

TRACT MAP NO. 36-186C

1 LOT, FOR CONDOMINIUM PURPOSES
24 UNIT PROJECT

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36-186B, SNOWCREEK V, PHASE 12, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 49-49A OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER ON AUGUST 24, 1999.

4.23 ACRES

LEGEND

- SET 5/8" DIA. 18" LONG MIN. REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587"
- FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B. 10/16, UNLESS OTHERWISE NOTED.
- (M) MEASURED (R5) RECORD DATA PER M.B. 10/39
- (R1) RECORD DATA PER M.B. 10/16 (R6) RECORD DATA PER M.B. 10/42
- (R2) RECORD DATA PER M.B. 10/22 (R7) RECORD DATA PER M.B. 10/48
- (R3) RECORD DATA PER M.B. 10/33 (R8) RECORD DATA PER M.B. 10/49

EASEMENT LEGEND

- (A) CL 40' PRIVATE ROADWAY & ACCESS EASEMENT PER M.B. 10/16.
- (B) CL 40' PRIVATE ROADWAY & ACCESS EASEMENT PER M.B. 10/22.
- (C) CL 10' SEWER EASEMENT PER 542/570 O.R., TO M.C.W.D.
- (D) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/39
- (E) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/42
- (F) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/48
- (G) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/49
- (H) CL 40' PRIVATE ROADWAY EASEMENT RESERVED HEREON
- (I) CL 10' STORM DRAIN EASEMENT RESERVED HEREON

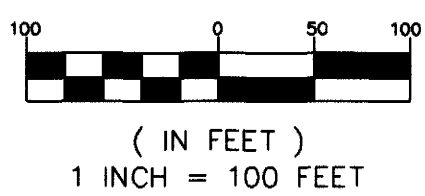
BASIS OF BEARINGS

THE BEARING OF N 00°08'23" W FOR THE EAST LINE OF THE REMAINDER OF TRACT 36-165C AND THE S.E. 1/4 OF SECTION 3, T.4 S., R.27 E., M.D.D., AS SHOWN ON TRACT MAP NO. 36-165C RECORDED IN BOOK 10 OF MAPS AT PAGE 33 IN THE OFFICE OF THE MONO COUNTY RECORDER WAS USED AS THE BASIS OF BEARINGS AS SHOWN ON THIS MAP.

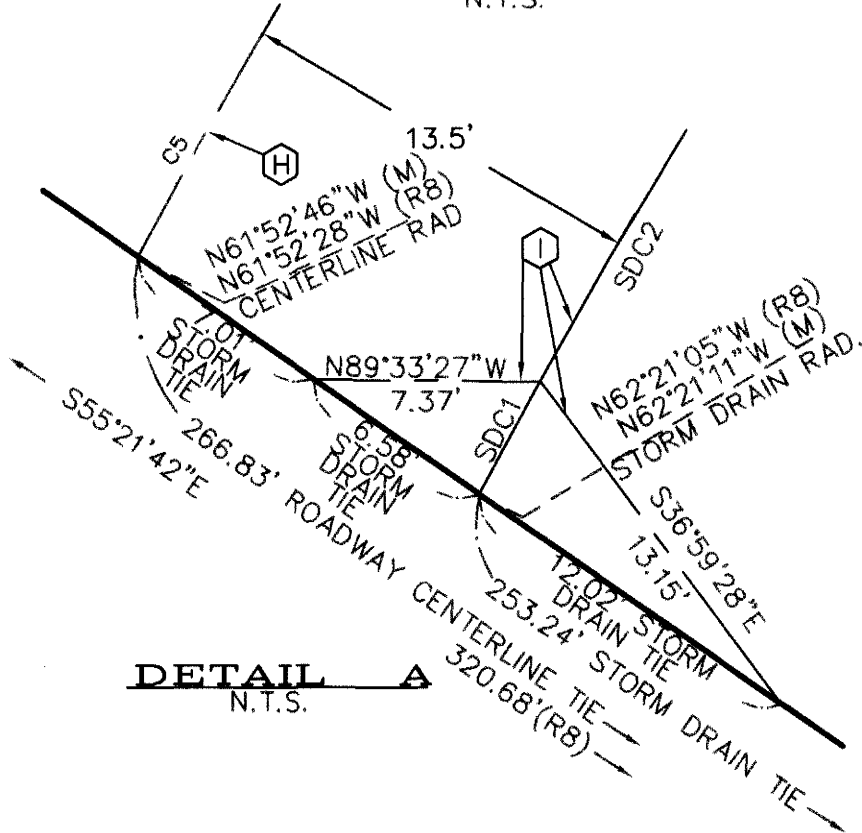
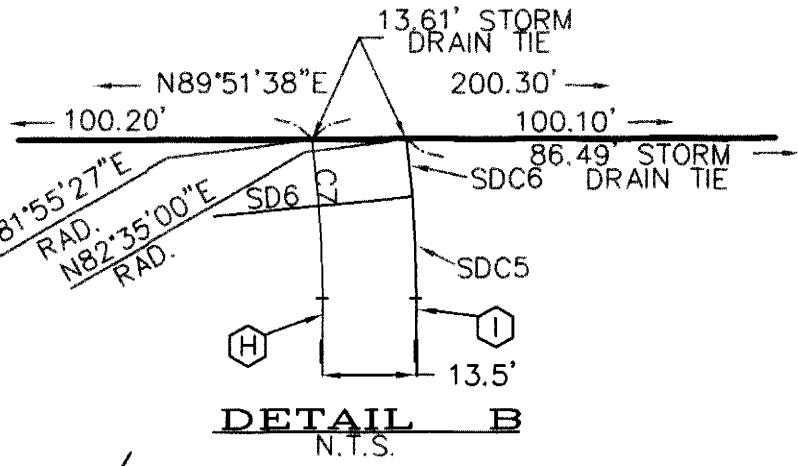
EASEMENT NOTES

THE EXACT LOCATION OF THE CONTEL EASEMENT PER PER BOOK 114, PAGE 463, O.R. IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTABLE.

GRAPHIC SCALE



FD. & ACCEPTED
BRASS CAP
PER B.L.M.
SURVEY
E. 1/4 COR.
SEC. 3
T4S
R27E
3/2
1/4
1972



BOUNDARY DATA

LINE	DIRECTION	DISTANCE
L3	N 22°55'34" E	15.66'
L4	N 29°38'39" E	84.83' (M)
L5	N 01°06'48" W	127.06' (R8,M)
L6	S 79°14'40" W	42.85' (R8,M)
L7	S 07°05'25" E	49.18' (R8,M)
L8	N 06°04'43" E	124.35' (R8,M)
L9	N 22°55'34" E	102.94'
L10	N 03°26'36" E	237.22' (R3,R8,M)

CURVE	RADIUS	LENGTH	DELTA
C1	1135.89'	15.12'	00°45'46" (R1,R8,M)
C2	500.00'	54.80'	06°16'45" (R8,M)
C3	74.00'	99.18'	76°47'20" (R8,M)
C4	25.00'	36.11'	82°45'57" (R8,M)

CENTERLINE EASEMENT INFORMATION

CENTERLINE 40' WIDE PRIVATE ROADWAY
EASEMENT RESERVED HEREON

LINE	DIRECTION	DISTANCE
L1	N 40°04'44" E	113.69'
L2	N 00°08'22" W	148.97'

CURVE	RADIUS	LENGTH	DELTA
C5	200.00'	41.74'	11°57'30"
C6	100.00'	70.19'	40°13'06"
C7	150.00'	20.78'	07°56'11"

STORM DRAIN EASEMENT INFORMATION

CENTERLINE 10' WIDE PRIVATE DRAINAGE
EASEMENT RESERVED HEREON

LINE	DIRECTION	DISTANCE
SD1	N 40°04'44" E	113.69'
SD2	N 00°08'22" W	63.69'
SD3	N 00°08'22" W	85.28'
SD4	S 76°59'30" W	29.55'
SD5	S 89°51'38" W	26.33'
SD6	S 84°31'21" W	26.33'

CURVE	RADIUS	LENGTH	DELTA
SDC1	186.50'	4.18'	01°17'05"
SDC2	186.50'	36.28'	11°08'50"
SDC3	113.50'	58.85'	29°42'24"
SDC4	113.50'	20.82'	10°30'42"
SDC5	163.50'	15.23'	05°20'13"
SDC6	163.50'	5.54'	01°56'25"

