

HP Ltd Partnership v. Kenai River Airpark, LLC
270 P.3d 719, January 13, 2012, Alaska

We have explained that “the land subject to [an] easement is described as a ‘servient tenement’ and the land enjoying [an] easement [is] the ‘dominant tenement.’ ... [I]t is not necessary that the two tenements be contiguous or adjoining.”²⁸ Here, because Lot 30 is the lot subject to the easement, it is the servient tenement. Holiday Park’s plat notes make clear that the easement is “for the use of all property owners in the subdivision.” All of the other lots in Holiday Park are dominant tenements.

Freightways Terminal Co. v. Industrial & Commercial Construction, Inc.
381 P2d 977, May 24, 1963 Alaska

The term ‘easement’ has been variously defined by legal authorities,⁶ but we shall confine ourselves in this case to the definition which states that an easement is the right which the owner of one parcel of land has by reason of such ownership to use the land of another for a specific purpose, such use being distinct from the occupation and enjoyment of the land itself.⁷ In figurative language, the land subject to the easement is described as a ‘servient tenement’ and the land enjoying the easement as the ‘dominant tenement’. However, it is not necessary that the two tenements be contiguous or adjoining.⁸