herein, acting by and through its Deputy Director, hereby accepts for public purposes the real property or interest therein, described in this instrument and consents to the recordation thereof.

Municipality of Anchorage

3/10/2015

J.W. Hansen
By: J.W. Hansen
Deputy Director
Project Management & Engineering Division
Public Works Department

Date: *3/10/15*

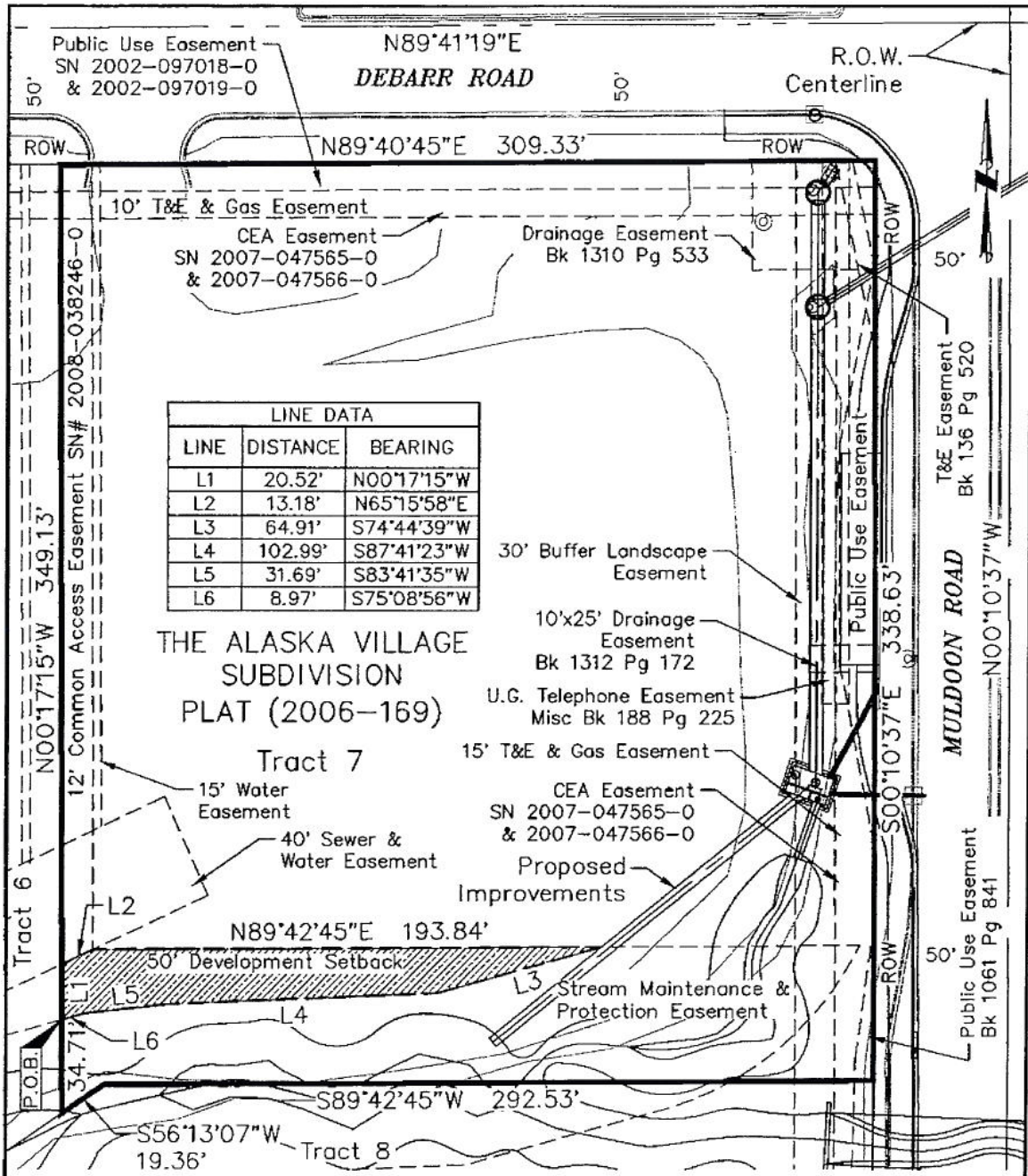


STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this *10* day of *March*, 2015 by J.W. Hansen, the Deputy Director of the Municipality of Anchorage, Project Management and Engineering Division, Public Works Department, on behalf of the corporation.

Vicki Gerken
Notary Public for the State of Alaska
My Commission Expires: *4.26.2018*





LINE DATA		
LINE	DISTANCE	BEARING
L1	20.52'	N00°17'15"W
L2	13.18'	N65°15'58"E
L3	64.91'	S74°44'39"W
L4	102.99'	S87°41'23"W
L5	31.69'	S83°41'35"W
L6	8.97'	S75°08'56"W

THE ALASKA VILLAGE
SUBDIVISION
PLAT (2006-169)

Tract 7

STREAM CORRIDOR EASEMENT		P.O.B. = POINT OF BEGINNING Basis of Bearing = Anchorage Bowl 2000
PUBLIC WORKS DEPARTMENT PROJECT MANAGEMENT & ENGINEERING DIVISION		Chester Creek at Muldoon Road Creek Realignment & Channel Improvements PM&E #07-51
	OWNER'S INITIALS:	EXISTING PARCEL AREA: ± 104,696 S.F. ROW ACQUISITION TYPE: Stream Corridor Easement ROW ACQUISITION AREA: ± 3,317 S.F.
	PAGE 5 OF 5 DATED 3/11/15	SCALE: 1"=60' GRID: SW1440
		DATE: 12/1/2014 PARCEL No. 4B

