



After Recording Return to:
Michael Tisher
304 Wortman Loop
Sitka, Alaska 99835
SITKA RECORDING DISTRICT

GRANT OF ACCESS AND UTILITY EASEMENT

The current owners of Lots 1,2,3 and 4 of the Ocean View Ridge Subdivision agree to vacate the existing Easement as per the Ocean View Ridge Subdivision (Plat No. 84-24) and Replace it with a new realigned access and utility easement. The current and any future owners of Lots 2,3 and Lot 4 of the **OCEAN VIEW RIDGE SUBDIVISION**, agree to share the expense of the maintenance of an Access and utility easement running through Lot 2 and Lot 3, as shown on the attached Easement exhibit. A Maintenance agreement is recorded concurrent with this agreement in the Sitka Recording District. The City and Borough of Sitka is a party to all easements. The Realigned Access and Utility Easement is further described below:

Easement description:

An irregularly shaped access and utility easement within lots 2 and 3 Ocean View Ridge Subdivision more particularly described as follows: beginning at a brass cap monument marking the Northwestern corner (C4) of lot 4A, USS 2749; thence N60°00'00"E a distance of 147.51 ft. To the Northwestern corner of Lot 2 Ocean View Ridge Subdivision, a point coincident with the curved northeasterly halibut point road right of way; thence Southeasterly along the right of way curve a chord. Bearing of S27°02'17"E and distance 17.01 ft. To the true point of beginning of this description and beginning of this easement; thence continuing Southeasterly along the right of way curve, concave to the Southwest with radius 2236.83 ft., a chord bearing S27°45'25"E and chord distance 39.13Ft.; thence away from the right of way S71°10'04"E a distance of 81.39 ft. to the beginning of a curve concave to the Southwest with radius 125.00 ft.; thence Southeasterly 92.66 ft. Along said curve through a central angle of 43°30'29"; thence S36°29'30"E a distance of 43.13 ft. To a point coincident with the lot 3 and 4 property line; thence along the common property line between lots 3 and 4 N60°00'E a distance of 25.16 ft., thence away from the common property line N36°29'30"W a distance of 44.66 ft. To the Southeasterly corner of lot 2; thence along a non-tangential curve concave to the southwest with radius 150.06 ft. Northwesternly following the common lot 2 and lot 3 boundary an arc distance of 112.41 ft.; thence away from the common lot boundary N71°10'04"W a distance of 120.04 ft. To the point of beginning encompassing 6590 square feet more or less.

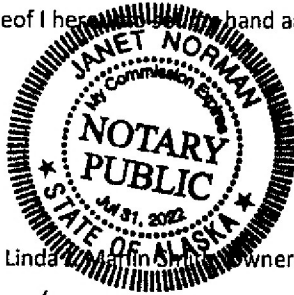
OWNERS: Michael Jon Tisher, Owners Lot 1, Sitka, Alaska 99835

By: Michael Jon Tisher

Notary

On this 19th day of March, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared Michael Jon Tisher to me known to be persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes herein mentioned.

In witness whereof I hereunto set my hand and official seal.



Janet Norman
Notary Public of Alaska
My commission expires 7-31-22

OWNERS: Volney and Linda J. Marlin Smith, Owners Lot 2, Sitka, Alaska 99835

By: Volney J Smith

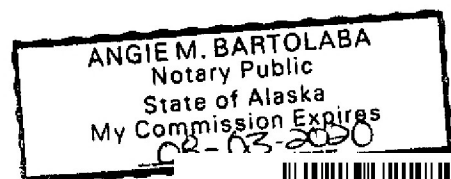
By: Linda J Marlin Smith

Notary

On this 15th day of March, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared Volney Smith and Linda J. Marlin Smith to me known to be persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes herein mentioned.

In witness whereof I hereunto set my hand and official seal.

Angie M. Bartolaba
Notary Public of Alaska
My commission expires 08-03-2020



OWNERS: James Dean and Kyla Francyn Phillips, Owners Lot 3., Sitka, Alaska 99835

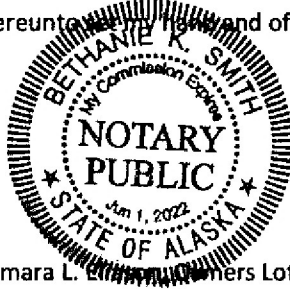
By: [Signature]

By: Kyla Phillips

Notary

On this 18 day of March, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared James Dean and Kyla Francyn Phillips to me known to be persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes herein mentioned.

In witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public of Alaska
My commission expires 06/01/22

OWNERS: George R II and Tamara L. Eliason, Owners Lot 3, Sitka, Alaska 99835

By: _____

By: _____

Notary

On this _____ day of _____, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared George R. II and Tamara L. Eliason to me known to be persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes herein mentioned.

In witness whereof I hereunto set my hand and official seal.

Notary Public of Alaska
My commission expires _____



OWNERS: James Dean and Kyla Francyn Phillips, Owners Lot 3., Sitka, Alaska 99835

By: _____

By: _____

Notary

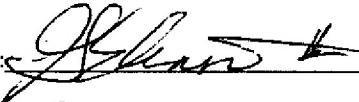
On this _____ day of _____, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared James Dean and Kyla Francyn Phillips to me known to be persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes herein mentioned.

In witness whereof I hereunto set my hand and official seal.

Notary Public of Alaska

My commission expires _____

OWNERS: George R II and Tamara L. Eliason, Owners Lot 3, Sitka, Alaska 99835

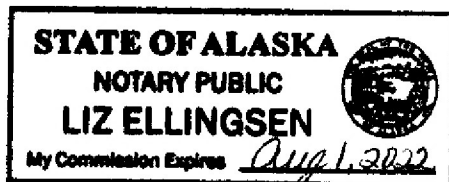
By: 

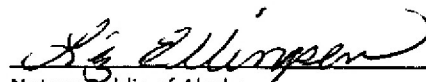
By: 

Notary

On this 14 day of March, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared George R. II and Tamara L. Eliason to me known to be persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes herein mentioned.

In witness whereof I hereunto set my hand and official seal.




Notary Public of Alaska
My commission expires Aug 1, 2022



