Community Map
KIPNUK

59° 56' 00" N 164° 02' 00" W (NAD 83)
Approximate Elevation: 0'
Township 3 South, Range 86 West, S.M., AK
U.S.G.S. Quadrangle "KUSKOKWIM BAY D-6," Alaska
BETHEL RECORDING DISTRICT

LEGEND

- Residential Building
- Commercial Building
- Public Building
- Monument "Ak. DOT & PF 3 1/2 ALCAP"
- Basis of Coordinates
- Culvert
- Bridge
- Edge of Water
- Electric Line w/pole
- Telephone Line
- Water Line
- Sewer Line
- Fuel Line
- Cemetery Sites
- Grasspicking Area
- Berrypicking Areas

0 200 400 600
SCALE IN FEET

SCALE: 1"=200'
Date of Photography: Oct. 2, 2004
Magnetic Declination computed by U.S.G.S. Geomag Program using AK-2000.COF model as of October 15, 2004

SHEET 2 of 3

BUILDING KEY

25. Repair Shop
26. Corporation Warehouses
27. Hardware Store
28. ANTHC Office
29. ANTHC Pump House & Fuel Project Tanks
30. CVS Halibut Plant

Magnetic North 14° E
True North

KUGUKLIK (KUGKAKTLIK RIVER)
RIVER

Sec. 3
Quitclaim Deed to Kipnuk Native Community
Bk. 49, Pg. 340-345
11/3/1988

Modified Quitclaim Deed to State in Trust
Bk.37, Pgs. 371-377
2/14/1984
Approximate Location of Kipnuk Bulk Fuel Storage Site

BERRY PICKING AREA

Sec. 10
Quitclaim Deed to Kipnuk Native Community
Bk.49, Pgs. 340-345
11/3/1988

FISH PROCESSING PLANT PARCEL
Plat No. 2002-18RS

Lease to KTC
Tract I, Lots 16-32
Bk.49
Pgs. 502-518
12/30/1992

20' Wide Easement and Right-of-Way Agreement to Unicom, Inc.
2004-000919-0
6/18/2004

Proposed Area for Tower and Building United-KUC, Inc.

Amended Ground Lease Agreement to Unicom, Inc.
2005-000244-0
2/24/2005

Quitclaim Deed to KTC
Bk.59, Pgs. 18-19
9/24/1992
Lot 24

Cert. of Ownership to Kipnuk Native Community
Lot 2, Blk.1
Lots 1-6, Blk.2
7/23/2001

KIPNUK LAKEVIEW SUBDIVISION ADDITION No. 1
Plat No. 2001-15

KIPNUK LAKEVIEW SUBDIVISION
Plat No. 88-8
TR. I
Lots 16-32

Lease to KTC
Tract III, Lots 6-15
Bk.49, Pgs. 502-518
12/30/1992

Amendment to Ground Lease Agrmnt. to Unicom, Inc.
2005-000244-0
2/24/2005

PLO 2020
U.S. Survey No. 4236
Lot 2

U.S. Survey No. 4236
Lot 1
Pat. No. 50-2004-0263
Kugkaktlik, Ltd.

Correction Lease to United Utilities Inc.
Bk.59, Pgs. 502-516
12/30/1992

Sec. 10
Quitclaim Deed to Kipnuk Native Community
Bk.49, Pgs. 340-345
11/3/1988

APPROXIMATE LOCATION
25' Existing Access Trail Easement
EIN 2a.01

KIPNUK SCHOOL SITE
Plat No. 90-12RS
Leased to Ak. Dept. of Education
Bk.50, Pgs. 452-461
4/28/1989

Lease to KTC
Tract IV
Public Waterfront Lands
Bk.49, Pgs. 502-518
12/30/1992

Lease to KTC
Tract III, Lots 1-5
Bk.49, Pgs. 502-518
12/30/1992

KIPNUK LAKEVIEW SUBDIVISION
Plat No. 88-8

Lease to KTC
Tract III, Lots 6-15
Bk.49, Pgs. 502-518
12/30/1992

Stat. QCD to KTC
Bk.78, Pgs. 572-579
2/10/1998

ARMORY SITE
Plat No. 2001-20RS
Plat No. 2002-13RS

Approximate Location to Limited State Holding #21
Bk.41, Pgs. 94-104
5/14/85

EDIBLE AND BASKET GRASS PICKING AREA

Ak. Dept. of Education
253-2358
Bk. 49, Pg. 29/1988

ODT FALL

Tract 1
(Parcel 1B)
Deed to
Ak. DOT and PF
Bk.33, Pgs. 185-190
11/2/82

RECORD OF SURVEY
KIPNUK AIRPORT
Plat No. 2006-1RS

GRAVESITES

Sec. 3
Quitclaim Deed to Kipnuk Native Community
Bk. 49, Pg. 340-345
11/3/1988

Parcel 2A
Warranty Deed To
Ak. DOT & PF
Bk.88, Pgs. 226-233
5/17/00

Ak. DOT & PF
3 1/2" ALCAP

Tract 1
(Parcel 1A)
Deed to
Ak. DOT & PF
Bk.33, Pgs. 185-190
11/2/82
(Parcel 1B)

BERRY PICKING AREA

GRAVESITES

EDIBLE AND BASKET GRASS PICKING AREA

Topographic Extents

Sec. 11
Quitclaim Deed to Kipnuk Native Community
Bk. 49, Pg. 340-345
11/3/1988

164°01'25" W
59°56'05" N

U.S. Survey No. 11477 Lot 5

Parcel 5
Deed to
Ak. DOT and PF
Bk.88, Pgs. 704-708
7/7/2000

Parcel 4
Deed to
Ak. DOT and PF
Bk.88, Pgs. 226-233
5/17/2000

Parcel 2D
Warranty Deed To
Ak. DOT and PF
Bk.88, Pgs. 226-233
5/17/2000

EDIBLE AND BASKET GRASSES AREA

BERRY PICKING AREA

164°03'25" W
59°55'55" N

Parcel 00P91-E-01
Parcel 02R15-E-6
Parcel 97-P-1
Parcel 97-P-2
Parcel 97-P-3
Parcel L-80-P-1
Parcel L-80-P-2
Parcel 02R15-E-1
Parcel 02R15-E-2
Parcel 02R15-E-3
Parcel 02R15-E-4
Parcel 02R15-E-5
Parcel 02R15-E-6
Parcel 02R15-E-7A
Parcel 02R15-E-7B
Parcel 02R15-E-8
Parcel 02R15-E-9

R. 86 W.
T. 3 S.

EASEMENT TABLE

PARCEL	EASEMENT TYPE	DOCUMENT No.	DATE
00P91-E-01	Utility, Fuel Pipeline & Boardwalk	2005-000592-0	5/9/2005
97-P-1	Public Utility Easement	2003-001486-0	8/3/2003
97-P-2	Public Utility Easement	2003-002036-0	12/5/2003
97-P-3	Public Utility Easement	2003-001488-0	8/13/2003
L-80-P-1	Public Utility Easement	2003-001483-0	8/13/2003
L-80-P-2	Public Utility Easement	2003-001484-0	8/13/2003
02R15-E-1	Utility & Boardwalk Easement	2003-002349-0	12/31/2003
02R15-E-2	Utility & Boardwalk Easement	2003-002352-0	12/31/2003
02R15-E-3	Utility & Boardwalk Easement	2003-002348-0	12/31/2003
02R15-E-4	Utility & Boardwalk Easement	2003-002350-0	12/31/2003
02R15-E-5	Utility & Boardwalk Easement	2003-002347-0	12/31/2003
02R15-E-6	Utility & Boardwalk Easement	2004-001164-0	7/29/2004
02R15-E-7A	Utility & Boardwalk Easement	2003-002351-0	12/31/2003
02R15-E-7B	Utility & Boardwalk Easement	2003-002352-0	12/31/2003
02R15-E-8	Utility & Boardwalk Easement	2003-002346-0	12/31/2003
02R15-E-9	Utility & Boardwalk Easement	2005-001431-0	12/7/2005

Airport Property Table

Parcel	Deed Type	Date	Book & Page
Tract 1 (1A,1B,1C)	Quitclaim Deed to Ak. DOT&PF	11/2/1982	33, 185-190
2A, 2B, 2C, 2D, 4	Warranty Deed to Ak. DOT&PF	5/17/2000	88, 218-225
5	Deed to Ak. DOT&PF	7/7/2000	88, 704-708
6	Deed to Ak. DOT&PF	7/7/2000	88, 709-713

AREA MAP INSET

1"=1600'

SHEET 1
SHEET 2
KUGUKLIK RIVER
SEC. 4
SEC. 3
SEC. 10
SEC. 11
USS 11358 Lot 1 Pat. No. 50-98-0560
USS 11358 Lot 2 Pat. No. 50-98-0567
USS 4236 Lot 1 Pat. No. 50-2004-0263
USS 11477 Lot 5 Pat. No. 50-98-0560
USS 11477 Lot 7 Pat. No. 50-98-0560
USS 11359 Lot 1 Pat. No. 50-98-0510
USS 11477 Lot 8 Pat. No. 50-98-0560
QCD to KNC Bk.49 Pgs. 340-345 11/3/1988
KIPNUK AIRPORT
LAKE
TSANGUTSEARAM-KAGATE
TAPIRGNERGTSARAK LAKE
0 1600 3200
SCALE IN FEET

MAP NOTES

This map was prepared by the Coastal Villages Region Fund Inc. in cooperation with the Alaska Department of Commerce, Community and Economic Development (Commerce) using funding from Commerce, the Alaska Tribal Native Health Consortium, (Village of Kipnuk) and funding from the Initiative for Accelerated Infrastructure Development (IAID). The IAID is supported by grants from the Denali Commission, USDA Rural Development, Alaska Department of Transportation and Public Facilities and Commerce. The Coastal Villages Region Fund contracted with Global Positioning Services, Inc. in June of 2004 to prepare the map.

This map should not be construed as a survey. On-site surveys should be conducted prior to engineering or construction.

This map was compiled to meet horizontal and vertical accuracy in accordance with national map accuracy standards.

Property and utility information has been generated from readily available sources with limited accuracy checks. Property information is not intended to represent a title search of the Recorders Office record. Utility location is approximate and shows only the main lines as the service lines have been omitted for clarity. Generally, the information is current as of December 2004.

The Alaska Native Tribal Health Consortium provided sanitation facility records.

This map is based on photography acquired on October 2, 2004, at a nominal scale, of 1 in = 800 ft.

AeroMap U.S. prepared the orthophoto and topographic mapping. The orthophoto is an aerial photo which has been corrected, by rectification to ground control stations, to remove distortions and warpage due to ground topography and aircraft tilt and trim.

HORIZONTAL AND VERTICAL CONTROL

The control monument for the digital orthophoto was "NGS EEK 1949". Published horizontal datum NAD 1983 coordinates for this monument are North 60° 13' 06.35793" and West 162° 01' 24.60395". The published Ellipsoid Height for this monument is 15.41 feet.

The Village of Kipnuk has been adjusted to this control using high-precision GPS methods and the adjusted coordinates and elevation for Monument "DOT & PF 3 1/2" ALCAP", were calculated to establish a local control reference. The NAD 1983 coordinates for this monument are North 60° 12' 56.5531" and West 162° 01' 24.8843" and the Geoid 99 elevation is 16.89 feet above mean sea level (MSL).

The contours were prepared at two (2) foot contour intervals with index contours every ten (10) feet.

KIPNUK COMMUNITY MAP SHEET 2 1"=200' (2004 PHOTOGRAPHY)