



**DEED OF EASEMENT
FOR
PUBLIC UTILITY EASEMENT**

Easement Parcel WBB-26-P108, Stebbins, Alaska

DEED OF EASEMENT MADE AND ENTERED INTO this 2nd day of June, 2026, by Stebbins Native Corporation, P.O. Box 71110, Stebbins, Alaska 99671, hereinafter referred to as the Grantor(s) and the City of Stebbins, P.O. Box 71022, Stebbins, Alaska, 99671, hereinafter referred to as the Grantee: That, the Grantor, for and in consideration of TEN AND NO/100 ----(\$10.00.) DOLLARS, in hand paid, does hereby grant and convey unto the Grantee, its successors and assigns, a perpetual public utility easement and right-of-way, for the construction, operation, maintenance, and ongoing management of public utilities, and associated uses along, over, under, and across the following described parcel of land located on the Grantor's property within Lot 1, Section 1, T23S, R19W Kateel River Meridian. The easement is as shown in attached Exhibit A and labeled Parcel **WBB-26-P108** and is more specifically described as follows:

Point of Commencement (POC) Beginning at Corner 4 U.S. Survey 9512, thence N 67° 06' 17" E 2401.09 feet, to the **True Point of Beginning (POB)**, being N 32° 49' 31" E 3880.36 feet from the Witness Corner to Corner 2 U.S. Survey 9512, and also being the southwest corner of this Public Utility Easement WBB-26-P108;

Thence N 16° 49' 20" E 452.20 feet to the southerly boundary of Saint Michael-Stebbins Road ROW, Recorded in Book 334, Page 621, Cape Nome Recording District;

Thence N 26° 19' 26" E 100.00 feet to the northerly boundary of said road ROW;

Thence S 63° 40' 34" E 350.00 feet along said road ROW to a tangent curve;

Thence 309.96 feet along said road ROW on a curve concave to the north having a radius of 522.96 feet and having a delta angle of 33° 57' 32" to a tangent line;

Thence along said road ROW line N 82° 21' 53" E 560.00 feet;

Thence departing from said road ROW line S 69° 22' 32" E 97.00 feet;

Thence S 43° 49' 30" E 67.00 feet to a point along the southerly boundary of said road ROW;

Thence departing from said road ROW line S 2° 05' 37" W 380.76 feet to the northeasterly corner of Public Utility Easement WBB-26-P107;

Thence S 74° 23' 28" W 395.22 feet;

Thence S 84° 54' 12" W 251.24 feet;

Thence N 82° 34' 47" W 518.18 feet;

Thence N 67° 43' 33" W 350.00 feet to the **True Point of Beginning**.

Said easement contains 733,691 Sq. Ft. or 16.843 Acres, more or less.

Basis of Bearings for this land description is based on the AK83 SOUTH NORTON SOUND Low Distortion Projection (LDP) Coordinate System developed by Alaska DOT&PF, Northern Region. Said LDP has the following coordinate system parameters.

Ellipsoid: GRS80

Datum: NAD83

Projection: Rectified Skewed Orthometric

Latitude of Origin: 60° 21' 00.00000" N

Central Meridian: 168° 18' 00.00000" W

Scale Factor at Origin: 1.0000000

False Easting: -15,560,992.5000 ftUS

False Northing: -18,700,750.0000 ftUS

Angle Kind: Azimuth

Center Point Origin Natural Origin

Angle: 39° 00' 00.0"

And the Grantor hereby covenants with the City of Stebbins that the Grantor has good title to the afore-described tract of land and covenants that the PUBLIC, represented by the City of Stebbins, shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to use and maintain said facilities.

QUALIFICATIONS:

THE EASEMENT IS GRANTED subject to the condition that the Grantee(s) construct and maintain the aforesaid improvements on the property described above in a workmanlike manner, indemnify the landowners against liability for damages to life or property arising from the occupancy or use of the land by the Grantee(s). The easement is perpetual so long as the easement shall actually be used for the purpose specified and that the easement may be terminated in whole or in part by the Grantor(s) if non-use of the easement for the specified purpose exists for a consecutive two-year period.



ACKNOWLEDGMENT OF GRANTOR

IN WITNESS WHEREOF, the parties have executed this instrument
at STEBBINS, Alaska

By: (Signature) John B. Nashornak
Grantor

(Printed) JOHN B. NASHORNAK

PRESIDENT P.O. Box 71110 STEBBINS, AK
Title Address
99671

STATE OF ALASKA)
2ND JUDICIAL DISTRICT) ss:

THIS IS TO CERTIFY THAT ON THIS 2nd day of June 2026, before
me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and
sworn, personally appeared Cecelia A. Kamkoff to me known to be the
individual described in and who executed the above and foregoing instrument in the capacity as
stated therein and acknowledged to me that he/she signed and sealed the same freely and
voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
day and year above written.

My Commission Expires: N/A



C. A. Kamkoff
Notary Public



CERTIFICATE OF ACCEPTANCE

IN WITNESS WHEREOF, the parties have executed this instrument
at STEBBINS, Alaska

By: (Signature) John B. Nashornak
Grantee

(Printed) JOHN B. NASHORNAK

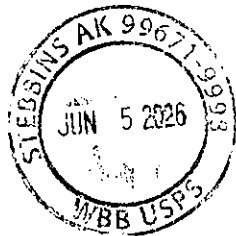
MAYOR CITY OF STEBBINS, AK 99671
Title Address

STATE OF ALASKA)
2ND JUDICIAL DISTRICT) ss:

THIS IS TO CERTIFY THAT ON THIS 5th day of June 2026, before
me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and
sworn, personally appeared by Cecelia A. Kampoff to me known to be the
individual described in and who executed the above and foregoing instrument in the capacity as
stated therein and acknowledged to me that he/she signed and sealed the same freely and
voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
day and year above written.

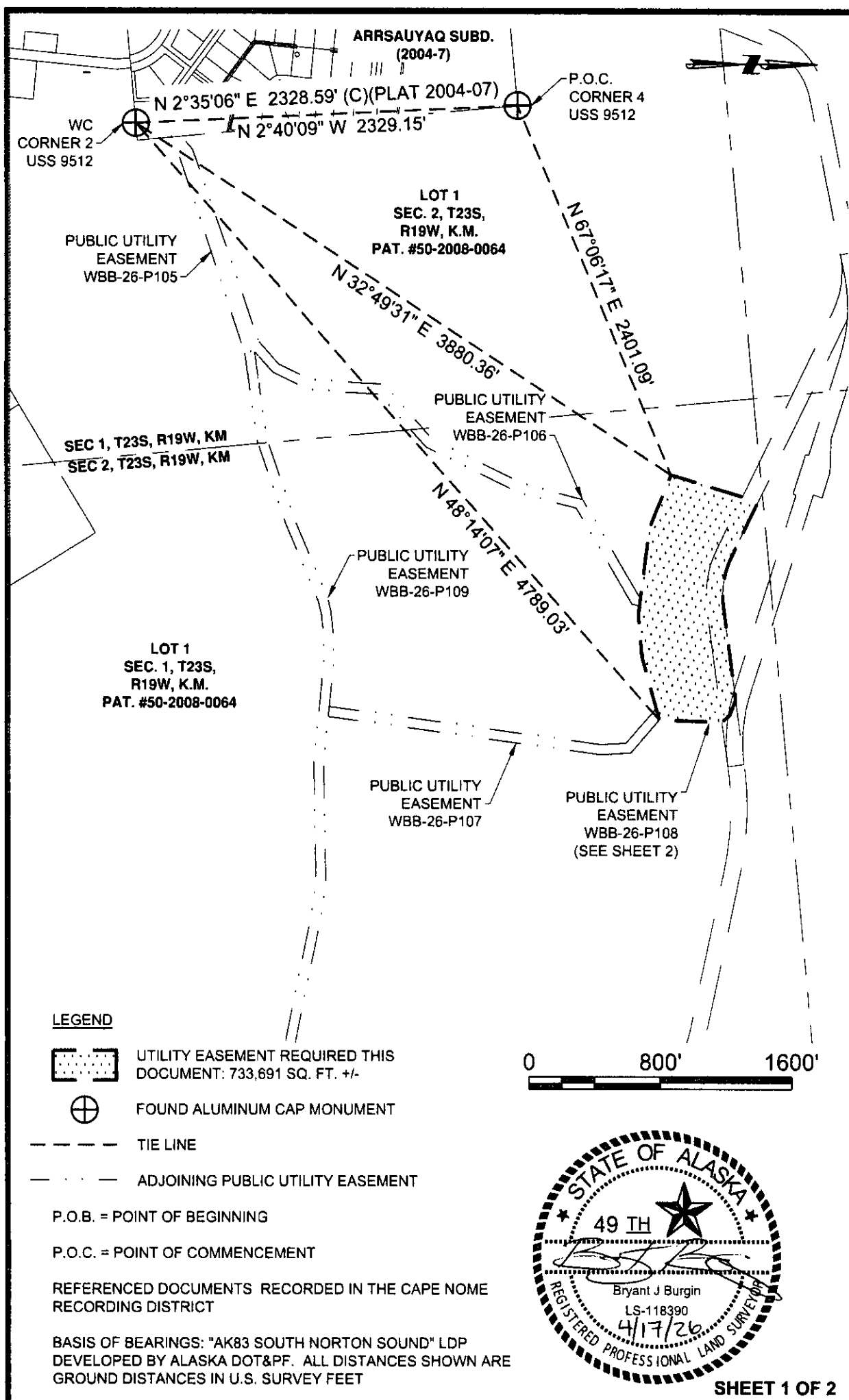
My Commission Expires: N/A



C. A. Kampoff
Notary Public

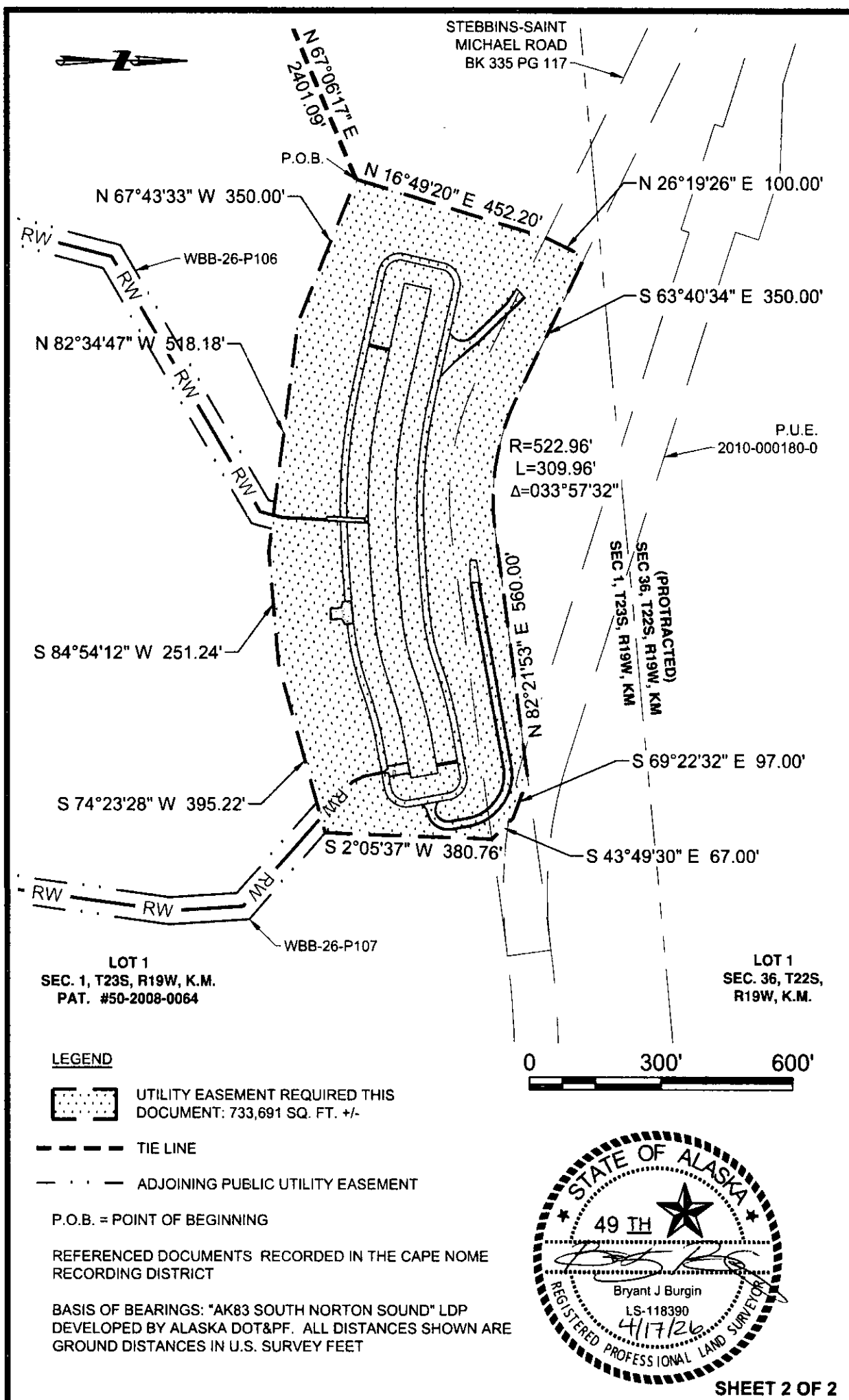
After Recording Return To:
Alaska Native Tribal Health Consortium
Attn: Paul Russell, PLS
4500 Diplomacy Drive
Anchorage, Alaska 99508

Cape Nome Recording District
WBB-26-P108 - GRANTEE



 CRW ENGINEERING GROUP, INC. 3940 ARCTIC BLVD. SUITE 300 ANCHORAGE, ALASKA 99503 #AECL882-AK (907) 562-3252	CITY OF STEBBINS STEBBINS, ALASKA		PROJ. NO: 30308.09
	EXHIBIT A - UTILITY EASEMENT		DRAWN BY: LAB
	PARCEL No: WBB-26-P108		CHECKED BY: SJB
	STEBBINS WATER IMPOUNDMENT AREA		SCALE: 1" = 800'
	SECTION 1, TOWNSHIP 23 SOUTH, RANGE 19 WEST,		DATE: 4/17/2026
	KATEEL RIVER MERIDIAN, ALASKA		PAGE: 1 OF 2







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3940 ARCTIC BLVD. SUITE 300
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CITY OF STEBBINS STEBBINS, ALASKA
EXHIBIT A - UTILITY EASEMENT PARCEL No: WBB-26-P108
WATER IMPOUNDMENT AREA SECTION 1, TOWNSHIP 23 SOUTH, RANGE 19 WEST, KATEEL RIVER MERIDIAN, ALASKA

PROJ. NO: 30308.09
DRAWN BY: LAB
CHECKED BY: SJB
SCALE: 1" = 300'
DATE: 4/17/2026
PAGE: 2 OF 2

