



VACATION OF UTILITY EASEMENT

This instrument is made by and between CHRISTINE MARIE MCGRAW, of 738 Alice Loop, Sitka, Alaska 99835 (hereinafter referred to as “McGraw”), and TAYLOR COLVIN and ANDREA COLVIN, husband and wife, of 708 Alice Loop, Sitka, Alaska 99835 (hereinafter referred to as “Colvin’s”), and the CITY AND BOROUGH OF SITKA, of 100 Lincoln Street, Sitka, Alaska 99835 (hereinafter referred to as “CBS”).

Recitals

- A. The parties to this instrument are the current owners of adjacent real properties located in the Sitka Recording District, First Judicial District, State of Alaska.
- B. McGraw is the owner of real property described as follows:
- LOT FOUR (4B), CJ Subdivision, according to the plat thereof filed on October 26, 2018, as Plat Number 2018-11, Sitka Recording District, First Judicial District, State of Alaska.
(hereinafter referred to as “Lot 4B”).
- C. The Colvin’s are the owners of real property described as follows:
- Lot 4A, CJ Subdivision, according to the plat thereof filed October 26, 2018, as Plat Number 2018-11, Sitka Recording District, First Judicial District, State of Alaska.
(hereinafter referred to as “Lot 4A”)
- D. CBS is party to the utility easement (“Easement”) as the municipal plating authority.
- E. The Easement is labeled as, “New 10’ Utility Easement”, running parallel to the boundary line between Lot 4B and the adjacent lot to the northwest (Lot 3 Charlie Joseph Subdivision), as depicted and recorded on CJ Subdivision, according to the plat thereof filed on October 26, 2018, as Plat Number 2018-11, Sitka Recording District, First Judicial District, State of Alaska.
- F. When recorded the Easement was intended to benefit Lot 4A and burden lot 4B.
- G. A Utility Easement Maintenance Agreement (#2018-000508-0) for the maintenance and upkeep of the easement was recorded on May 5, 2018, Sitka Recording District, First Judicial District, State of Alaska.

Therefore, in consideration of the mutual covenants of the parties as set forth in this instrument, the parties agree as follows:

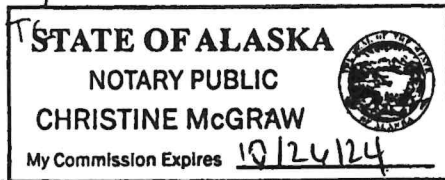
1. CBS has determined that the need for the Easement no longer exists as each lot derives their utility connection from existing easements adjacent to the Alice Loop Right of Way. CBS has been confirmed that there is no CBS infrastructure in said Easement.
2. The parties release all rights to and vacate the above referenced Easement on Lot 4B.
3. The parties release and void Utility Easement Maintenance Agreement (#2018-000508-0) associated with this easement.

4/17/24
Date

Taylor Colvin
Taylor Colvin

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 17th day of April, 2024, by Taylor Colvin.
Taylor



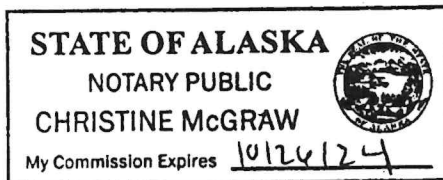
Christine McGraw
Notary Public in and for the State of Alaska
My commission expires: 10/26/24

4/17/24
Date

Andrea Colvin
Andrea Colvin

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 17th day of April, 2024, by Andrea Colvin.



Christine McGraw
Notary Public in and for the State of Alaska
My commission expires: 10/26/24

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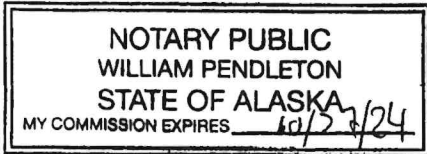
Date

Christine McGraw

Christine McGraw

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

²⁰²⁴ The foregoing instrument was acknowledged before me this 18 day of April,
~~2023~~, by Christine Marie McGraw.



William Pendleton
Notary Public in and for the State of Alaska
My commission expires: 10/27/24

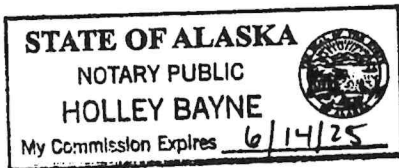
4/19/2024
Date

CITY AND BOROUGH OF SITKA

John Leach
By: John Leach
Its: Municipal Administrator

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 19 day of April,
2024, by John Leach, Municipal Administrator of the CITY AND BOROUGH OF SITKA, an Alaska
home rule municipality, on behalf of the municipality.



Holley Bayne
Notary Public in and for the State of Alaska
My commission expires: 6/14/25

AFTER RECORDING RETURN TO:
Christine Marie McGraw
P.O. Box 1841
Sitka, Alaska 99835

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HEREIN. DOCUMENT CONTENT IS BEING RECORDED AS
PRESENTED AND NOT ALTERED IN ANY WAY

