

**Reeves v. Godspeed** is a 2022 Alaska Supreme Court case that clarified the limits of easement use and reinforced the principle of “reasonable accommodation” between landowners and easement holders. In the case, John Reeves held a 100-foot-wide easement across land owned by Godspeed Properties. Reeves intended to construct a public road through the easement. However, Godspeed had built a tourist railway and related structures directly on the easement, interfering with Reeves’s ability to use it for a road. The Alaska Supreme Court upheld a superior court order requiring Godspeed to temporarily remove the railway to allow road construction and permitted Godspeed to later reinstall the railway under conditions that minimized interference with the road—such as requiring manually operated gates and short crossing times. Importantly, the Alaska Supreme Court emphasized that the easement’s purpose (ingress, egress, and utilities) governed its usage and that the servient estate owner (Godspeed) retained the right to use land within the easement so long as it didn’t unreasonably interfere with the easement’s purposes.