



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.

