

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: April 13, 2010

CLERK'S OFFICE

APPROVED

4-27-10

ANCHORAGE, ALASKA
AO No. 2010-33

Date: _____

1 **AN ORDINANCE AUTHORIZING THREE NON-EXCLUSIVE**
2 **TELECOMMUNICATIONS AND ELECTRICAL EASEMENTS AT THE**
3 **INTERSECTION OF TUDOR ROAD AND LAKE OTIS PARKWAY TO**
4 **CHUGACH ELECTRIC ASSOCIATION, INC.**
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6
7 **WHEREAS**, the three proposed non-exclusive easements, described with
8 particularity below, are located on municipal property, and Heritage Land Bank,
9 Real Estate Services has authority and responsibility for the day-to-day
10 management of the property; and
11

12 **WHEREAS**, Municipality of Anchorage, Project Management & Engineering
13 Department (PM&E), requested Chugach Electric Association, Inc. (CEA) to
14 relocate their electrical facilities within the three parcels to facilitate the Tudor Road
15 and Lake Otis Parkway Intersection Project #04-35; and
16

17 **WHEREAS**, a Right-of-Way Easement for Parcel 7c, Lot 14 (Tax Id 008-041-03),
18 was recorded in the Anchorage Recording District on November 20, 2008, #2008-
19 064453-0; and
20

21 **WHEREAS**, a Right-of-Way Easement for Parcel 8b, Lot 13B, Urbanek & Kerkove
22 Subdivision, Plat No. 74-15 (Tax Id 008-041-04), was recorded in the Anchorage
23 Recording District on November 20, 2008, #2008-064454-0; and
24

25 **WHEREAS**, a Right-of-Way Easement for Parcel 9b, Lot 13A, Urbanek & Kerkove
26 Subdivision, Plat No. 74-15 (Tax Id 008-041-05), was recorded in the Anchorage
27 Recording District on November 20, 2008, #2008-064455-0; and
28

29 **WHEREAS**, these telecommunications and electrical easements overlap existing
30 blanket easements granted to CEA, and correct the purpose of the easements to
31 specifically state telecommunications and electrical easements; now therefore,
32

33 **THE ANCHORAGE ASSEMBLY ORDAINS:**
34

35 **Section 1.** The telecommunication and electrical easement described herein is
36 without substantial value to the Municipality.
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38 **Section 2.** The three telecommunications and electrical easements to Chugach
39 Electric Association, for the benefit of the Tudor Road and Lake Otis Parkway
40 Intersection Project #04-35, are hereby approved based upon the following legal
41 descriptions:

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Parcel 7c, Lot 14, Section 33, Township 13 North, Range 3 West, Seward Meridian, Alaska, Tax #008-041-03. Commencing at southeast corner of said Lot 14, thence on the south line thereof S 89°54'21" W, 234.70 feet to the True Point of Beginning for this description; thence continuing on said south line S 89°54'21" W, 10.07 feet; thence departing said south line N 06°40'37" E, 156.07 feet; thence N 89°54'50" E, 10.07 feet; thence S 06°40'37" W, 156.07 feet to the True Point of Beginning (**Exhibit A**).

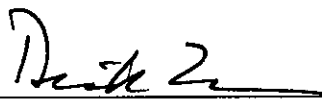
Parcel 8b, Lot 13B, Urbanek & Kerkove Subdivision, plat #74-15 in the Anchorage Recording District, Tax #008-041-04. Commencing at southeast corner of said Lot 13B, thence on the south line thereof S 89°54'50" W, 224.74 feet; thence departing said south line N 00°14'14" W, 10.00 feet to the True Point of Beginning for this description; thence N 00°14'14" W, 20.00 feet; thence N 89°54'50" E, 15.00 feet; thence S 00°14'14" E, 20.00 feet; thence S 89°54'50" W, 15.00 feet to the True Point of Beginning (**Exhibit B**).

Parcel 9b, Lot 13A, Urbanek & Kerkove Subdivision, plat #74-15 in the Anchorage Recording District, Tax #008-041-05. Commencing at southwest corner of said Lot 13A, thence on the south line thereof N 89°54'50" E, 45.00 feet to the True Point of Beginning for this description; thence departing said south line N 00°14'14" W, 135.42 feet; thence N 29°27'42" E, 20.18 feet; thence S 00°14'14" E, 152.98 feet; thence S 89°54'50" W, 10.00 feet to the True Point of Beginning (**Exhibit C**).

Easement areas contain 3,300 square feet more or less.

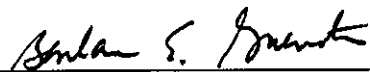
Section 3: This ordinance shall be effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 27th day of April, 2010.



Chair

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO 2010-33 Title: **AN ORDINANCE AUTHORIZING THREE NON-EXCLUSIVE TELECOMMUNICATIONS AND ELECTRICAL EASEMENTS AT THE INTERSECTION OF TUDOR ROAD AND LAKE OTIS PARKWAY WITHIN SECTION 33, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, TO CHUGACH ELECTRIC ASSOCIATION, INC.**

Sponsor: MAYOR
 Preparing Agency: Project Management & Engineering Department
 Others Impacted: Heritage Land Bank

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY10	FY11	FY12	FY13	FY14
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: Steve Schmitt

Telephone: 343-8366



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 223-2010

Meeting Date: April 13, 2010

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AUTHORIZING THREE NON-EXCLUSIVE**
4 **TELECOMMUNICATIONS AND ELECTRICAL EASEMENTS AT**
5 **THE INTERSECTION OF TUDOR ROAD AND LAKE OTIS**
6 **PARKWAY TO CHUGACH ELECTRIC ASSOCIATION, INC.**
7

8 The Municipality of Anchorage, Project Management & Engineering Department
9 (PM&E), requested Chugach Electric Association, Inc. (CEA) to relocate their
10 electrical facilities within three parcels to facilitate the Tudor Road and Lake Otis
11 Parkway Intersection Improvements, PM&E Project #04-35. The three easements
12 are located on municipal property and the Heritage Land Bank, Real Estate
13 Services has authority and responsibility for the day-to-day management of the
14 properties. Right-of-Way Easements were recorded on each of the three parcels on
15 November 20, 2008; the three telecommunications and electrical easements
16 included in this memorandum correct the purpose of these three easements to
17 specifically state telecommunications and electrical easements.
18

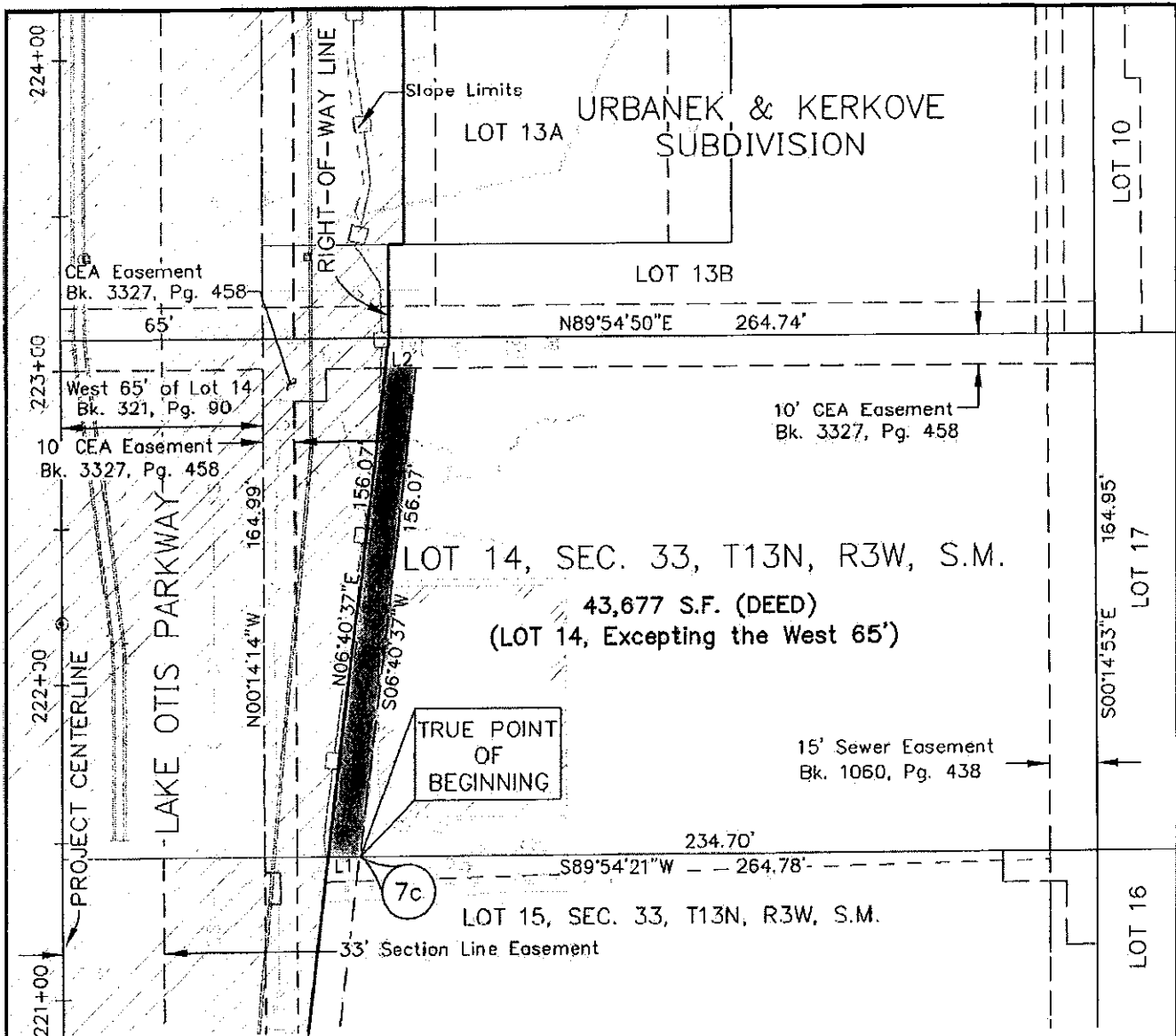
19 Accordingly, CEA requires easements more particularly described as:

- 20
- 21 • Parcel 7c, Lot 14, Section 33, Township 13 North, Range 3 West, Seward
 - 22 Meridian, Alaska, Tax Id #008-041-03 (**Exhibit A**).
 - 23 • Parcel 8b, Lot 13B, Urbanek & Kerkove Subdivision, plat no. 74-15 in the
 - 24 Anchorage Recording District, Tax Id #008-041-04 (**Exhibit B**).
 - 25 • Parcel 9b, Lot 13A, Urbanek & Kerkove Subdivision, plat no. 74-15 in the
 - 26 Anchorage Recording District, Tax Id #008-041-05 (**Exhibit C**).
- 27

28 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
29 **AUTHORIZING THREE NON-EXCLUSIVE TELECOMMUNICATIONS AND**
30 **ELECTRICAL EASEMENTS AT THE INTERSECTION OF TUDOR ROAD AND**
31 **LAKE OTIS PARKWAY TO CHUGACH ELECTRIC ASSOCIATION, INC.**
32

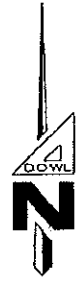
33 Approved by: J.W. Hansen, Acting Director, PM&E
34 Concur: Greg Jones, Director
35 Office of Community Planning & Development
36 Concur: William M. Mehner, Executive Director, Heritage Land Bank
37 Concur: Dennis A. Wheeler, Municipal Attorney
38 Concur: George J. Vakalis, Municipal Manager
39 Respectfully Submitted: Daniel A. Sullivan, Mayor
40

41 Appendices: Exhibits A, B & C



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'21"W	10.07
L2	N89°54'50"E	10.07

- RIGHT OF WAY
- TELECOMMUNICATIONS & ELECTRIC EASEMENT



PROJECT: D59117 DRAWING: SPM-TLO.DWG

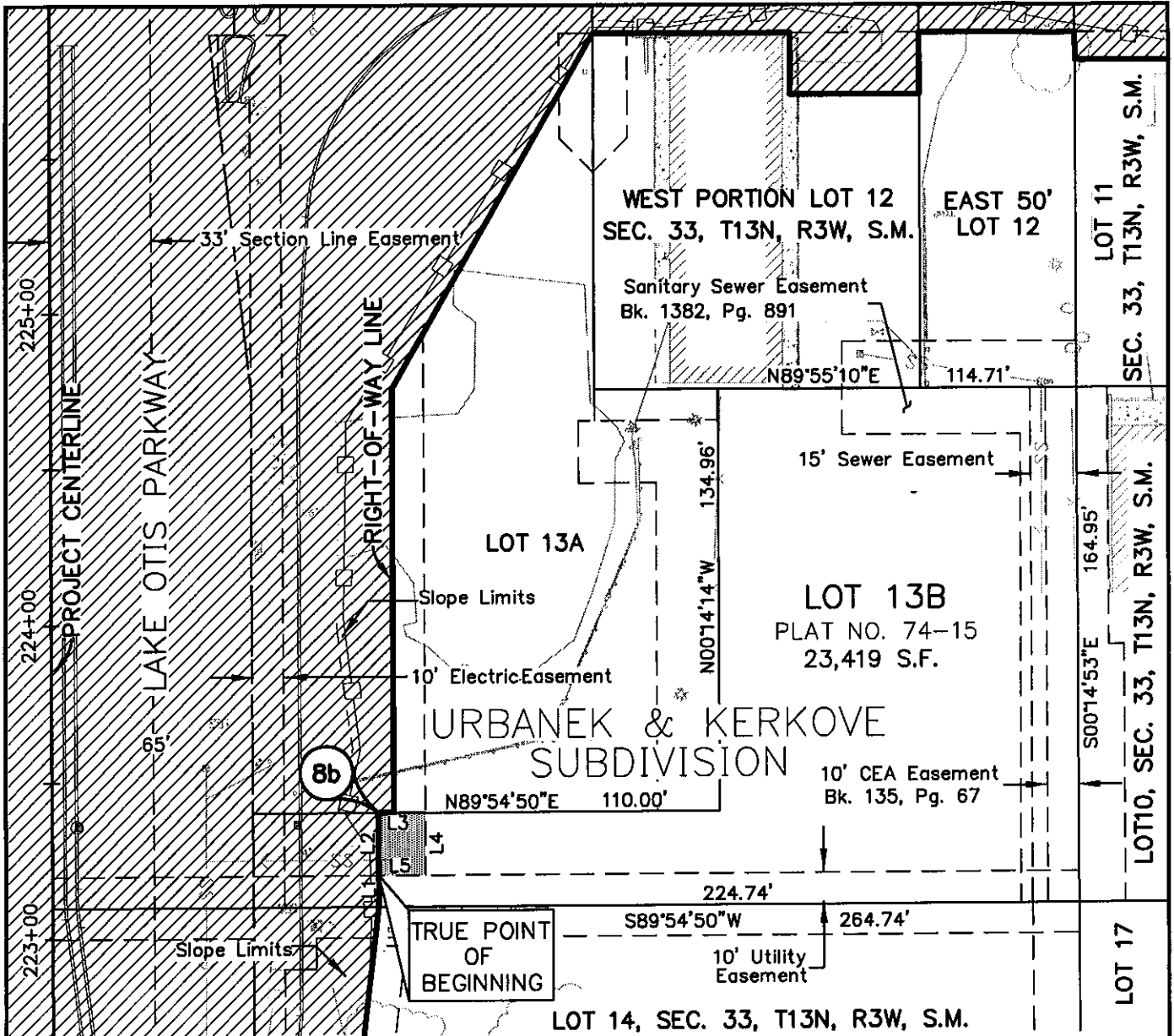
PROJECT MANAGEMENT AND ENGINEERING
DEPARTMENT OFFICE OF THE MUNICIPAL ENGINEER

TUDOR ROAD & LAKE OTIS PARKWAY
INTERSECTION IMPROVEMENTS
HPRL-0001 (359)/58890

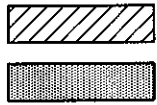
OWNER'S INITIAL: _____
 EXHIBIT: _____
 PAGE ____ OF ____ DATED _____

DRAWN BY: DLB
 SCALE: 1"=50'
 DATE: 7/7/09

LARGER PARCEL: ± 43,677 S.F.
 GROSS TAKE: ± 1,558 S.F.
 NET TAKE: ± 1,558 S.F.
 REMAINDER PARCEL: ± 43,677 S.F.
Sheet 1 of 1 Parcel No. 7c



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N00°14'14"W	10.00'
L2	N00°14'14"W	20.00'
L3	N89°54'50"E	15.00'
L4	S00°14'14"E	20.00'
L5	S89°54'50"W	15.00'



RIGHT OF WAY

TELECOMMUNICATIONS & ELECTRIC EASEMENT



PROJECT: D59117 DRAWING: SPM-TLO.DWG

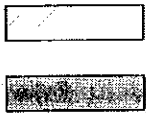
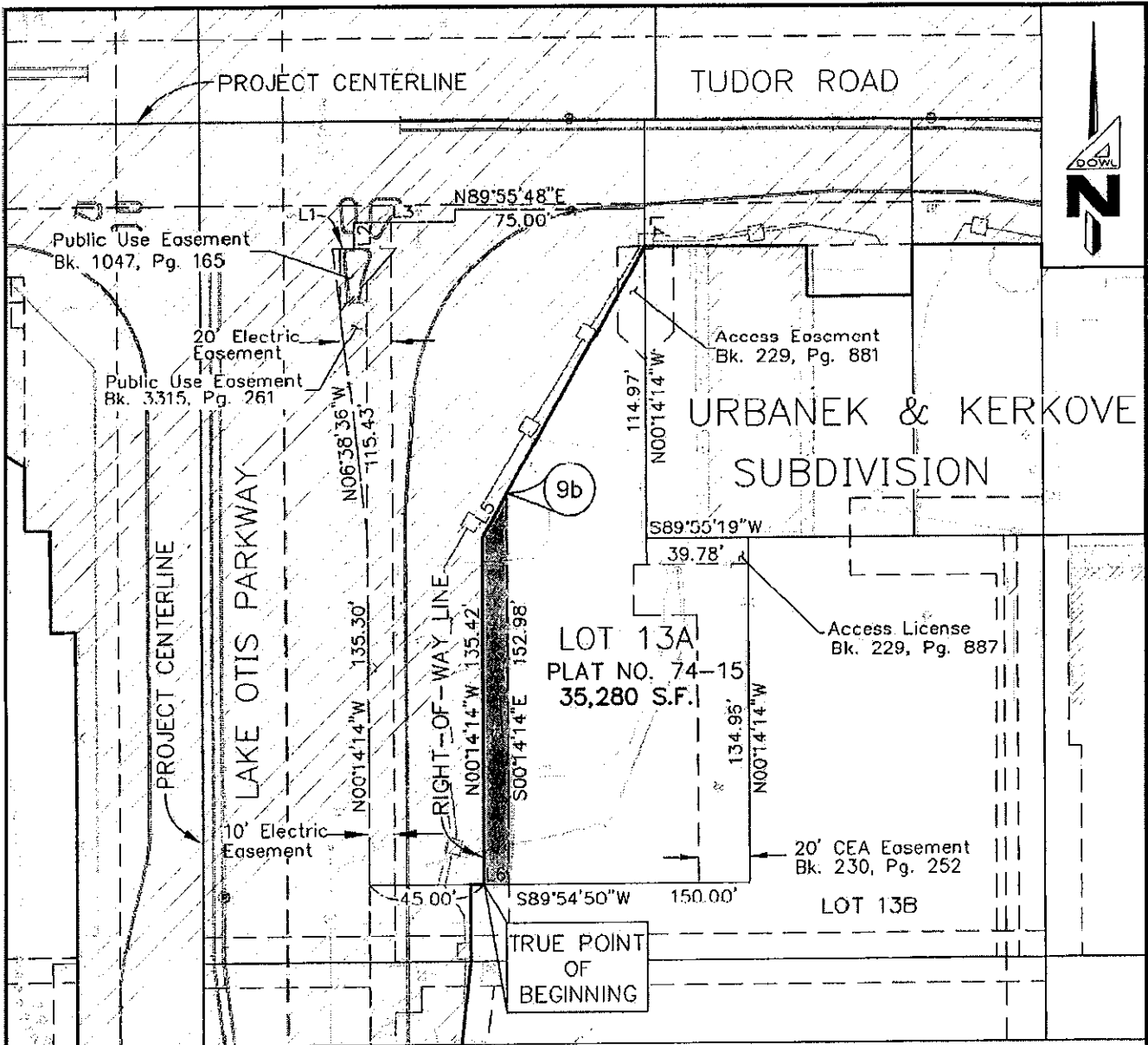
PROJECT MANAGEMENT AND ENGINEERING
DEPARTMENT OFFICE OF THE MUNICIPAL ENGINEER

TUDOR ROAD & LAKE OTIS PARKWAY
INTERSECTION IMPROVEMENTS
HPR-0001 (359)/58890

OWNER'S INITIAL: _____
EXHIBIT: _____
PAGE ____ OF ____ DATED _____

DRAWN BY: DLB
SCALE: 1"=50'
DATE: 7/9/09

LARGER PARCEL: ± 23,419 S.F.
GROSS TAKE: ± 300 S.F.
NET TAKE: ± 300 S.F.
REMAINDER PARCEL: ± 23,419 S.F.
Sheet 1 of 1 Parcel No. 8b



RIGHT OF WAY
 TELECOMMUNICATIONS & ELECTRIC EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'48"E	8.00
L2	N00°14'14"W	10.00
L3	N89°55'48"E	40.00
L4	S00°14'14"E	15.00
L5	N29°27'42"E	20.18
L6	S89°54'50"W	10.00

PROJECT: D59117 DRAWING: SPM-TLO.DWG

PROJECT MANAGEMENT AND ENGINEERING
DEPARTMENT OFFICE OF THE MUNICIPAL ENGINEER

TUDOR ROAD & LAKE OTIS PARKWAY
INTERSECTION IMPROVEMENTS
HPRL-00001 (359)/58890

OWNER'S INITIAL: _____
 EXHIBIT: _____
 PAGE _____ OF _____ DATED _____

DRAWN BY: DLB
 SCALE: 1"=60'
 DATE: 7/7/09

LARGER PARCEL: ± 35,280 S.F.
 GROSS TAKE: ± 1,442 S.F.
 NET TAKE: ± 1,442 S.F.
 REMAINDER PARCEL: ± 35,280 S.F.
Sheet 1 of 1 Parcel No. 9b

Content ID: 008085**Type:** Ordinance - AO

Title: AN ORDINANCE AUTHORIZING THREE NON-EXCLUSIVE TELECOMMUNICATIONS AND ELECTRICAL EASEMENTS AT THE INTERSECTION OF TUDOR ROAD AND LAKE OTIS PARKWAY TO CHUGACH ELECTRIC ASSOCIATION, INC.

Author: maglaquijp**Initiating Dept:** PME**Review Depts:** HLB**Date Prepared:** 8/26/09 11:37 AM**Assembly Meeting Date:** 4/13/10**Public Hearing Date:** 4/27/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
MuniManager_SubWorkflow	4/1/10 3:07 PM	Approve	Joy Maglaqui	Public	008085
Clerk_Admin_SubWorkflow	4/1/10 3:07 PM	Exit	Joy Maglaqui	Public	008085
MuniManager_SubWorkflow	4/1/10 3:05 PM	Checkin	Joy Maglaqui	Public	008085
Legal_SubWorkflow	3/30/10 4:43 PM	Approve	Rhonda Westover	Public	008085
Finance_SubWorkflow	3/30/10 11:17 AM	Approve	Lucinda Mahoney	Public	008085
OMB_SubWorkflow	3/26/10 1:40 PM	Approve	Cheryl Frasca	Public	008085
HLB_SubWorkflow	3/25/10 1:49 PM	Approve	William Mehner	Public	008085
OCPD_SubWorkflow	3/25/10 11:36 AM	Approve	Tawny Klebesadel	Public	008085
PME_SubWorkflow	3/19/10 9:08 AM	Approve	Sharilyn Mumaw	Public	008085
AllOrdinanceWorkflow	3/19/10 9:07 AM	Checkin	Sharilyn Mumaw	Public	008085
OCPD_SubWorkflow	3/18/10 4:55 PM	Reject	Tawny Klebesadel	Public	008085
PME_SubWorkflow	3/18/10 4:17 PM	Approve	Jerry Hansen	Public	008085
AllOrdinanceWorkflow	3/18/10 3:08 PM	Checkin	Sharilyn Mumaw	Public	008085
OCPD_SubWorkflow	3/18/10 11:03 AM	Reject	Tawny Klebesadel	Public	008085
PME_SubWorkflow	3/17/10 4:23 PM	Approve	Sharilyn Mumaw	Public	008085
AllOrdinanceWorkflow	3/17/10 4:22 PM	Checkin	Sharilyn Mumaw	Public	008085
OCPD_SubWorkflow	3/17/10 11:26 AM	Reject	Tawny Klebesadel	Public	008085
PME_SubWorkflow	3/16/10 3:23 PM	Approve	Jerry Hansen	Public	008085
AllOrdinanceWorkflow	3/16/10 2:19 PM	Checkin	Sharilyn Mumaw	Public	008085
Legal_SubWorkflow	9/4/09 12:08 PM	Reject	Dean Gates	Public	008085
Finance_SubWorkflow	9/3/09 6:02 PM	Approve	Lucinda Mahoney	Public	008085
OMB_SubWorkflow	9/3/09 3:19 PM	Approve	Cheryl Frasca	Public	008085
HLB_SubWorkflow	9/3/09 11:02 AM	Approve	William Mehner	Public	008085
ECD_SubWorkflow	9/3/09 11:00 AM	Approve	Tawny Klebesadel	Public	008085
PME_SubWorkflow	8/27/09 12:07 PM	Approve	Steve Shrader	Public	008085
AllOrdinanceWorkflow	8/26/09 11:57 AM	Checkin	Sharilyn Mumaw	Public	008085