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2019-000897-0

Recording Dist: 103 - Sitka

9/10/2019 08:40 AM Pages: 1 of 3



COVER PAGE ADDED

PLEASE RETURN TO: Dan Falvey
123 Anna Drive
Sitka, AK 99835

To be recorded in the Sitka Recording District

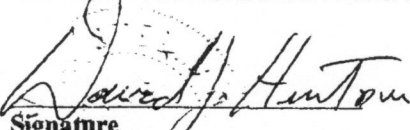
ALASKA ESCROW & TITLE INSURANCE AGENCY, INC. IS RECORDING THIS DOCUMENT AS AN **ACCOMMODATION ONLY**. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECT, IF ANY, ON THE TITLE OF THE ESTATE HEREIN NOR HAS AN EXAMINATION BEEN MADE AS TO STATUS OF PROPERTY DESCRIBED HEREIN. DOCUMENT CONTENT IS BEING RECORDED AS PRESENTED AND NOT ALTERED IN ANY WAY.

Anna Dr.
Access Easement and Utility Maintenance Agreement

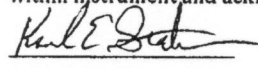
The current and future owners of **Lot 1 Amended Todd Subdivision** as represented on Plat No. 92-27 filed on December 14, 1992, **Lots 1, 2, 3 Miller Subdivision** as represented on Plat 93-10 filed on May 5 1993, and **Lots 4A and 4B Tracie Subdivision** as represented on Plat 98-2 filed on March 11, 1998, agree to the following terms and conditions related to the 50' access easement and all utility easements providing common service to these Lots.

- 1) The Owners of all Lots listed in this AGREEMENT may use the access easement and the water, sewer, and electrical lines within the utility easement(s) for primary access and utility service purposes.
- 2) Installation, maintenance and repair costs associated with individual Lot connections to the access and utilities within the easement(s) shall be the sole responsibility of the lot owner who derives direct benefit from the access, utility, or service.
- 3) Costs associated with general maintenance, minor road surface and drainage improvements, snow removal, incidental repair, and emergency repair of the access easement and the water, sewer, and electrical lines within the utility easement(s) (including the Anna Dr. water pump house and equipment there-in) shall be shared equally by the owners of the properties listed in this AGREEMENT that derive direct benefit from the access, utility or service.
- 4) Costs associated with major improvements of the access easement and the and the water, sewer, and electrical lines within the utility easement(s) (including the Anna Dr. water pump house and equipment there-in) shall be shared equally with prior approval of all property owners under this AGREEMENT that derive direct benefit from the access, utility or service. However, if one or more owners are willing to provide for the full costs of such major improvement for the convenience the improvement provides they may do so. When making such improvements, Owner(s) making the improvement shall hold harmless and indemnify remaining Owners under this AGREEMENT from all mechanics or materialmen's liens or cost that may arise from such improvement.
- 5) In the event Lot 3 of Miller Subdivision is sub-divided after the effective date of this AGREEMENT, the new lot shall be considered a party to this agreement with all associated guarantees and responsibilities.

The effective date of this AGREEMENT is May 1, 2019 by and between the following owners of the stated lots within this AGREEMENT and supersedes all previous road maintenance and utility agreements.

 Signature	<u>David Hunt</u> Printed Name	<u>8/28/19</u> Date
Owner Lot 1 Amended Todd Subdivision		

NOTARY: State of Alaska, Municipality of Sitka---On this ____ day of _____ in the year _____, before me, the undersigned notary public, personally appeared: _____ known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

 Signature of Notary	<u>118 American St. Sitka, AK 99835</u> Address	<u>02-22-2022</u> My Commission Expires
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Richard Jan Wein
Signature
Owner Lot 1 Miller Subdivision

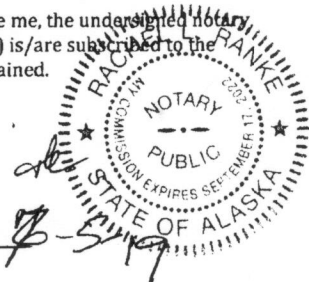
RICHARD JAN WEIN
Printed Name

July 3, 2019
Date

NOTARY: State of Alaska, Municipality of Sitka---On this 3rd day of July in the year 2019, before me, the undersigned notary public, personally appeared: Richard Jan Wein known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

[Signature]
Signature of Notary

201 Monastery St September 17, 2023
Address My Commission Expires



Theresa Holm
Signature
Owner Lot 2 Miller Subdivision

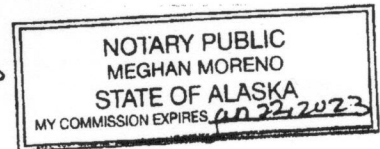
Theresa Holm
Printed Name

7-5-19
Date

NOTARY: State of Alaska, Municipality of Sitka---On this 7th day of July in the year 19, before me, the undersigned notary public, personally appeared: Theresa Holm known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

[Signature]
Signature of Notary

203 Lake St Sitka AK 99835
Address My Commission Expires Jan 22, 2023



Wal T Faly
Signature
Owner Lot 3 Miller Subdivision

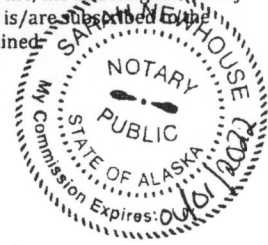
Daniel J FALVEY
Printed Name

8/25/19
Date

NOTARY: State of Alaska, Municipality of Sitka---On this 25 day of June in the year 2019, before me, the undersigned notary public, personally appeared: Daniel Falvey known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

[Signature]
Signature of Notary

203 Lake St., Sitka, AK 06/01/2022
Address My Commission Expires



J. O. Carr
Signature
Owner Lot 4A Tracie Subdivision

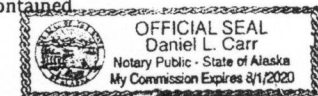
James D. Nichols
Printed Name

7/1/2019
Date

NOTARY: State of Alaska, Municipality of Sitka---On this 01 day of July in the year 2019, before me, the undersigned notary public, personally appeared: James Nichols known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

[Signature]
Signature of Notary

Gill Airport Rd, Sitka, AK 99835 8/1/2020
Address My Commission Expires



Arne Trevor Harang
Signature
Owner Lot 4B Tracie Subdivision - Currently Lot 2 Lehmann-Harang
Formerly T

Arne Trevor Harang
Printed Name

7/10/19
Date

NOTARY: State of Alaska, Municipality of Sitka---On this 10 day of July in the year 2019, before me, the undersigned notary public, personally appeared: Arne Harang known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

[Signature]
Signature of Notary

203 Lake St., Sitka, AK 99835 06/01/2022
Address My Commission Expires

