



UNIVERSITY  
*of* ALASKA

LAND  
MANAGEMENT

## PUBLIC NOTICE

1750 Bragaw Street Parcel for Lease  
Anchorage, Alaska

The University of Alaska Land Management Office (UALM) is seeking public comment on the attached disposal plan.

Parties interested in commenting on this proposed disposal plan must submit written comments to UALM by fax at (907) 786-7733, by email at [ua-land@alaska.edu](mailto:ua-land@alaska.edu), or at the address listed below no later than **5:00 P.M. on Wednesday, September 25, 2024**, to be considered.

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Anchorage Office  
1815 Bragaw St. Ste. 101  
Anchorage, Alaska 99508

UNIVERSITY OF ALASKA  
Land Management

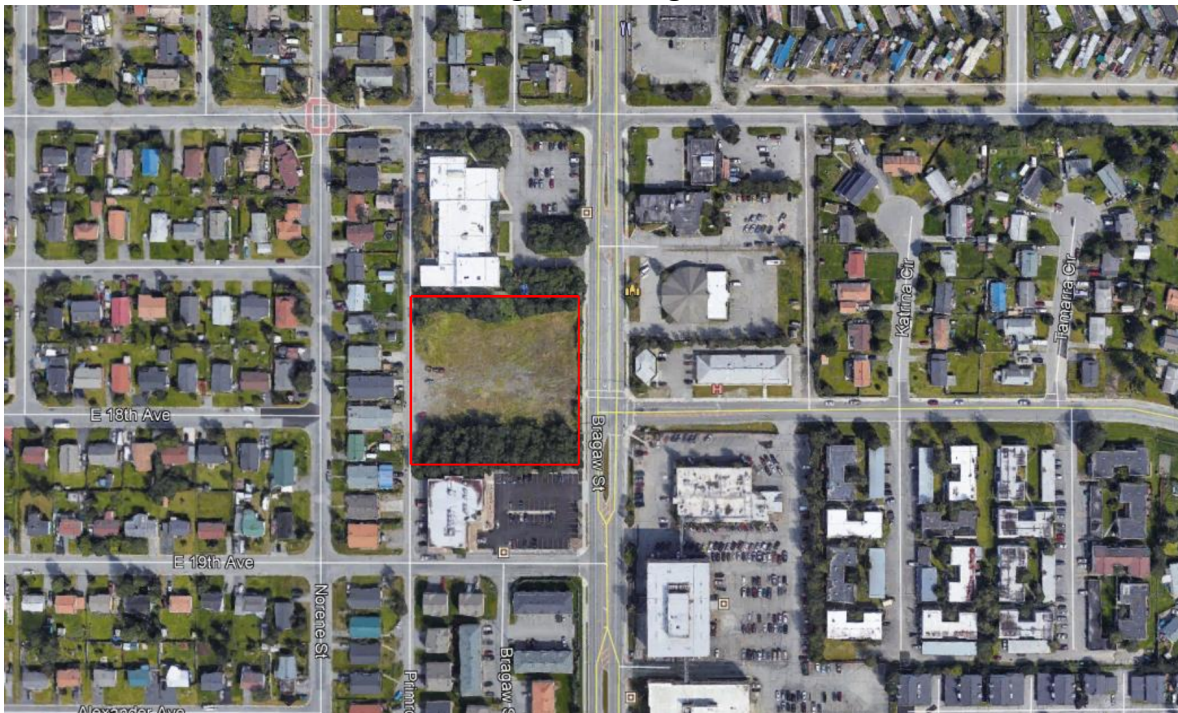
[www.alaska.edu/ualand](http://www.alaska.edu/ualand)  
[ua-land@alaska.edu](mailto:ua-land@alaska.edu)

Fairbanks Office  
2025 Yukon Dr. Ste. 211  
Fairbanks, Alaska 99775

## DISPOSAL PLAN

### 1750 Bragaw Street Parcel for Lease Anchorage, Alaska

Township 13 North, Range 3 West, Section 21, Seward Meridian, Alaska  
Anchorage Recording District



The University of Alaska (University) intends to lease a 2.11-acre parcel located on the west side of the intersection of Bragaw Street and Reka Drive at 1750 Bragaw Street, in Anchorage, Alaska.

Leases will be negotiated at or above fair market value and the University reserves the right to negotiate lease terms and rates to include annual adjustments based on the consumer price index or other negotiated factors.

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### LISTING INFORMATION

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The parcel is zoned RO, Residential-Office, and is unimproved and vacant. Approximately 306.58 feet fronts Bragaw Street, which is a fully improved, four-lane, divided, major arterial road, with a center turn lane. There is also direct access from Reka Drive according to the plat notes. Adequate access is also provided by Primrose Place along the west border. The topography is generally flat and located outside designated flood plains, wetlands, and areas of "high ground failure susceptibility." Public utilities available include water, sewer, electricity, natural gas, and telephone.

Interested parties should thoroughly inspect this parcel before submitting an offer to ensure that it is suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding this parcel may be available from local, state, and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

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### PARCEL INFORMATION

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<b>PARCEL #:</b>	AN.BG.0004
<b>LOCATION:</b>	1750 Bragaw Street, Anchorage, AK 99508
<b>LEGAL DESCRIPTION:</b>	Tract Four "B" (4B), Thunderbird Terrace, according to the official plat thereof, filed in the Anchorage Recording District on April 20, 1984, as Plat Number 84-111, Third Judicial District, State of Alaska.
<b>MTRS:</b>	Township 13 North, Range 3 West, Section 21, Seward Meridian
<b>MOA PARCEL ID:</b>	004-133-39-000
<b>ZONING:</b>	R-O, Residential-Office District
<b>LEASE RATE:</b>	Fair Market Value

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**NOTARY'S ACKNOWLEDGEMENT:** For L.M. Hines, only.  
 Subscribed and sworn before me this 12th day of April, 1984, at Anchorage, Alaska.  
 My commission expires 4-10-87.

**PLAT APPROVAL:**  
 Plat approved by the Municipal Planning Authority this 18th day of April, 1984.

**ACCEPTANCE OF DEDICATION BY THE MUNICIPALITY:**  
 The Municipality of Anchorage hereby accepts the dedication of the property described herein for the purposes stated herein, and the property is hereby dedicated to the public use of the Municipality of Anchorage. This acceptance is subject to the conditions and covenants set forth herein, and the property is hereby dedicated to the public use of the Municipality of Anchorage. This acceptance is subject to the conditions and covenants set forth herein, and the property is hereby dedicated to the public use of the Municipality of Anchorage.

**NOTES:**  
 1. Street subdivision maps in Tract 48 & AC are limited to the area shown on the plat and do not include the area shown on the plat.  
 2. Street subdivision maps in Tract 48 & AC are limited to the area shown on the plat and do not include the area shown on the plat.

**THE CERTIFICATION:**  
 All land parcels shown herein are owned by the Municipality of Anchorage and are shown on the plat.  
 28 March 1984  
 Signature: [Signature]  
 Planning Director: [Signature]  
 Municipal Engineer: [Signature]  
 Survey: [Signature]

**TRACTS 48 & AC, THUNDERBIRD TERRACE**  
 A SUBDIVISION OF TRACT 48 & AC, THUNDERBIRD TERRACE (TR-474)  
 Sub. 21, T. 13 N., R. 2 W., S. 2, Valdez  
 Containing 43.56 Acres, of which 2.2 Acres are in Block 1188

**TRYCK NYMAN SHAYES**  
 ENGINEERING / PLANNING / SURVEYING  
 ANCHORAGE, ALASKA

**PREPARED FOR: L.M. HINES**

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