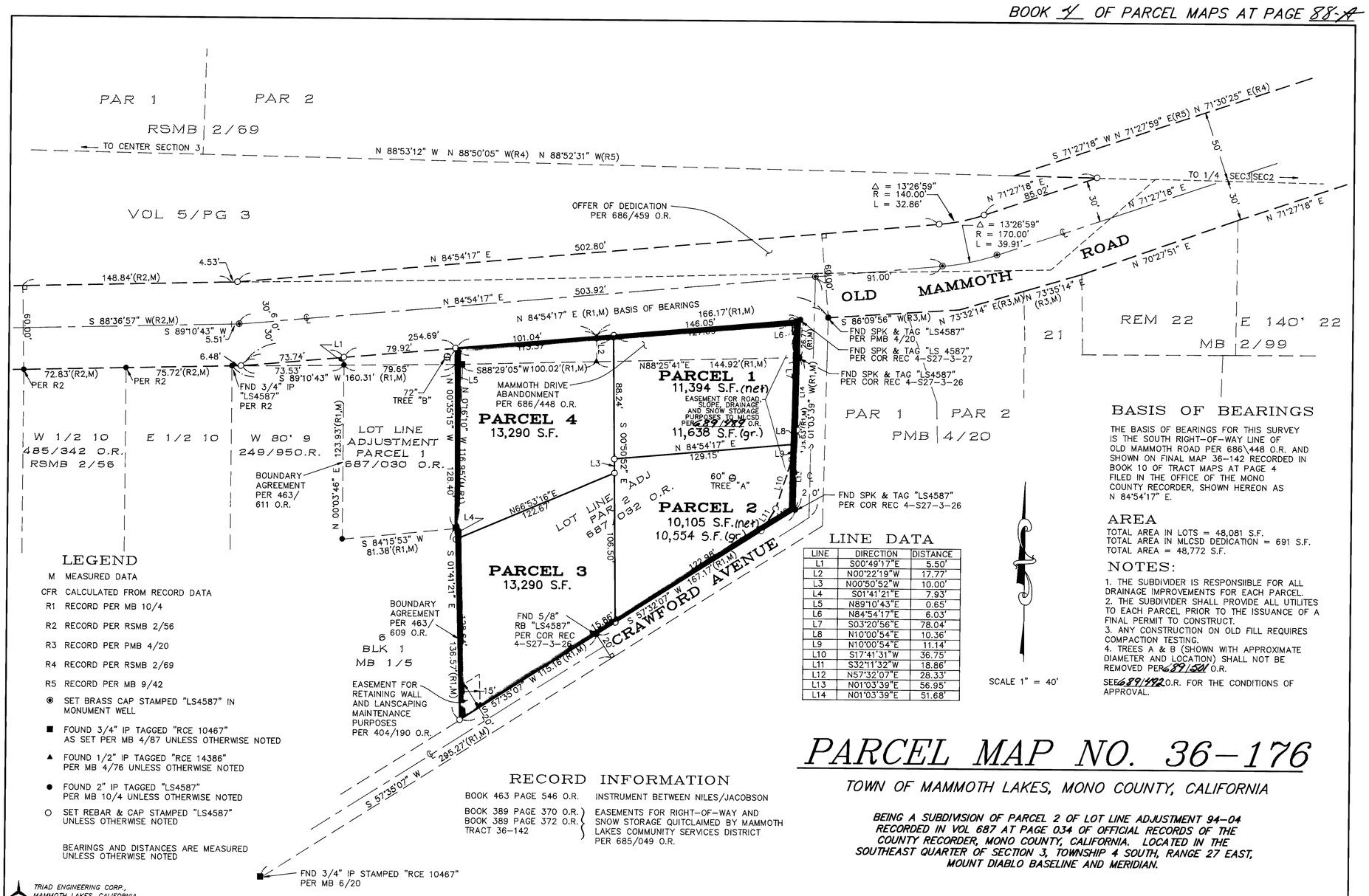

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF OLD MAMMOTH ROAD PER 686\448 O.R. AND SHOWN ON FINAL MAP 36-142 RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 4 FILED IN THE OFFICE OF THE MONO COUNTY RECORDER, SHOWN HEREON AS N 84°54'17" E.

AREA

TOTAL AREA IN LOTS = 48,081 S.F.
TOTAL AREA IN MLCSD DEDICATION = 691 S.F.
TOTAL AREA = 48,772 S.F.

NOTES:

1. THE SUBDIVIDER IS RESPONSIIBLE FOR ALL DRAINAGE IMPROVEMENTS FOR EACH PARCEL.
2. THE SUBDIVIDER SHALL PROVIDE ALL UTILITES TO EACH PARCEL PRIOR TO THE ISSUANCE OF A FINAL PERMIT TO CONSTRUCT.
3. ANY CONSTRUCTION ON OLD FILL REQUIRES COMPACTION TESTING.
4. TREES A & B (SHOWN WITH APPROXIMATE DIAMETER AND LOCATION) SHALL NOT BE REMOVED PER 689/501 O.R.

SEE 689/492 O.R. FOR THE CONDITIONS OF APPROVAL.

LEGEND

- M MEASURED DATA
- CFR CALCULATED FROM RECORD DATA
- R1 RECORD PER MB 10/4
- R2 RECORD PER RSMB 2/56
- R3 RECORD PER PMB 4/20
- R4 RECORD PER RSMB 2/69
- R5 RECORD PER MB 9/42
- ◉ SET BRASS CAP STAMPED "LS4587" IN MONUMENT WELL
- ■ FOUND 3/4" IP TAGGED "RCE 10467" AS SET PER MB 4/87 UNLESS OTHERWISE NOTED
- ▲ FOUND 1/2" IP TAGGED "RCE 14386" PER MB 4/76 UNLESS OTHERWISE NOTED
- ● FOUND 2" IP TAGGED "LS4587" PER MB 10/4 UNLESS OTHERWISE NOTED
- ○ SET REBAR & CAP STAMPED "LS4587" UNLESS OTHERWISE NOTED

BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED

LINE DATA

LINE	DIRECTION	DISTANCE
L1	S00°49'17"E	5.50'
L2	N00°22'19"W	17.77'
L3	N00°50'52"W	10.00'
L4	S01°41'21"E	7.93'
L5	N89°10'43"E	0.65'
L6	N84°54'17"E	6.03'
L7	S03°20'56"E	78.04'
L8	N10°00'54"E	10.36'
L9	N10°00'54"E	11.14'
L10	S17°41'31"W	36.75'
L11	S32°11'32"W	18.86'
L12	N57°32'07"E	28.33'
L13	N01°03'39"E	56.95'
L14	N01°03'39"E	51.68'

SCALE 1" = 40'

RECORD INFORMATION

BOOK 463 PAGE 546 O.R. — INSTRUMENT BETWEEN NILES/JACOBSON

BOOK 389 PAGE 370 O.R.
BOOK 389 PAGE 372 O.R.
TRACT 36-142
} EASEMENTS FOR RIGHT-OF-WAY AND SNOW STORAGE QUITCLAIMED BY MAMMOTH LAKES COMMUNITY SERVICES DISTRICT PER 685/049 O.R.

PARCEL MAP NO. 36-176

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF LOT LINE ADJUSTMENT 94-04 RECORDED IN VOL 687 AT PAGE 034 OF OFFICIAL RECORDS OF THE COUNTY RECORDER, MONO COUNTY, CALIFORNIA. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASELINE AND MERIDIAN.

TRIAD ENGINEERING CORP., MAMMOTH LAKES, CALIFORNIA
JN122 ACAD12/122/122PM2B.DWG