

Submitted by: Chairman of the Assembly at the  
Request of the AWWU Board  
Prepared by: Anchorage Water & Wastewater Utility  
For reading: October 17, 2006

CLERK'S OFFICE

APPROVED

Date: 10-17-06

ANCHORAGE, ALASKA

AR No. 2006- 273

**A RESOLUTION AUTHORIZING DISPOSAL OF MUNICIPAL INTERESTS ON LOTS 2, 3, 6, 7, 8, 9, 10, 12, 28, 29, AND 32 OF BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION (PLAT 63-12); AND LOT 11, CAMPBELL LAKE SUBDIVISION ADDITION NO. 1 (PLAT P-619). GENERALLY LOCATED ON THE SOUTH SIDE OF CAMPBELL LAKE. ANCHORAGE**

WHEREAS, the Anchorage Municipal Charter Section 10.02(8) provides that any action to convey or lease or authorizing the conveyance or lease of any interest in lands of the Municipality must be by ordinance, but Charter 17.13(e) excerpts from said requirement revocable permits and licenses, rights-of-way and easements which the Assembly finds to be without substantial value to the Municipality; and

WHEREAS, the Anchorage Water and Wastewater Utility (AWWU) recommends release and relinquishment of certain sanitary sewer easements identified in Section 1 below; and

WHEREAS, this disposal will eliminate portions of documented and recorded sewer easements no longer needed by AWWU; and

WHEREAS, at its October 4, 2006 meeting, the AWWU Board supported this request to release and relinquish the sanitary sewer easements specified below; and

WHEREAS, the Assembly finds that the municipal interest in real property to be disposed of hereunder is without substantial value to the Municipality.

NOW THEREFORE, the Assembly of Anchorage resolves:

**Section 1.** The Municipality may dispose of certain sanitary sewer easements on the following described property acquired by the documents recorded at the Book and Page of the Records of the Anchorage Recorder's Office as depicted on the attached exhibit:

1. Book 79, Page 27, January 6, 1964 for 20' Sanitary Sewer Easement of lying over a portion of Lot 3, Block 1, Campbell Lake Heights Subdivision, according to Plat No. 63-12 and containing approximately 2,185 sq ft as recorded in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Book 80, Page 200, February 46, 1964 for 20' Sanitary Sewer Easement of lying over a portion of Lot 3, Block 1, Campbell Lake Heights Subdivision, according to Plat No. 63-12 and containing approximately 1,801 sq ft as recorded in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Book 76, Page 337, December 6, 1963 for 20' Sanitary Sewer Easement of lying over a portion of Lot 6, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and containing approximately 1,804 sq ft as recorded in the Anchorage Recording District, Third Judicial District State of Alaska; and

4. Book 76, Page 336, December 6, 1963 for 20' Sanitary Sewer Easement of lying over a portion of Lot 7, Block 1, Campbell Lake Heights Subdivision, according to Plat No. 63-12 and containing approximately 1,736 sq ft as recorded in the Anchorage Recording District, Third Judicial District, State of Alaska; and

1 5. Book 79, Page 28, January 6, 1964 for 20' Sanitary Sewer Easement of lying over a portion  
2 of Lot 8, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and  
3 containing approximately 2,072 sq ft as recorded in the Anchorage Recording District, Third  
4 Judicial District, State of Alaska; and

5  
6 6. Book 76, Page 334, December 6, 1963 for 20' Sanitary Sewer Easement of lying over a  
7 portion of Lot 9, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and  
8 containing approximately 1,552 sq ft as recorded in the Anchorage Recording District, Third  
9 Judicial District, State of Alaska; and

10  
11 7. Book 79, Page 24, January 6, 1964 for 20' Sanitary Sewer Easement of lying over a portion  
12 of Lot 10, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and  
13 containing approximately 1,786 sq ft as recorded in the Anchorage Recording District, Third  
14 Judicial District, State of Alaska; and

15  
16 8. Book 76, Page 335, December 6, 1963 for 20' Sanitary Sewer Easement of lying over a  
17 portion of Lot 12, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and  
18 containing approximately 2,572 sq ft as recorded in the Anchorage Recording District, Third  
19 Judicial District, State of Alaska; and

20  
21 9. Book 79, Page 22, January 6, 1964 for 20' Sanitary Sewer Easement of lying over a portion  
22 of Lot 28, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and  
23 containing approximately 2,241 sq ft as recorded in the Anchorage Recording District, Third  
24 Judicial District, State of Alaska; and

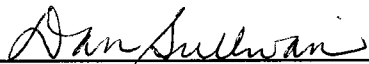
25  
26 10. Book 76, Page 345, December 6, 1963 for 20' Sanitary Sewer Easement of lying over a  
27 portion of Lot 29, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and  
28 containing approximately 2,030 sq ft as recorded in the Anchorage Recording District, Third  
29 Judicial District, State of Alaska; and

30  
31 11. Book 76, Page 343, December 6, 1963 for 20' Sanitary Sewer Easement lying over a  
32 portion of Lot 32, Block 1 Campbell Lake Heights Subdivision, according to Plat No. 63-12 and  
33 containing approximately 1,901 sq ft as recorded in the Anchorage Recording District, Third  
34 Judicial District, State of Alaska; and

35  
36 12. Book 76, Page 338, December 6, 1963 for 20' Sanitary Sewer Easement of lying over a  
37 portion of Lot 11, Campbell Lake Heights Subdivision Addition No. 1, according to Plat No. P-  
38 619 and containing approximately 1,749 sq ft as recorded in the Anchorage Recording District,  
39 Third Judicial District, State of Alaska.

40  
41 **Section 2.** This resolution shall take effect upon passage and approval by the Assembly.

42  
43 PASSED AND APPROVED by the Anchorage Assembly, this 17<sup>th</sup> day of October,  
44 2006.

45   
46 Assembly Chair

47 ATTEST:

48   
49 Municipal Clerk  
50

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 773 -2006

Meeting Date: October 17, 2006

**From: Anchorage Water & Wastewater Utility Board of Directors**

**Subject: A RESOLUTION AUTHORIZING THE DISPOSAL OF MUNICIPAL INTERESTS ON LOTS 2, 3, 6, 7, 8, 9, 10, 12, 28, 29, AND 32 OF BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION (PLAT 63-12); AND LOT 11, CAMPBELL LAKE SUBDIVISION ADDITION NO. 1 (PLAT P-619) VIA RELINQUISHMENT, THE PARCELS GENERALLY LOCATED ON THE SOUTH SIDE OF CAMPBELL LAKE, ANCHORAGE**

The Municipality of Anchorage, dba the Anchorage Water and Wastewater Utility (AWWU), desires to relinquish certain sewer easements recorded on properties known as Lots 2, 3, 6, 7, 8, 9, 10, 12, 28, 29, and 32 of Block 1, Campbell Lake Heights Subdivision (Plat 63-12); and Lot 11, Campbell Lake Subdivision Addition No. 1 (Plat P-619).

Project History: The AWWU C-5-7 sewer trunk and extensions were installed on the southern shore of man-made Campbell Lake between 1963 and 1973. The sewer line is approximately 6,180 feet long, including 21 manholes. The pipe began experiencing backups in the 1970's, and has overflowed into Campbell Lake several times. AWWU had addressed the problem by removing soft plugs for approximately 40 years; however the line required repairs to eliminate emergency maintenance. Internal inspection of the line in 2001 revealed that the pipe was generally sound but in need of spot repairs. Rather than replacing the line, AWWU elected to repair the line by inserting new liner in the pipe, replacing short pipe segments, and replacing manholes. This was the least expensive method to fix the pipe's problems and eliminate costly emergency maintenance. These repairs also extended the service life by decades.

The line crosses 67 private lots. Prior to the C-5-7 Campbell Lake Sewer Trunk Upgrade Project, the pipe in many locations was not within the existing utility easement. This appears to be an artifact from the development of the sewer line and subdivision (easement area for the sewer line was included in the original subdivision plats; however the gravity sewer line was installed following the correct grade and not the original easement areas). Two of the important goals of this project were to obtain easements for the entire pipe corridor and to relinquish easements it no longer needs. Easement acquisition in this project focused on acquiring a continuous 20-foot wide sanitary sewer easement along the entire project length. A map showing the location of the project is attached to the accompanying resolution.

Relinquishment of Unnecessary Sewer Easements in Exchange for Needed Sewer Easements: As part of the AWWU's C-5-7 Campbell Lake Sewer Upgrade Project right-of-way acquisition process, property owners were requested to grant new sanitary sewer easements. The owners have granted the requested new easements. The easements for which AWWU is requesting relinquishment were created by document and granted to Arctic Utilities (AWWU'S predecessor) between December 1963 and February 1964. In each case, just compensation for the newly acquired easements was compared to the calculation of the value of the easements which are the subject of this relinquishment request to ensure that the newly acquired easements and the easements to be relinquished were equivalent in value on each lot, thereby representing an exchange of needed easement for unneeded easement and value for value. The owners of the lots that are referenced above have granted new sewer easements at the location of the existing sewer line, in exchange for the relinquishment of the old sewer easements in lieu of monetary compensation.

1 Benefits of the Easement Relinquishments: The primary benefit of this approach is the curing  
2 of the more than 40-year old problem of the sewer line not being located completely within  
3 existing sewer easement area. By relinquishing easements that are not necessary for AWWU  
4 purposes, AWWU no longer carries any risks that might be associated with owning easement  
5 area it does not need. The Utility derives benefit by gaining an easement corridor at the  
6 location of the existing sewer line. The Utility also derives benefit by cleaning up unnecessary  
7 encroachment areas. By relinquishing unnecessary easement area, private property owners  
8 are no longer encroaching into these old sewer easements with private improvements and will  
9 have no need to cure such encroachments with permits or removal of improvements if  
10 requested by lenders.

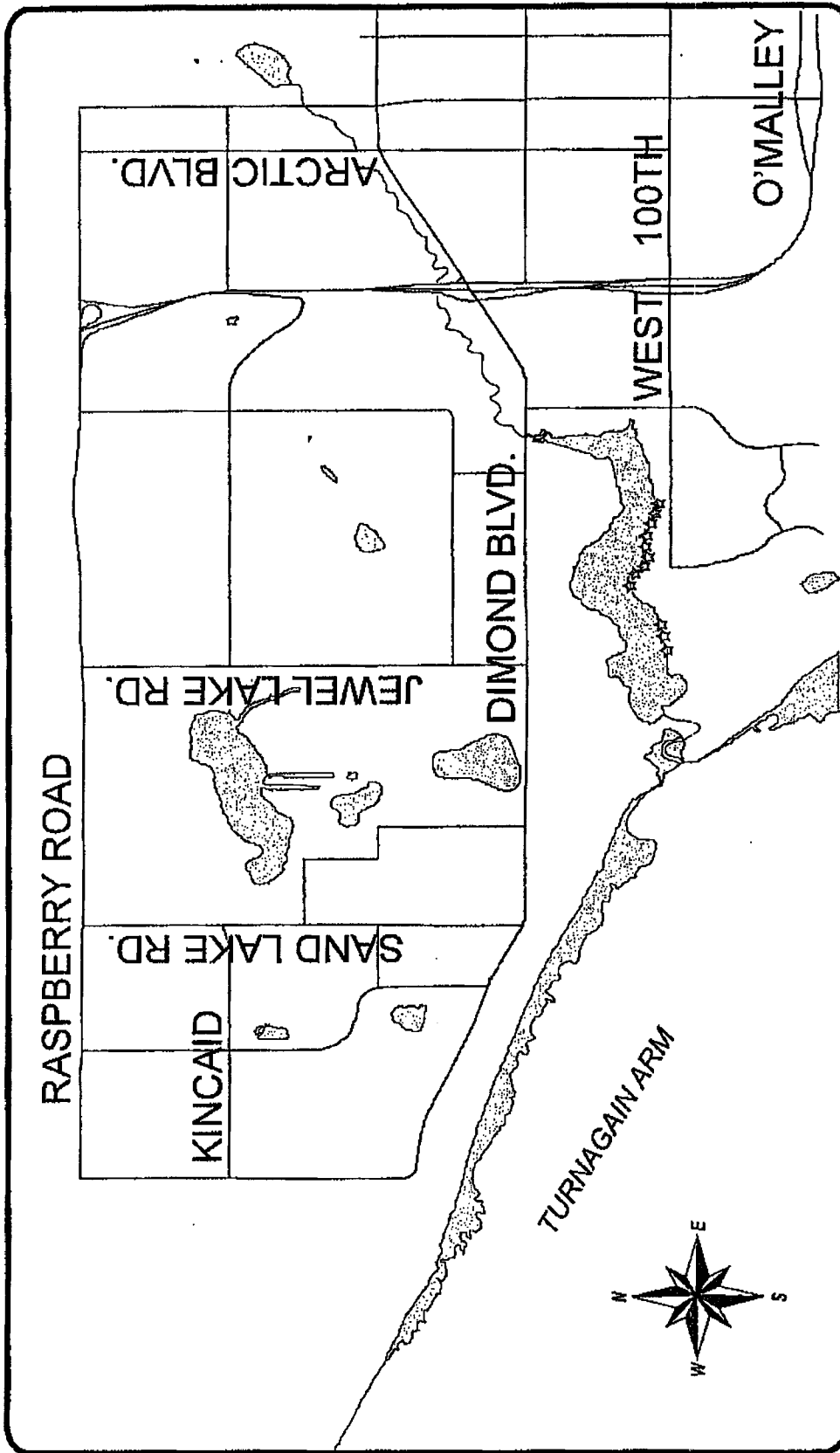
11  
12 AWWU is the only utility with an interest in the subject easements and recommends the  
13 requested relinquishments.

14  
15 At its regular meeting of October 4, 2006, the AWWU Board endorsed these easement  
16 relinquishments.

17  
18 The passage of this resolution will have no fiscal impact on Municipal owned property.

19  
20 **PURSUANT TO AMC 31.10.030.D, THE AWWU BOARD RECOMMENDS RELINQUISHING**  
21 **THE EASEMENTS DESCRIBED ABOVE AND MORE SPECIFICALLY IDENTIFIED IN THE**  
22 **ACCOMPANYING RESOLUTION.**

23  
24 Prepared by: Mark Premo, P.E., General Manager, AWWU  
25 Concur: Robin Ward, Executive Director, Heritage Land Bank  
26 Respectfully submitted: Randal Buckendorf, Chair, AWWU Board

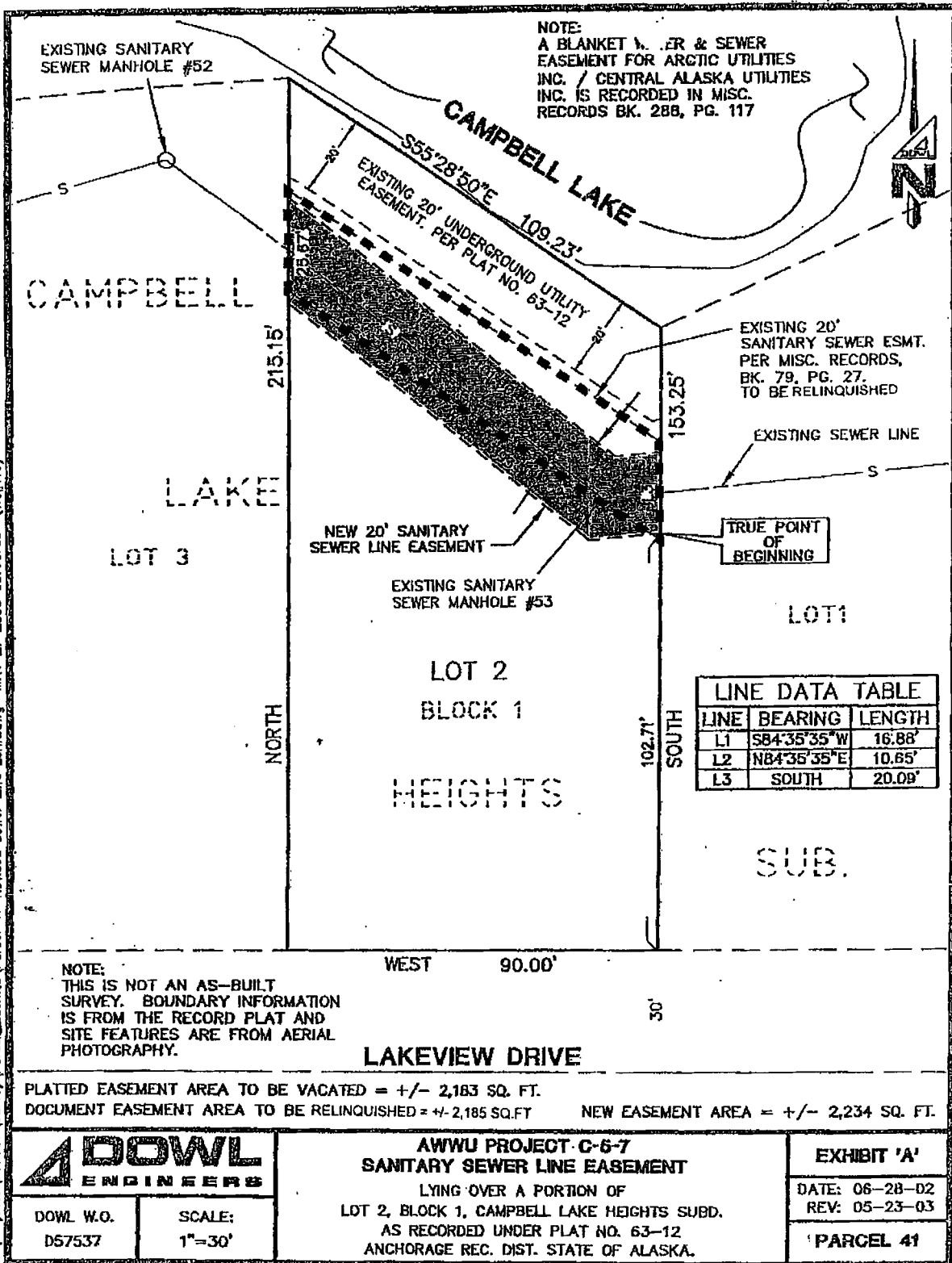


**GENERALIZED LOCATION  
OF RELINQUISHED EASEMENTS  
C-5-7 CAMPBELL LAKE SEWER TRUNK UPGRADE**



Anchorage Water & Wastewater Utility

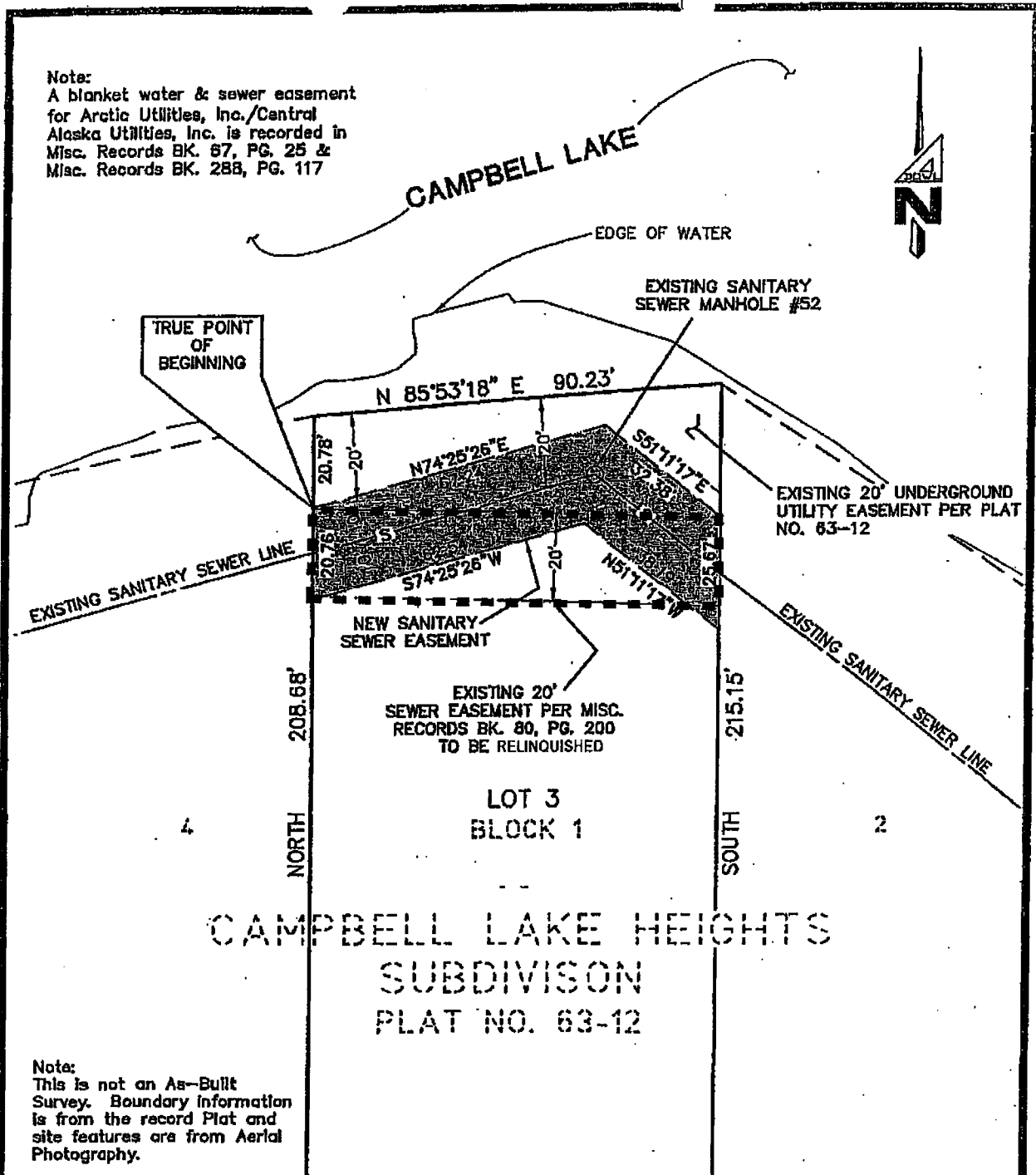
EXHIBIT A C-5-7 BASEMENT RELINQUISHMENT  
PAGE 2 OF 13



P:\Projects\057537\Survey\Parcel\_Easmt\Parcel 41- Revised Sewer Line Easmt.dwg MAY 27 2003 08:39:53 (NS#116)

EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 3 OF 13

Note:  
A blanket water & sewer easement  
for Arctic Utilities, Inc./Central  
Alaska Utilities, Inc. is recorded in  
Misc. Records BK. 67, PG. 25 &  
Misc. Records BK. 288, PG. 117



Note:  
This is not an As-Built  
Survey. Boundary information  
is from the record Plat and  
site features are from Aerial  
Photography.

PLATTED EASEMENT AREA TO BE VACATED = +/- 1,817 SQ. FT.  
DOCUMENT EASEMENT AREA TO BE RELINQUISHED = +/- 1,801 SQ. FT.

NEW EASEMENT AREA = +/- 2,004 SQ. FT.

**DOWL**  
ENGINEERS

DOWL W.O.  
D57537

SCALE:  
1"=30'

**AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT**  
LYING OVER A PORTION OF  
LOT 3, BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION  
AS RECORDED UNDER PLAT NO. 63-12  
ANCHORAGE REC. DIST. STATE OF ALASKA.

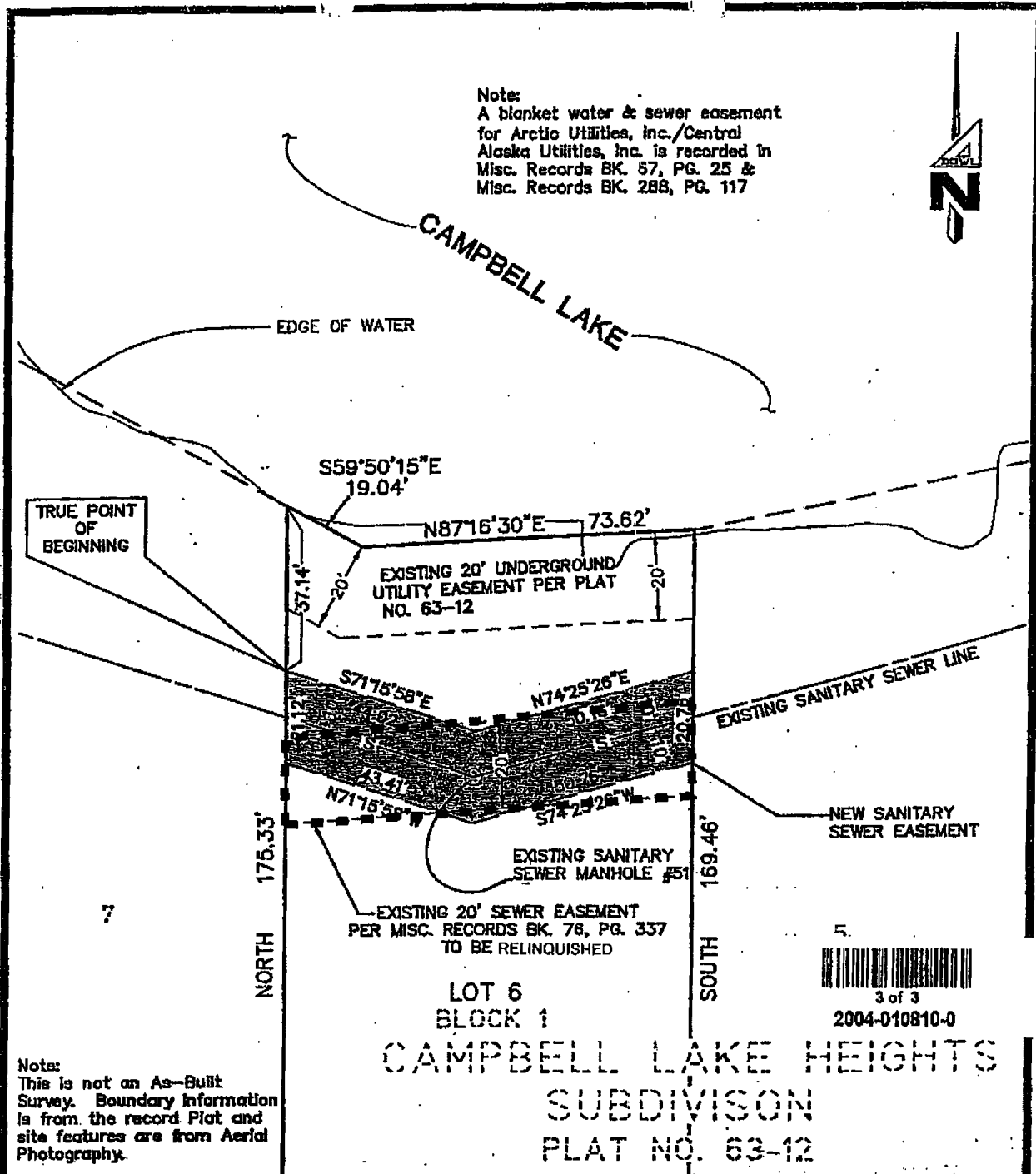
EXHIBIT 'A'

DATE: 10-16-02

PARCEL 40

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EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 4 OF 13



Note:  
This is not an As-Built  
Survey. Boundary information  
is from the record Plat and  
site features are from Aerial  
Photography.

PLATTED EASEMENT AREA TO BE VACATED = +/- 1,846 SQ. FT.  
DOCUMENT EASEMENT AREA TO BE RELINQUISHED = +/- 1,804 SQ. FT.

NEW EASEMENT AREA = +/- 1,883 SQ. FT.

**DOWL**  
ENGINEERS

DOWL W.O.  
D57537

SCALE:  
1"=30'

AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT  
LYING OVER A PORTION OF  
LOT 6, BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION  
AS RECORDED UNDER PLAT NO. 63-12  
ANCHORAGE REC. DIST. STATE OF ALASKA.

EXHIBIT 'A'

DATE: 10-16-02

PARCEL 37

Projects\057537\Survey\Parcel\Exempts\Parcel 37--Sewer Line Easmt.dwg OCT 16 2002 16:53:00 (WS#116)



EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 5 OF 13

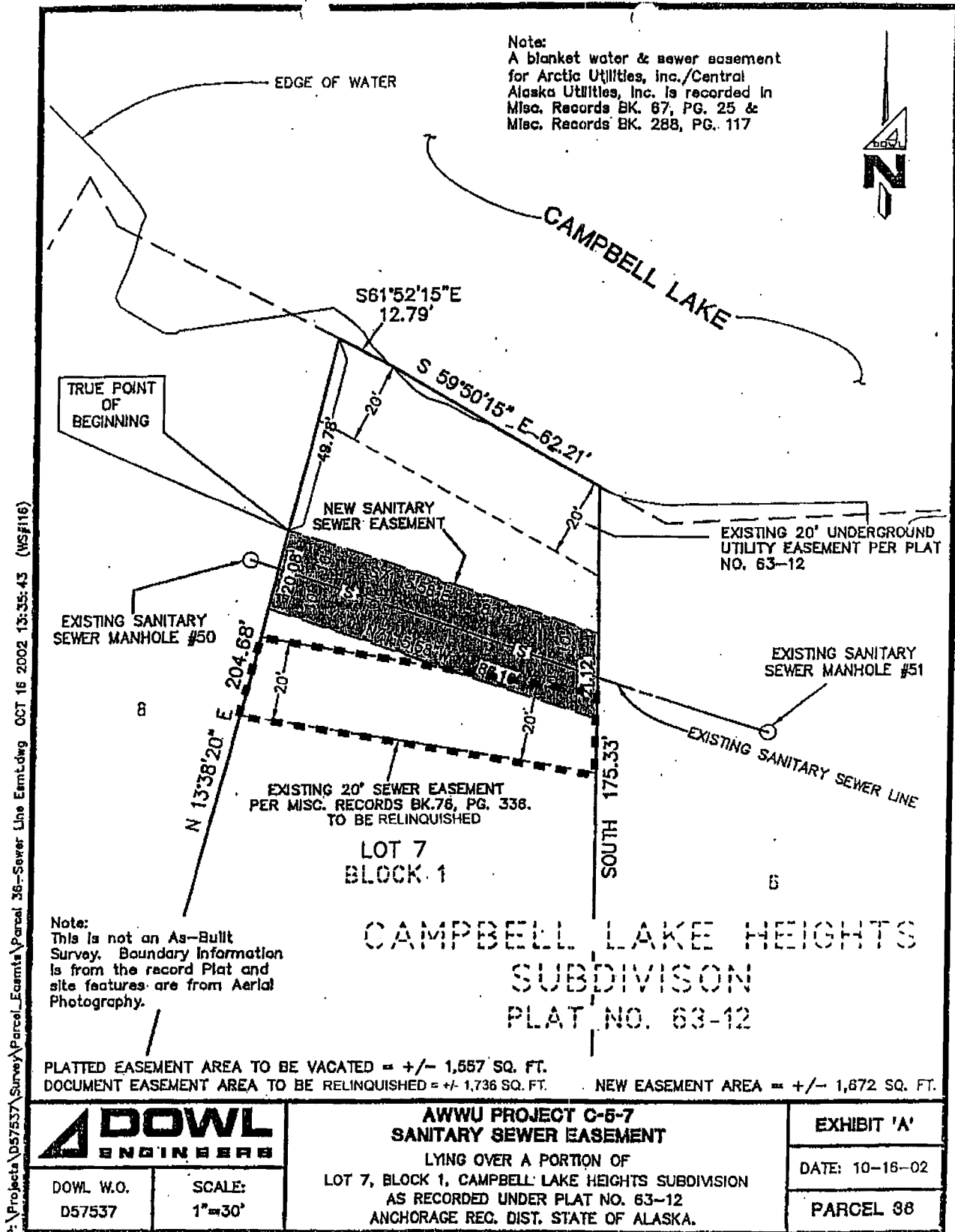
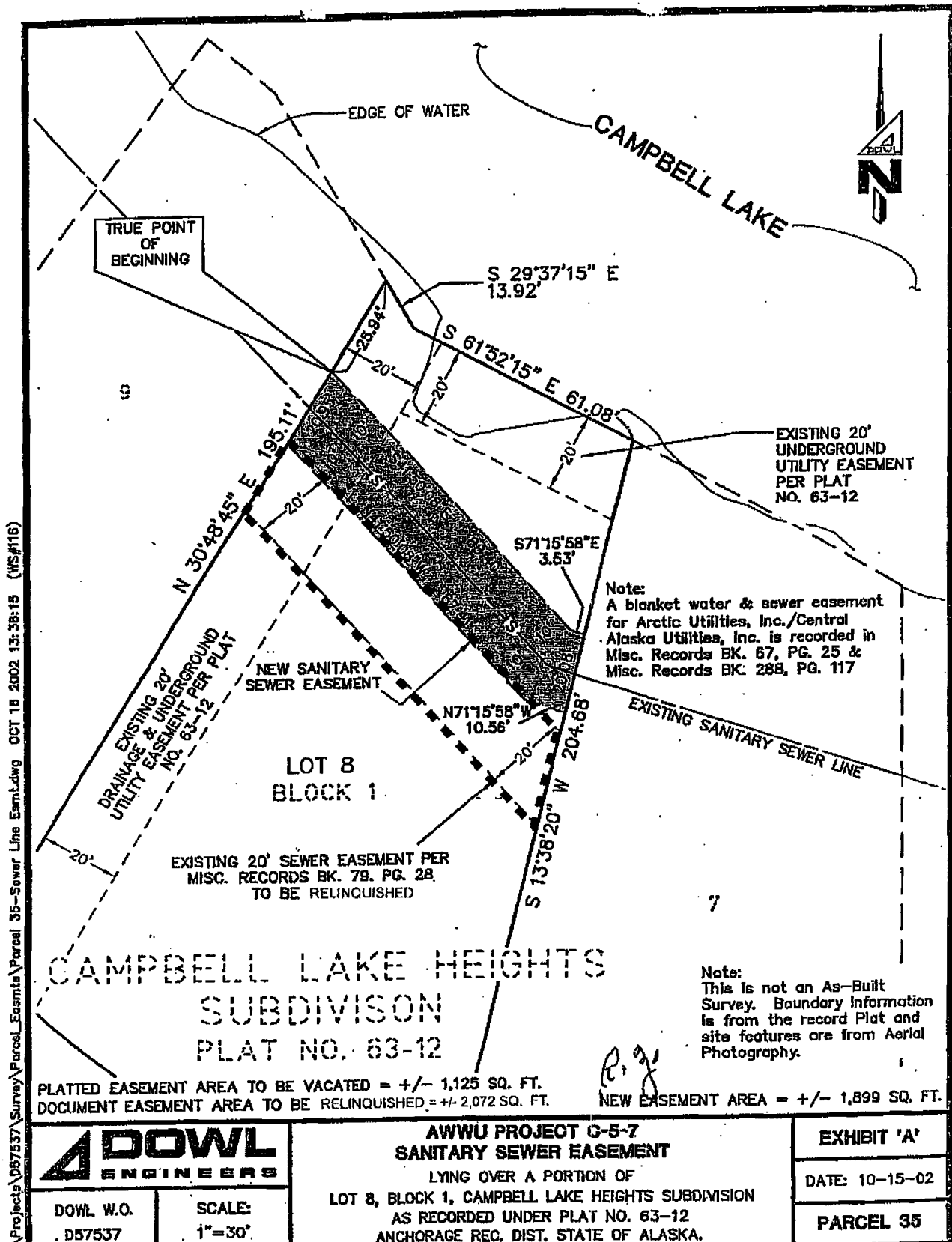
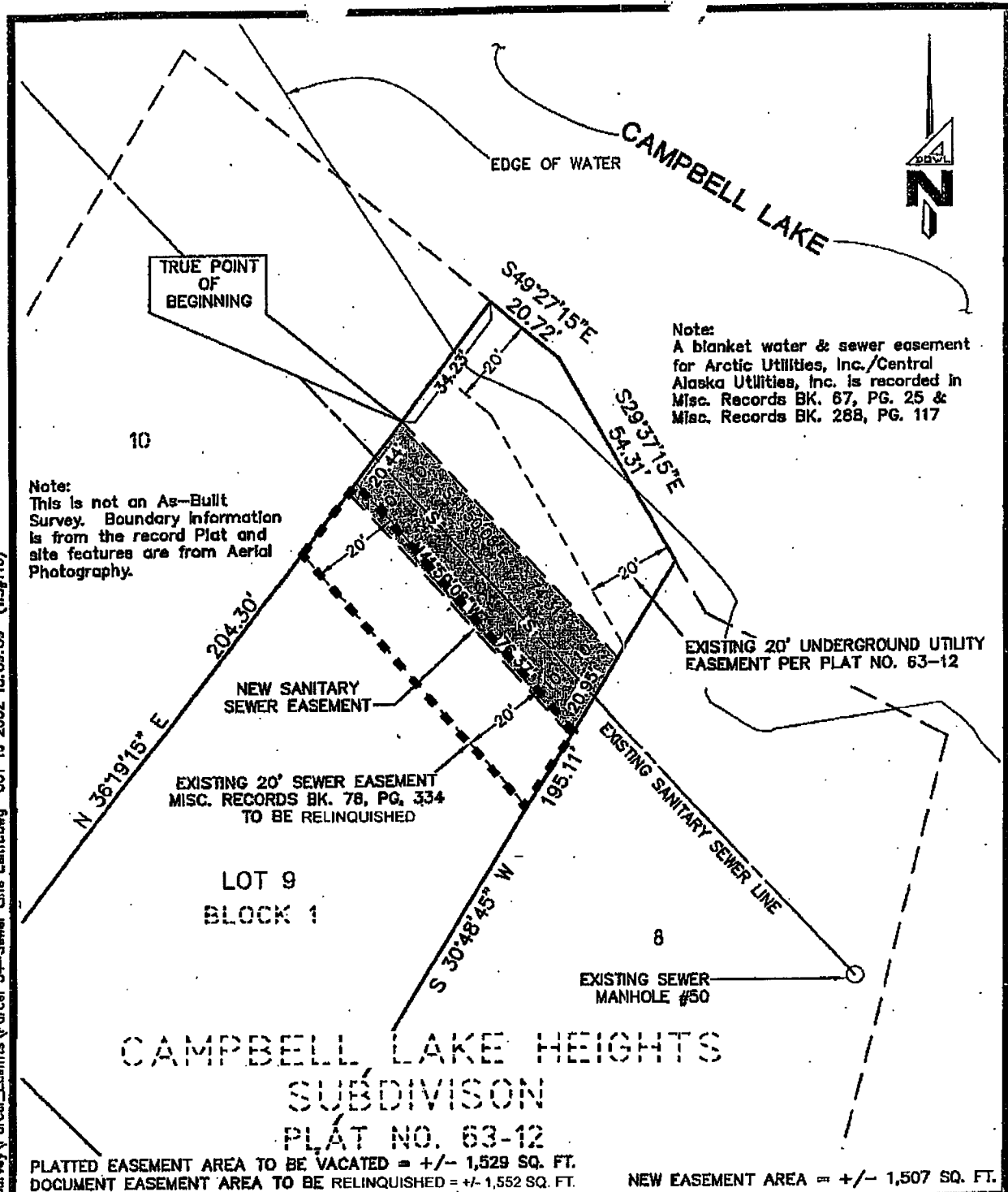


EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 6 OF 13



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EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 7 OF 13



**DOWL  
ENGINEERS**

DOWL W.O.  
D57537

SCALE:  
1"=30'

**AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT**

LYING OVER A PORTION OF  
LOT 9, BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION  
AS RECORDED UNDER PLAT NO. 63-12  
ANCHORAGE REC. DIST. STATE OF ALASKA.

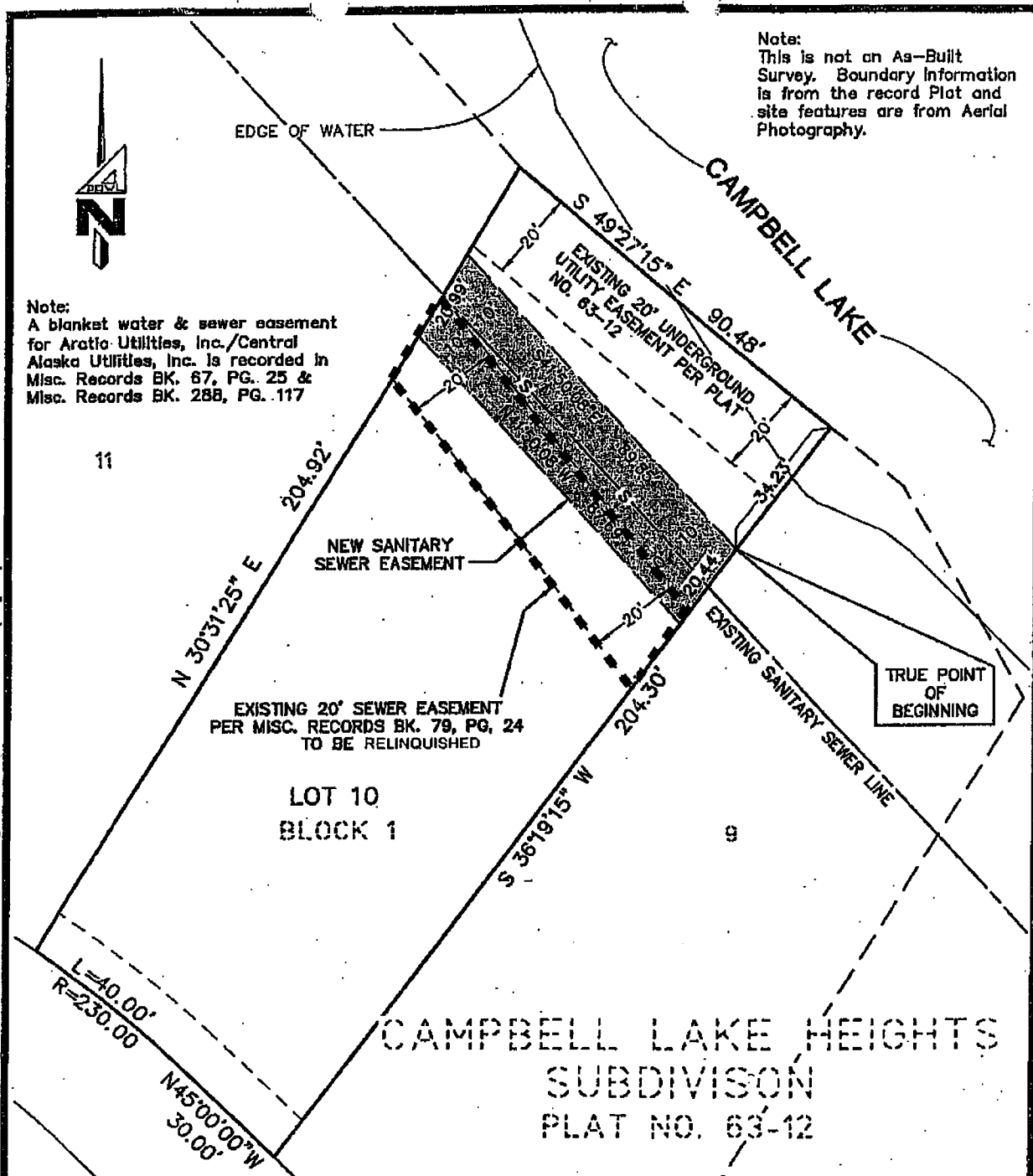
**EXHIBIT 'A'**

DATE: 10-15-02

**PARCEL 34**

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EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 8 OF 13



Note:  
A blanket water & sewer easement  
for Arctic Utilities, Inc./Central  
Alaska Utilities, Inc. is recorded in  
Misc. Records BK. 67, PG. 25 &  
Misc. Records BK. 288, PG. 117

Note:  
This is not an As-Built  
Survey. Boundary information  
is from the record Plat and  
site features are from Aerial  
Photography.

PLATTED EASEMENT AREA TO BE VACATED = +/- 1,789 SQ. FT.  
DOCUMENT EASEMENT AREA TO BE RELINQUISHED = +/- 1,786 SQ. FT.

NEW EASEMENT AREA = +/- 1,776 SQ. FT.



DOWL W.O.  
D57537

SCALE:  
1"=30'

**AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT**  
LYING OVER A PORTION OF  
LOT 10, BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION  
AS RECORDED UNDER PLAT NO. 63-12  
ANCHORAGE REC. DIST. STATE OF ALASKA.

**EXHIBIT 'A'**

DATE: 10-15-02

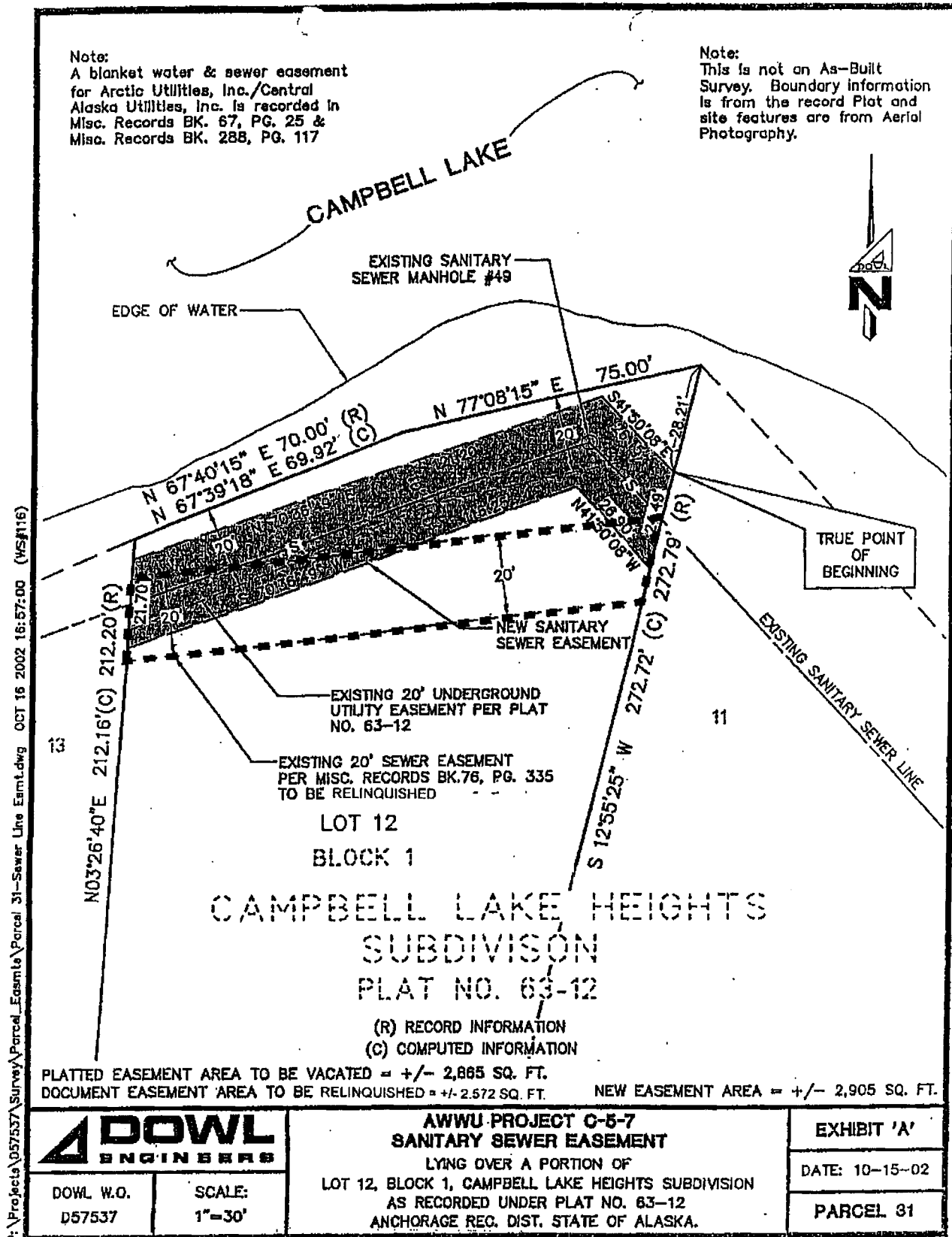
**PARCEL 33**

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EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 9 OF 13

Note:  
A blanket water & sewer easement  
for Arctic Utilities, Inc./Central  
Alaska Utilities, Inc. is recorded in  
Misc. Records BK. 67, PG. 25 &  
Misc. Records BK. 288, PG. 117

Note:  
This is not an As-Built  
Survey. Boundary information  
is from the record Plat and  
site features are from Aerial  
Photography.



PLATTED EASEMENT AREA TO BE VACATED = +/- 2,865 SQ. FT.  
DOCUMENT EASEMENT AREA TO BE RELINQUISHED = +/- 2,572 SQ. FT.

NEW EASEMENT AREA = +/- 2,905 SQ. FT.

**DOWL**  
ENGINEERS

DOWL W.O.  
D57537

SCALE:  
1"=30'

**AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT**

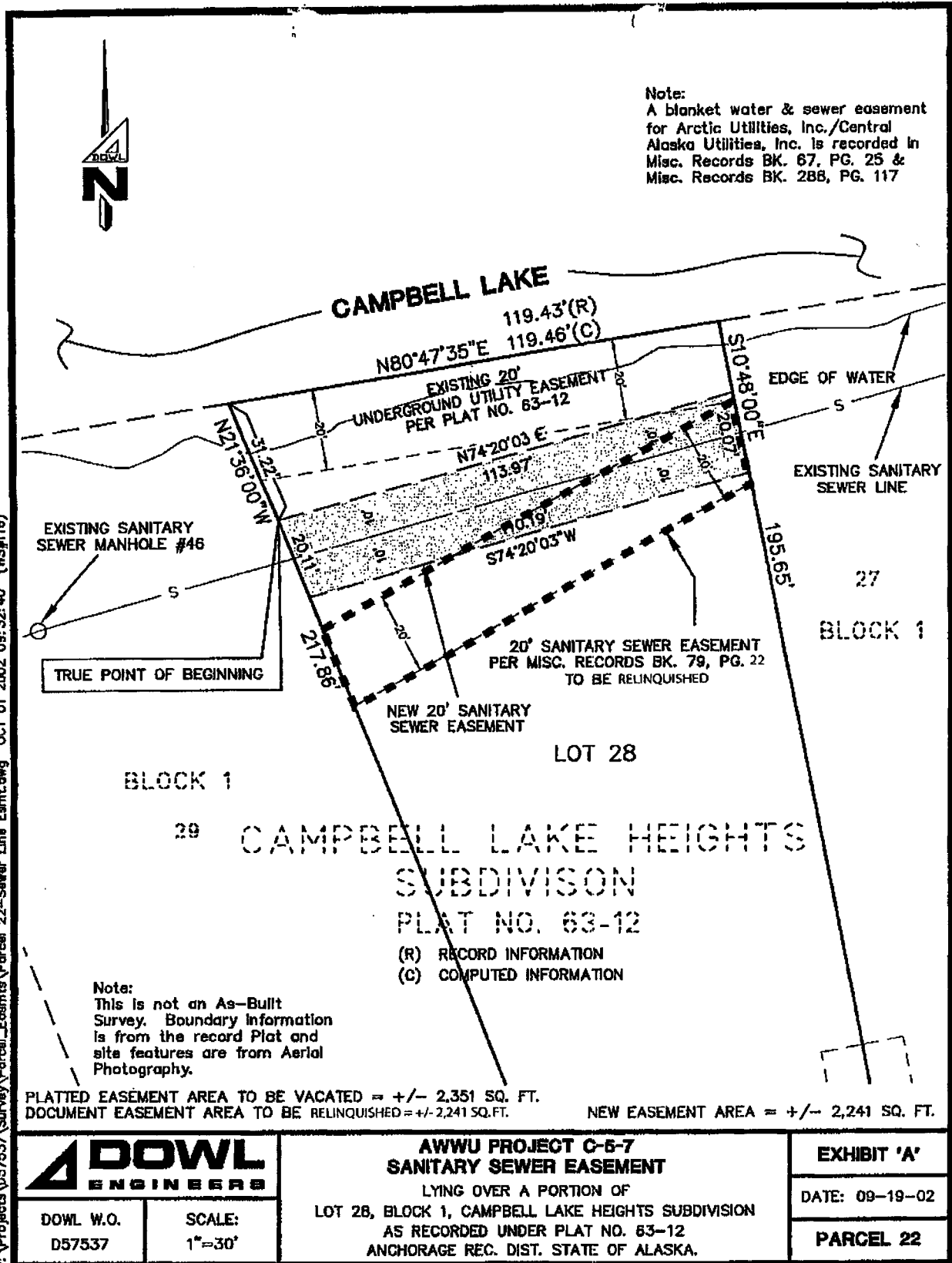
LYING OVER A PORTION OF  
LOT 12, BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION  
AS RECORDED UNDER PLAT NO. 63-12  
ANCHORAGE REG. DIST. STATE OF ALASKA.

EXHIBIT 'A'

DATE: 10-15-02

PARCEL 31

EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 10 OF 13



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**DOWL ENGINEERS**

DOWL W.O.  
D57537

SCALE:  
1"=30'

**AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT**

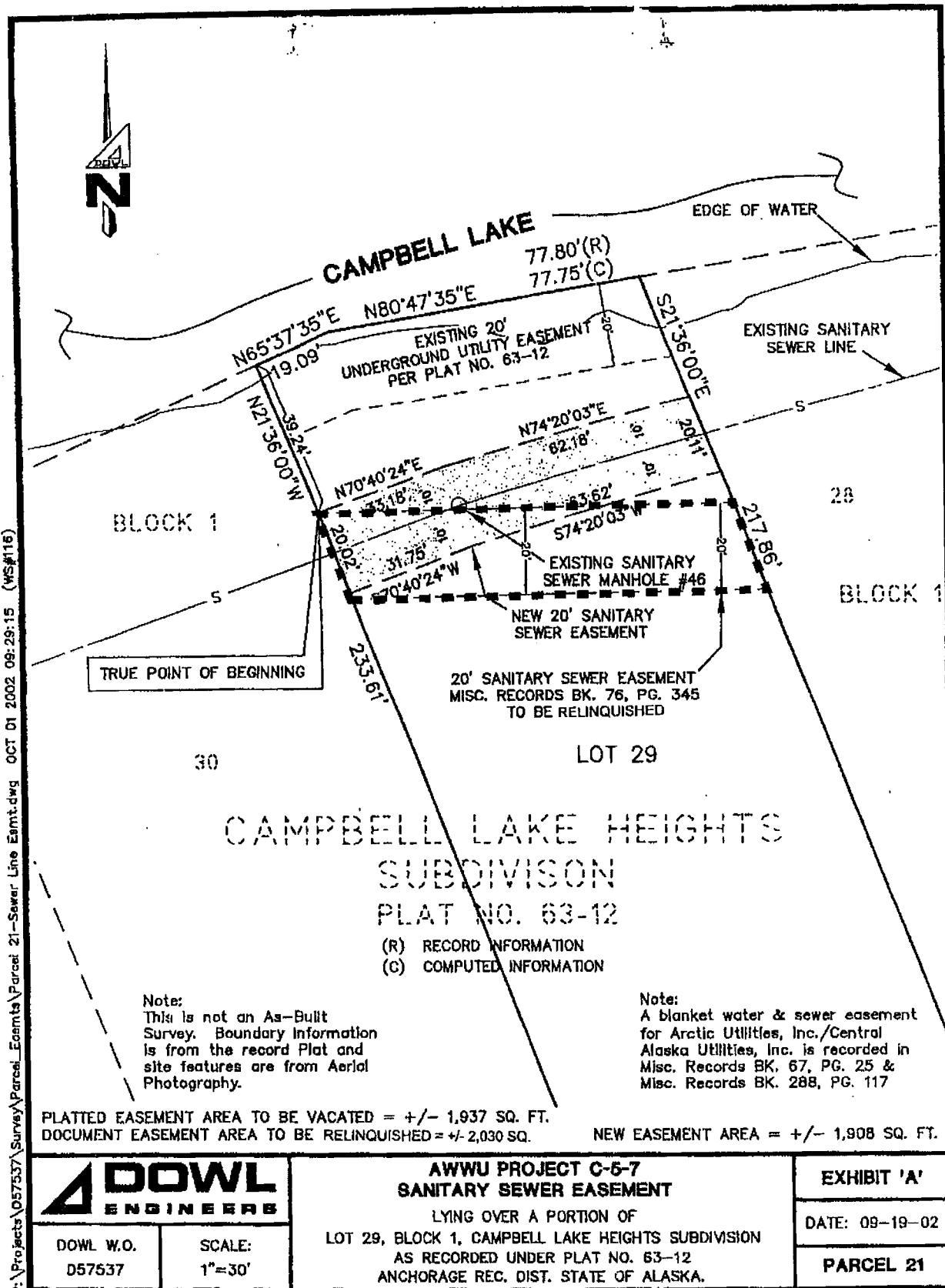
LYING OVER A PORTION OF  
LOT 28, BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION  
AS RECORDED UNDER PLAT NO. 63-12  
ANCHORAGE REC. DIST. STATE OF ALASKA.

**EXHIBIT 'A'**

DATE: 09-19-02

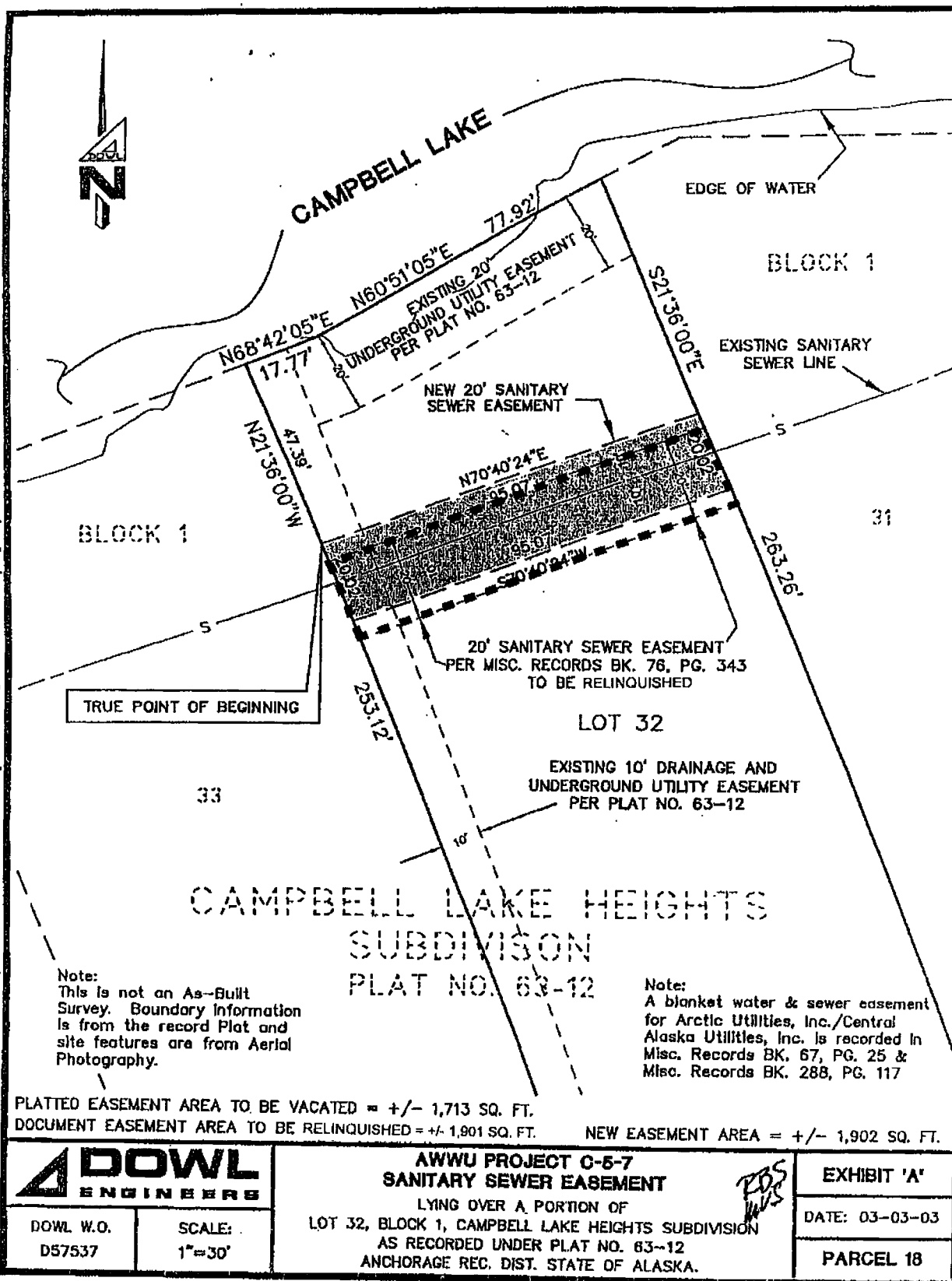
**PARCEL 22**

EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 11 OF 13



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EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 12 OF 13



**DOWL ENGINEERS**

DOWL W.O.  
D57537

SCALE:  
1"=30'

**AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT**  
LYING OVER A PORTION OF  
LOT 32, BLOCK 1, CAMPBELL LAKE HEIGHTS SUBDIVISION  
AS RECORDED UNDER PLAT NO. 63-12  
ANCHORAGE REC. DIST. STATE OF ALASKA.

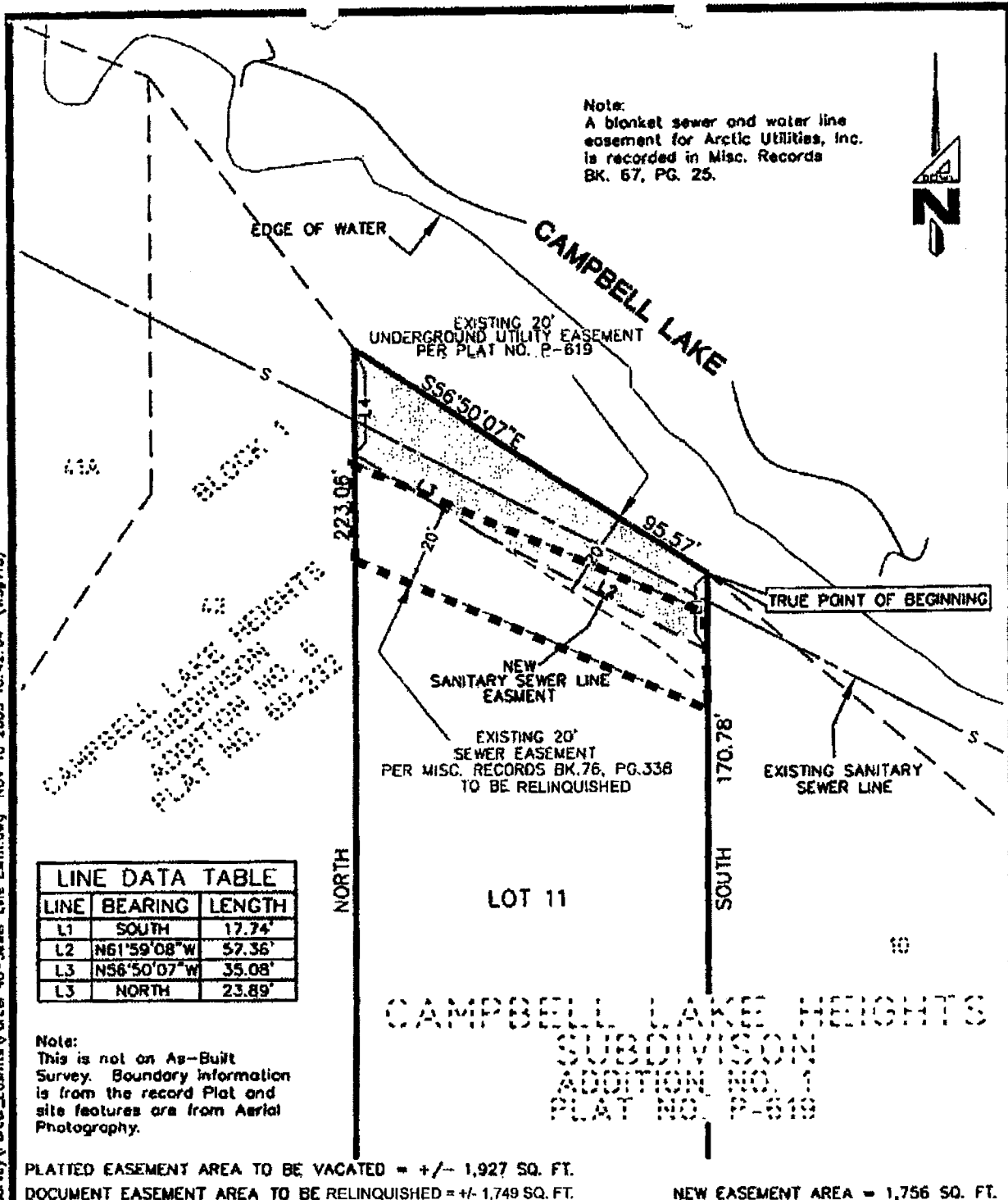
**EXHIBIT 'A'**

**DATE: 03-03-03**

**PARCEL 18**



EXHIBIT A C-5-7 EASEMENT RELINQUISHMENT  
PAGE 13 OF 13



**DOWL**  
ENGINEERS

DOWL W.O.  
057537

SCALE:  
1"=30'

**AWWU PROJECT C-5-7  
SANITARY SEWER EASEMENT**  
LYING OVER A PORTION OF  
LOT 11, CAMPBELL LAKE HEIGHTS SUBDIVISION  
ADDITION NO. 1  
AS RECORDED UNDER PLAT NO. P-619  
ANCHORAGE REC. DIST. STATE OF ALASKA.

EXHIBIT 'A'

DATE: 11-17-03

PARCEL 48

**Content Information****Content ID :** 004469**Type:** AM\_OtherServices - Other Services MemorandumAUTHORIZING THE DISPOSAL OF MUNICIPAL INTERESTS ON  
LOTS 2, 3, 6, 7, 8, 9, 10, 12, 28, 29, AND 32 OF BLOCK 1, CAMPBELL**Title:** LAKE HEIGHTS SUBDIVISION (PLAT 63-12); AND LOT 11,  
CAMPBELL LAKE SUBDIVISION ADDITION NO. 1 (PLAT P-619) VIA  
RELINQUISHMENT**Author:** gibsonam**Initiating Dept:** AWWU**Review Depts:** AWWU, HLB**Date Prepared:** 10/5/06 3:04 PM**Director Name:** Mark Premo**Assembly****Meeting Date** 10/17/06**MM/DD/YY:**M.O.A.  
2006 OCT 11 PM 4:24  
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>
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AWWU_SubWorkflow	10/5/06 4:13 PM	Approve	premomc	Public	004469
HLB_SubWorkflow	10/11/06 2:11 PM	Approve	wardre	Public	004469

*Adendum*

- CONSENT AGENDA - RESOLUTIONS FOR ACTION-OTHER