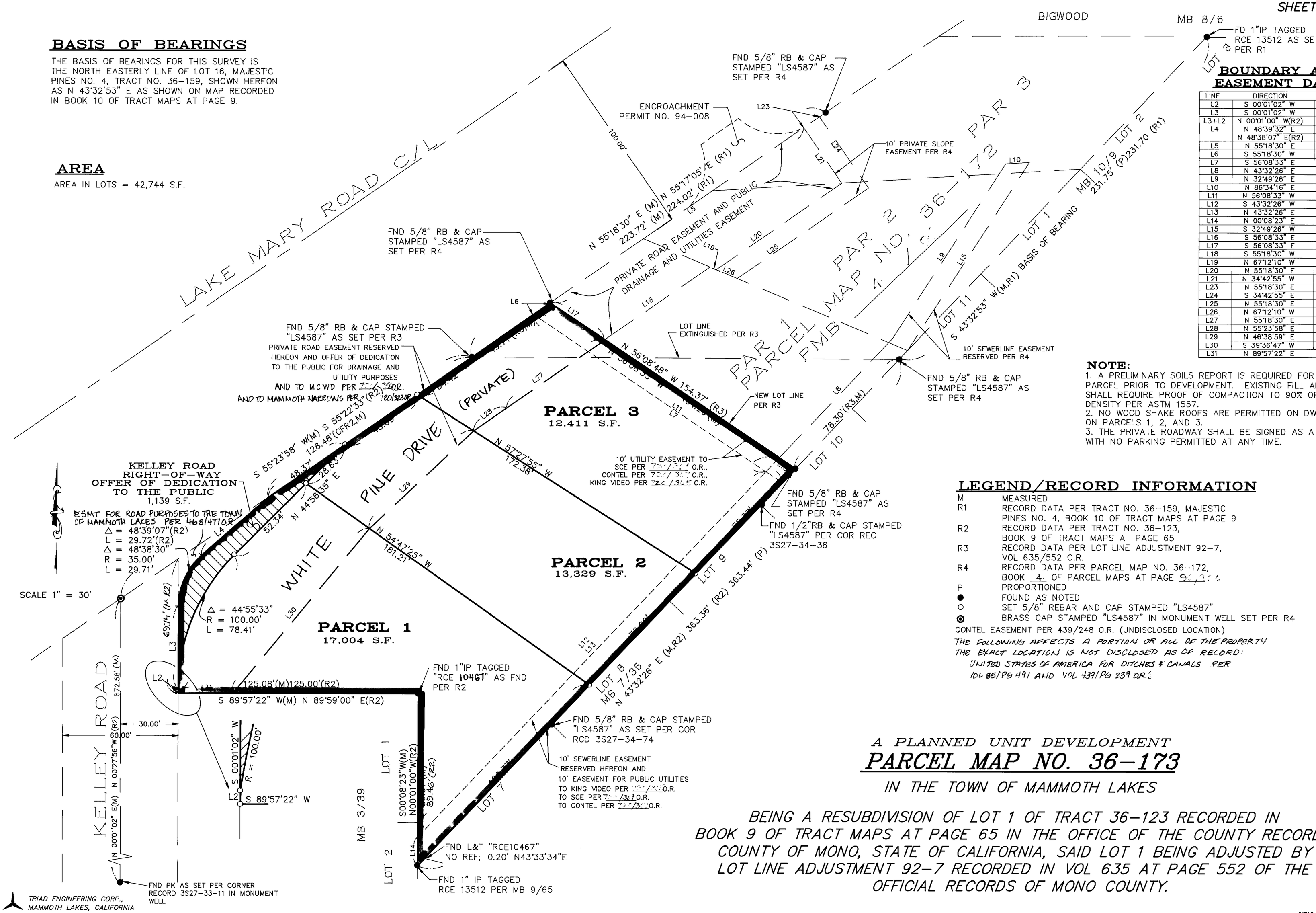
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH EASTERLY LINE OF LOT 16, MAJESTIC PINES NO. 4, TRACT NO. 36-159, SHOWN HEREON AS N 43°32'53" E AS SHOWN ON MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 9.

AREA

AREA IN LOTS = 42,744 S.F.



BOUNDARY A
EASEMENT DA

LINE	DIRECTION
L2	S 00°01'02" W
L3	S 00°01'02" W
L3+L2	N 00°01'00" W(R2)
L4	N 48°39'32" E
	N 48°38'07" E(R2)
L5	N 55°18'30" E
L6	S 55°18'30" W
L7	S 56°08'33" E
L8	N 43°32'26" E
L9	N 32°49'26" E
L10	N 86°34'16" E
L11	N 56°08'33" W
L12	S 43°32'26" W
L13	N 43°32'26" E
L14	N 00°08'23" E
L15	S 32°49'26" W
L16	S 56°08'33" E
L17	S 56°08'33" E
L18	S 55°18'30" W
L19	N 67°12'10" W
L20	N 55°18'30" E
L21	N 34°42'55" W
L23	N 55°18'30" E
L24	S 34°42'55" E
L25	N 55°18'30" E
L26	N 67°12'10" W
L27	N 55°18'30" E
L28	N 55°23'58" E
L29	N 46°38'59" E
L30	S 39°36'47" W
L31	N 89°57'22" E

NOTE:

1. A PRELIMINARY SOILS REPORT IS REQUIRED FOR PARCEL PRIOR TO DEVELOPMENT. EXISTING FILL A SHALL REQUIRE PROOF OF COMPACTION TO 90% OF DENSITY PER ASTM 1557.
2. NO WOOD SHAKE ROOFS ARE PERMITTED ON DW ON PARCELS 1, 2, AND 3.
3. THE PRIVATE ROADWAY SHALL BE SIGNED AS A WITH NO PARKING PERMITTED AT ANY TIME.

LEGEND/RECORD INFORMATION

M	MEASURED
R1	RECORD DATA PER TRACT NO. 36-159, MAJESTIC PINES NO. 4, BOOK 10 OF TRACT MAPS AT PAGE 9
R2	RECORD DATA PER TRACT NO. 36-123, BOOK 9 OF TRACT MAPS AT PAGE 65
R3	RECORD DATA PER LOT LINE ADJUSTMENT 92-7, VOL 635/552 O.R.
R4	RECORD DATA PER PARCEL MAP NO. 36-172, BOOK 4 OF PARCEL MAPS AT PAGE 9
P	PROPORTIONED
●	FOUND AS NOTED
○	SET 5/8" REBAR AND CAP STAMPED "LS4587"
◉	BRASS CAP STAMPED "LS4587" IN MONUMENT WELL SET PER R4

CONTEL EASEMENT PER 439/248 O.R. (UNDISCLOSED LOCATION)

THE FOLLOWING AFFECTS A PORTION OR ALL OF THE PROPERTY THE EXACT LOCATION IS NOT DISCLOSED AS OF RECORD:
UNITED STATES OF AMERICA FOR DITCHES & CANALS PER VOL 85/PG 491 AND VOL 439/PG 239 O.R.

A PLANNED UNIT DEVELOPMENT

PARCEL MAP NO. 36-173

IN THE TOWN OF MAMMOTH LAKES

BEING A RESUBDIVISION OF LOT 1 OF TRACT 36-123 RECORDED IN BOOK 9 OF TRACT MAPS AT PAGE 65 IN THE OFFICE OF THE COUNTY RECORD COUNTY OF MONO, STATE OF CALIFORNIA, SAID LOT 1 BEING ADJUSTED BY LOT LINE ADJUSTMENT 92-7 RECORDED IN VOL 635 AT PAGE 552 OF THE OFFICIAL RECORDS OF MONO COUNTY.