

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: November 22, 2005

CLEARING OFFICE

APPROVED

Date: 12-26-05

ANCHORAGE, ALASKA
AO NO. 2005- 173

1 AN ORDINANCE AUTHORIZING AN ELECTRICAL EASEMENT ACROSS MUNICIPAL
2 PROPERTY TO MATANUSKA ELECTRIC ASSOCIATION, INC., IN THE NORTHEAST
3 CORNER OF TRACT 3, EAGLERIDGE SUBDIVISION PHASE A, PLAT 81-292, WITHIN
4 SECTION 13, T14N, R2W, S.M. ALASKA, LOCATED AT GRUENING MIDDLE
5 SCHOOL SITE NEAR EAGLE RIVER ROAD, TAX #050-872-01
6

7
8 WHEREAS, on September 7, 2004, the Assembly approved a telecommunications
9 easement for the installation of Matanuska Telephone Association, Inc.'s (MTA) 8-foot by
10 12-foot telecommunications hut within the northeast corner of Tract 3, Eagleridge
11 Subdivision Phase A which benefits the Municipality, businesses and residents in the
12 area; and

13
14 WHEREAS, Matanuska Electric Association, Inc. (MEA) is requesting an electrical
15 easement to install service to MTA's hut within the subject property; and

16
17 WHEREAS, the subject easement is located on municipal property managed by the
18 Anchorage School District (ASD); and

19
20 WHEREAS, the subject easement does not interfere with the adjacent Gruening Middle
21 School athletic fields and the ASD has no objection to the easement; and

22
23 WHEREAS, the subject easement is within an existing platted easement to the
24 Anchorage Water & Wastewater Utility's (AWWU) Eagle River Road Pump House; and

25
26 WHEREAS, the subject easement does not interfere with the AWWU water supply facility
27 and AWWU has no objection to the easement, as long as MEA restores any disturbances
28 to pre-disturbance condition or better, particularly fencing; now therefore,

29
30 THE ANCHORAGE ASSEMBLY ORDAINS:

31
32 **Section 1.** The Assembly finds the non-exclusive easement to Matanuska Electric
33 Association, Inc., described herein, to be without substantial value to the Municipality.

34
35 **Section 2.** A non-exclusive electrical easement to Matanuska Electric Association, Inc.
36 is approved, within the subject property and more particularly described as:

1 Commencing for reference at a 3-1/4" diameter aluminum cap monument marking
2 the north quarter corner of Section 13, T14N, R2W, S.M., Basis for Bearings for
3 this description based on the monumented north line of the NE ¼ said Section 13,
4 having a record bearing of S89°59'13"W, from plat No. 81-292; thence
5 S74°59'31"E, 880.59 feet to the Point of Beginning of this electrical power
6 easement; thence from said Point of Beginning, N80°59'52"E, 25.19'; thence
7 S73°17'29"E, 30.28 feet; thence S14°24'47"E, 20.64 feet; thence S75°35'13"W,
8 20.00 feet; thence N14°24'47"W, 9.36 feet; thence N73°17'29"W, 14.43 feet;
9 thence S80°59'52"W, 20.62 feet; thence N9°00'06"W, 20.00 feet to the Point of
10 Beginning. This easement contains an area of 1,205 square feet, equal to 0.028
11 acres. This easement is subject to an Anchorage Water & Wastewater Utility
12 easement.
13

14 **Section 3:** This ordinance shall be effective immediately upon passage and approval by
15 the Anchorage Assembly.
16

17 PASSED AND APPROVED by the Anchorage Municipal Assembly this 20th day of
18 December, 2005.
19

20
21 Anna L. Fairclough
22 Chair
23

24 ATTEST:
25

26 Bonnie S. Gwendt
27
28 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2005-173 Title: AN ORDINANCE AUTHORIZING AN ELECTRICAL EASEMENT TO MATANUSKA ELECTRIC ASSOCIATION, INC., ACROSS MUNICIPAL PROPERTY IN THE NORTHEAST CORNER OF TRACT 3, EAGLERIDGE SUBDIVISION PHASE A, PLAT 81-292, WITHIN SECTION 13, T14N, R2W, S.M. ALASKA, LOCATED AT GRUENING MIDDLE SCHOOL SITE NEAR EAGLE RIVER ROAD, TAX #050-872-01.

Sponsor: Project Management & Engineering Department
 Preparing Agency: Project Management & Engineering Department
 Others Impacted: Anchorage Water & Wastewater Utility, Anchorage School District

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY05	FY06	FY07	FY08	FY09
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

TOTAL DIRECT COSTS: 0 0 0 0 0

ADD: 6000 Charge from Others
 LESS: 7000 Charge to Others

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

None

PRIVATE SECTOR ECONOMIC EFFECTS:

None

Prepared by: Christine Neal

Telephone: 343-8366



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 843 -2005

Meeting Date: November 22, 2005

1 **FROM:** Mayor

2
3 **SUBJECT:** An Ordinance Authorizing an Electrical Easement Across Municipal
4 Property to Matanuska Electric Association, Inc., in the Northeast Corner of Tract 3,
5 Eagleridge Subdivision Phase A, Plat 81-292, within Section 13, T14N, R2W, S.M.
6 Alaska, Located at Gruening Middle School Site Near Eagle River Road, Tax #050-872-
7 01.

8
9 On September 7, 2004, the Municipal Assembly authorized a telecommunications
10 easement to Matanuska Telephone Association, Inc. (MTA) for installation of an 8-foot by
11 12-foot telecommunications hut within the northeast corner of Tract 3, Eagleridge
12 Subdivision Phase A, to upgrade its telecommunications network to benefit the
13 Municipality, businesses and residents within the area.

14
15 Matanuska Electric Association, Inc. (MEA) is now requesting an electrical easement to
16 install service to MTA's existing telecommunications hut within the subject property. The
17 non-exclusive easement has no significant value to the Municipality because the
18 proposed easement lies within an Anchorage Water & Wastewater Utility (AWWU)
19 easement which the Anchorage School District (ASD) can continue to use. AWWU and
20 ASD have no objection to the MEA easement. MEA requires the easement (Exhibit B) on
21 municipal property as identified on the attached parcel plat (Exhibit A).

22
23 THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
24 AUTHORIZING AN ELECTRICAL EASEMENT TO MATANUSKA ELECTRIC
25 ASSOCIATION, INC. WITHIN TRACT 3, EAGLERIDGE SUBDIVISION PHASE A.

26
27 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department
28 Concur: Mark Premo, General Manager, AWWU
29 Concur: Denis C. LeBlanc, Municipal Manager
30 Respectfully Submitted: Mark Begich, Mayor

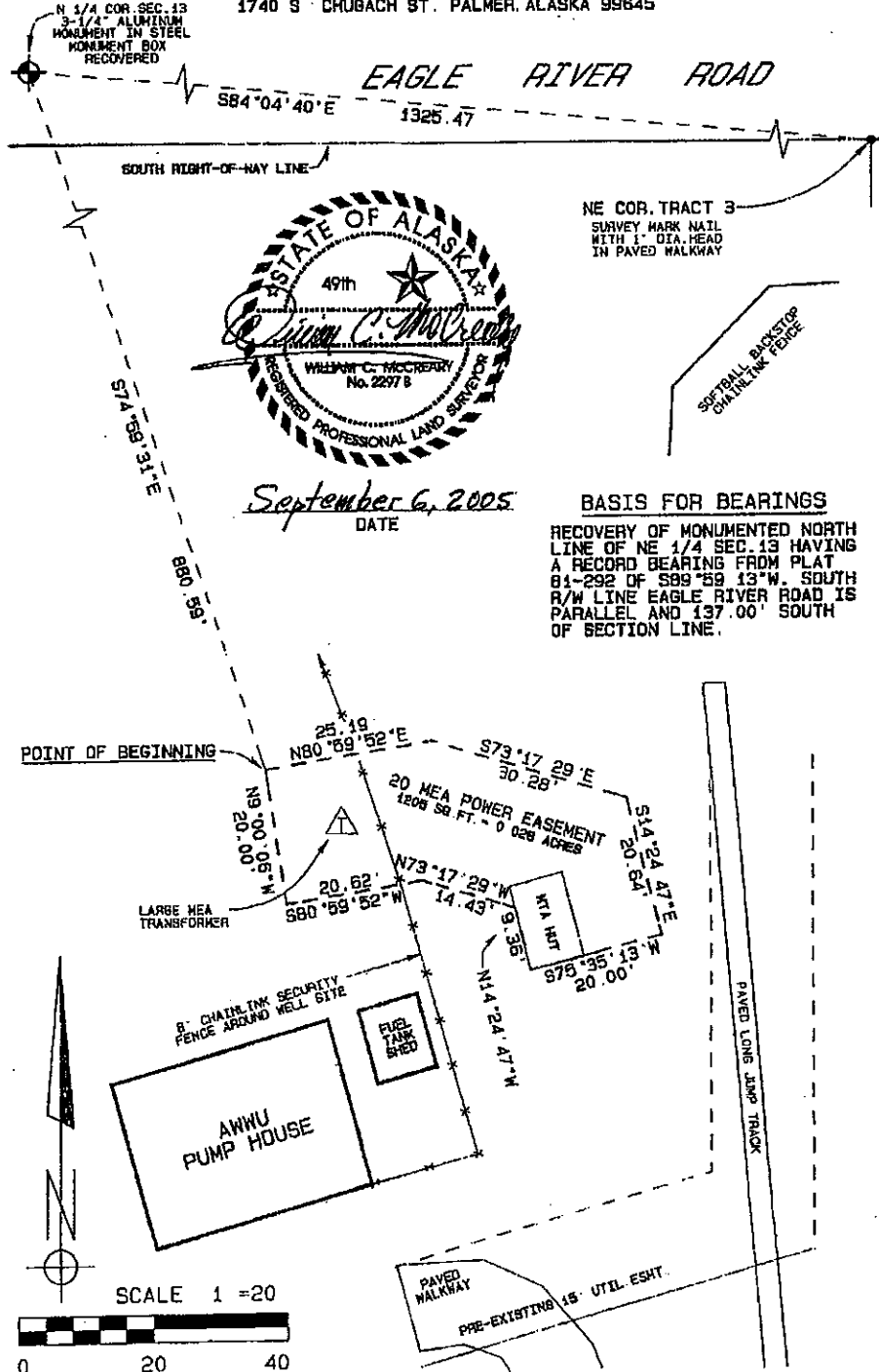
EXHIBIT "A"
 TO ACCOMPANY LEGAL DESCRIPTION FOR AN
ELECTRICAL POWER EASEMENT

SITUATED WITHIN TRACT 3, EAGLERIDGE SUBDIVISION-PHASE A
 REFERENCE PLAT No. 81-292
 NE 1/4 SECTION 13, T. 14 N., R. 2 W., S.M. - MOA GRID SW53
 ANCHORAGE RECORDING DISTRICT, ALASKA

BASED ON A SURVEY CONDUCTED AUGUST 30, 2005
 BY

MATANUSKA TELEPHONE ASSOCIATION

SURVEY SECTION - OUTSIDE PLANT ENGINEERING DEPT.
 1740 S CHUBACH ST. PALMER, ALASKA 99645





Municipality of Anchorage Parcel Viewer

- intro
- saved searches
- legend
- layers
- metadata
- help
- data tools

- zoom all ?
- location map ?
- print map ?
- clear map ?

Other Maps...

- zoom in
- zoom out
- pan
- measure ?
- map tools

Tax Parcel 05087201-000 Detail ?

- Click here to view this parcel on the map.
- Click here to view a detailed printable property card.
- Click here to save this research for later use.

NOTE: These parcels are linked as an economic parcel for specific tax purposes.

Owner Information

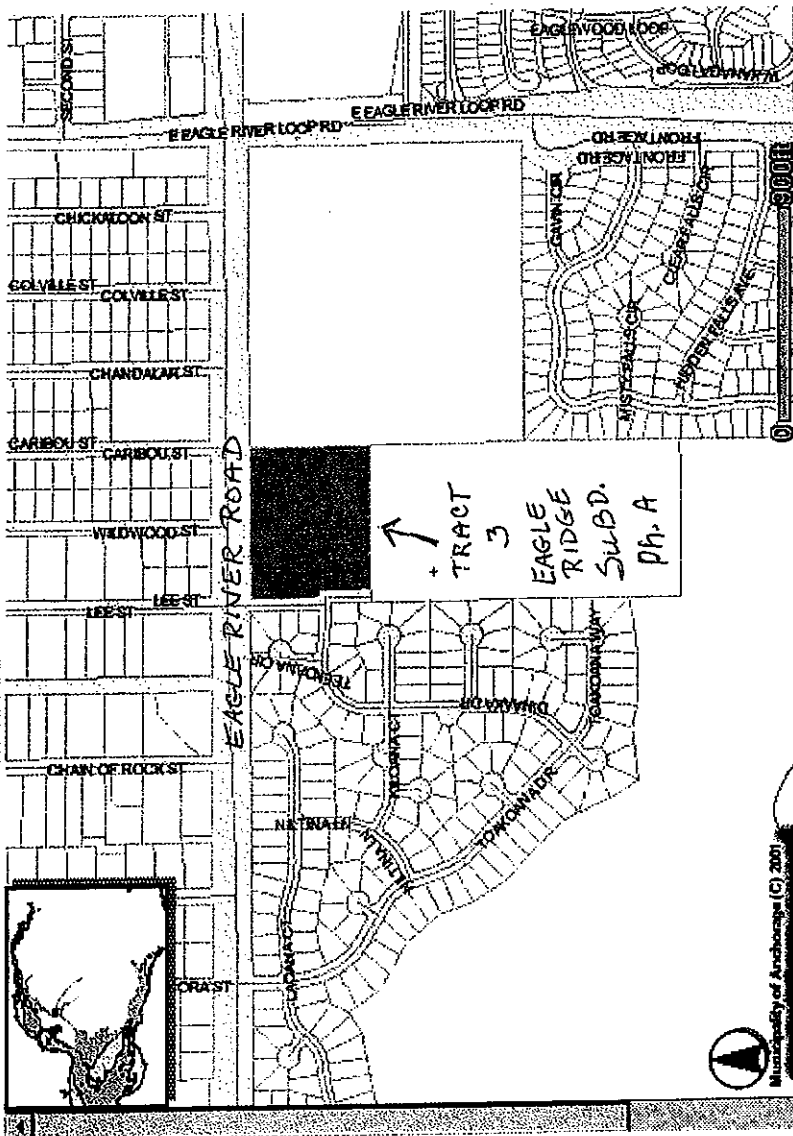
MOA ANCHORAGE SCHOOL DISTRICT
 PO BOX 196650
 ANCHORAGE, AK 99519-6650

Parcel Address

9901 LEE ST

Parcel Details

Parcel ID: 05087201-000
 Deed Year: 1984-01-01 00:00:00.0
 Deed Book: 0686
 Deed Page: 0000369
 Plat: 810292
 Legal Description: EAGLERIDGE PHASE A, TR 3, GRUENING MIDDLE SCHOOL
 Tax District: 050



Map courtesy of Anchorage (C) 2009

EXHIBIT A

After Recording Return to:
Matanuska Electric Association, Inc.
P.O. Box 2929
Palmer, AK 99645-2929

MEA W/O 54344/1, MTA Hut
G-SW0053
050-872-01
MEA-01-05

MATANUSKA ELECTRIC ASSOCIATION, INC.
Electrical Easement

The GRANTOR, Municipality of Anchorage, d/b/a Anchorage School District, whose mailing address is P.O. Box 196650, Anchorage, AK 99519-6650, for good and valuable consideration, conveys and warrants to GRANTEE, MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation, duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is P.O. Box 2929, Palmer, Alaska 99645, and to its successors and assigns a non-exclusive easement to enter upon the lands of the following described real estate:

Located within Tract 3, Eagleridge Phase A Subdivision, according to Plat 81-292, NE4, Section 13, Township 14 North, Range 2 West, Seward Meridian, Anchorage Recording District, Third Judicial District, Alaska.

Commencing for reference at a 3-1/4" diameter aluminum cap monument marking the north quarter corner of Section 13, T14N, R2W, S.M., Basis for Bearings for this description based on the monumented north line of the NE 1/4 said Section 13, having a record bearing of S89°59'13"W, from plat No. 81-292; thence S74°59'31"E, 880.59 feet to the Point of Beginning of this electrical power easement; thence from said Point of Beginning, N80°59'52"E, 25.19'; thence S73°17'29"E, 30.28 feet; thence S14°24'47"E, 20.64 feet; thence S75°35'13"W, 20.00 feet; thence N14°24'47"W, 9.36 feet; thence N73°17'29"W, 14.43 feet; thence S80°59'52"W, 20.62 feet; thence N9°00'06"W, 20.00 feet to the Point of Beginning. This easement contains an area of 1,205 square feet, equal to 0.028 acres. This easement is subject to an Anchorage Water & Wastewater Utility easement.

To construct, reconstruct, lay, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make sure repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the GRANTEE may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within (10') ten feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

MEA W/O 54344/1, MTA Hut
G-SW0053
050-872-01
MEA-01-05

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the GRANTEE's expense shall remain the property of the GRANTEE, removable at the option of the GRANTEE.

The GRANTEE, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

GRANTOR reserves the right to permit the use by others of this easement area provided that such use does not damage GRANTEE'S facilities, is compatible with and does not interfere with the rights or operations of GRANTEE, its successors, assigns and permittees, and said use is in compliance with GRANTEE'S Electrical Requirements.

GRANTEE shall indemnify, defend and hold GRANTOR harmless from any and all liability or loss arising from the exercise by GRANTEE, or GRANTEE'S contractors, of any of the rights granted herein.

GRANTOR covenants that it is the owner of the above-described premises, and that the said premises are free and clear of encumbrances and liens of whatsoever character, except those of record.

IN WITNESS WHEREOF, GRANTOR has set its hand and seal, or has caused these presents to be executed by its duly authorized representative or agent, on this _____ day of _____, 2005.

GRANTOR: MUNICIPALITY OF ANCHORAGE d/b/a ANCHORAGE SCHOOL DISTRICT

_____ Date: _____
By: Denis C. LeBlanc
Its: Municipal Manager

STATE OF ALASKA
THIRD JUDICIAL DISTRICT } ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 2005 by Denis C. LeBlanc, the Municipal Manager for the Municipality of Anchorage.

Notary Public in and for Alaska
My Commission Expires: _____

Content Information

Content ID : 003465

Type: Ordinance - AO

Title: AN ORDINANCE AUTHORIZING AN ELECTRICAL EASEMENT ACROSS MUNICIPAL PROPERTY TO MATANUSKA ELECTRIC ASSOC., IN THE NE CORNER OF TRACT 3, EAGLERIDGE S.D., PLAT 81-292, TAX ID# 050-872-01

Author: curtiscr2

Initiating Dept: PME

Review Depts: AWWU

Description: Ordinance to grant electrical easement to Matanuska Electric Assoc, across Muni property at Gruening Middle School, near Eagle River Road, Tax ID #050-872-01.

Keywords: MEA, Gruening, easement, electrical

Date Prepared: 11/1/05 4:08 PM

Assembly

Meeting Date 11/22/05

MM/DD/YY:

Public Hearing
Date MM/DD/YY: 12/13/05

M.O.A
 2005 NOV 14 AM 10:28
 CLERKS OFFICE

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	11/1/05 4:15 PM	Checkin	schuringmj	Public	003465
PME_SubWorkflow	11/1/05 4:19 PM	Approve	holtanhc	Public	003465
AWWU_SubWorkflow	11/2/05 9:34 AM	Approve	premomc	Public	003465
OMB_SubWorkflow	11/7/05 12:37 PM	Approve	mitsonjl	Public	003465
Legal_SubWorkflow	11/7/05 5:37 PM	Approve	fehlenrl	Public	003465
MuniManager_SubWorkflow	11/10/05 1:18 PM	Checkin	curtiscr2	Public	003465
MuniManager_SubWorkflow	11/11/05 7:44 AM	Approve	leblancdc	Public	003465
MuniMgrCoord_SubWorkflow	11/13/05 6:17 PM	Approve	abbottmk	Public	003465