SCALE: 1"=50'

PARCEL MAP Nº 37-95

IN THE COUNTY OF MONO, STATE OF CALIFORNIA, BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 29 EAST, M.D.M.

- • Indicates a found point as noted
- ○ Indicates a 1" I.P. & Tag set unless otherwise noted.

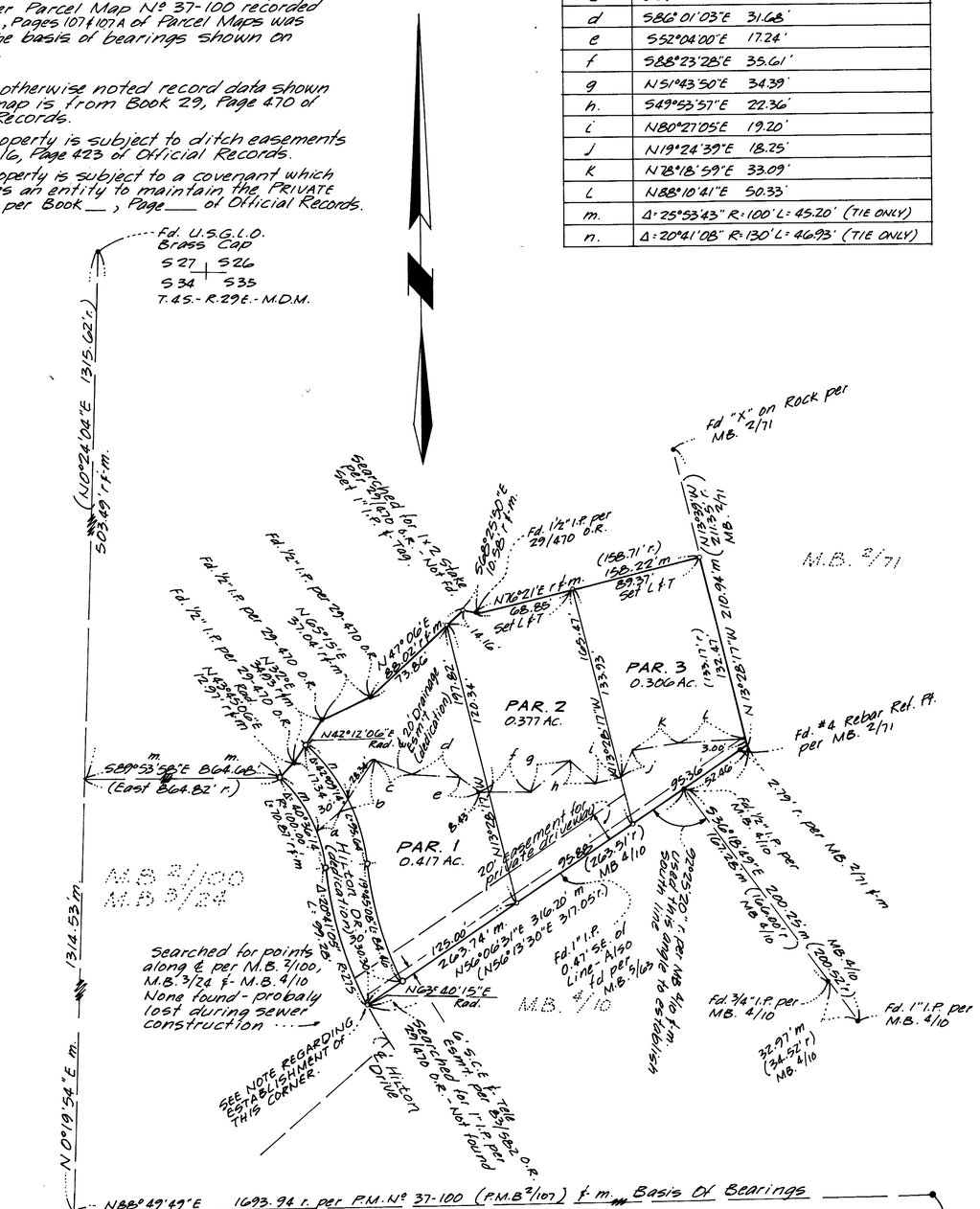
The record bearing of N88°49'49"E of the south line of Government Lot 4 (NW¼, NW¼, Sec 35) per Parcel Map Nº 37-100 recorded in Book 2, Pages 107 & 107A of Parcel Maps was used as the basis of bearings shown on this map.

Unless otherwise noted record data shown on this map is from Book 29, Page 470 of Official Records.

This property is subject to ditch easements per Book 16, Page 423 of Official Records.

This property is subject to a covenant which establishes an entity to maintain the PRIVATE DRIVEWAY per Book ___, Page ___ of Official Records.

TABULATION OF COURSES OF DITCH ESM'T.	
Letter	Course
a	N48°41'19"E 17.31'
b	N34°28'54"E 44.16'
c	S69°22'28"E 28.96'
d	S86°01'03"E 31.68'
e	S52°04'00"E 17.24'
f	S88°23'28"E 35.61'
g	N51°43'50"E 34.39'
h	S49°53'57"E 22.36'
i	N80°27'05"E 19.20'
j	N19°24'39"E 18.25'
k	N78°18'59"E 33.09'
l	N88°10'41"E 50.33'
m	Δ=25°53'43" R=100' L=45.20' (TIE ONLY)
n	Δ=20°41'08" R=130' L=46.93' (TIE ONLY)



NOTE:
The most southerly corner of this property (29/470 O.R.) was established by intersection of the centerline of Juniper Drive, based of found ½" I.P. 12.97' from northwest corner, with the south line based on record angle of 92°25'20" per M.B. 4/10