BOOK 3 OF RECORD OF SURVEY MAPS AT PAGE 44-A

NOTES:
FIR, PINE AND LE VERNE STREETS ARE OFFERS OF DEDICATION (BY SEPARATE DOCUMENT) TO THE TOWN OF MAMMOTH LAKES FOR ROAD AND UTILITY PURPOSES. THE INTENT OF THIS LOT LINE ADJUSTMENT RECONFIGURATION IS THAT UNDERLYING FEE TITLE OF THE NEW LOTS BEING RECONFIGURED EXTEND TO ROAD CENTERLINE, EXCEPT THAT LE VERNE STREET FROM LOT 28 THROUGH LOT 44 IS WHOLLY ON THOSE LOTS AND THEIR UNDERLYING FEE EXTEND TO THE NORTH LINE OF LE VERNE STREET.

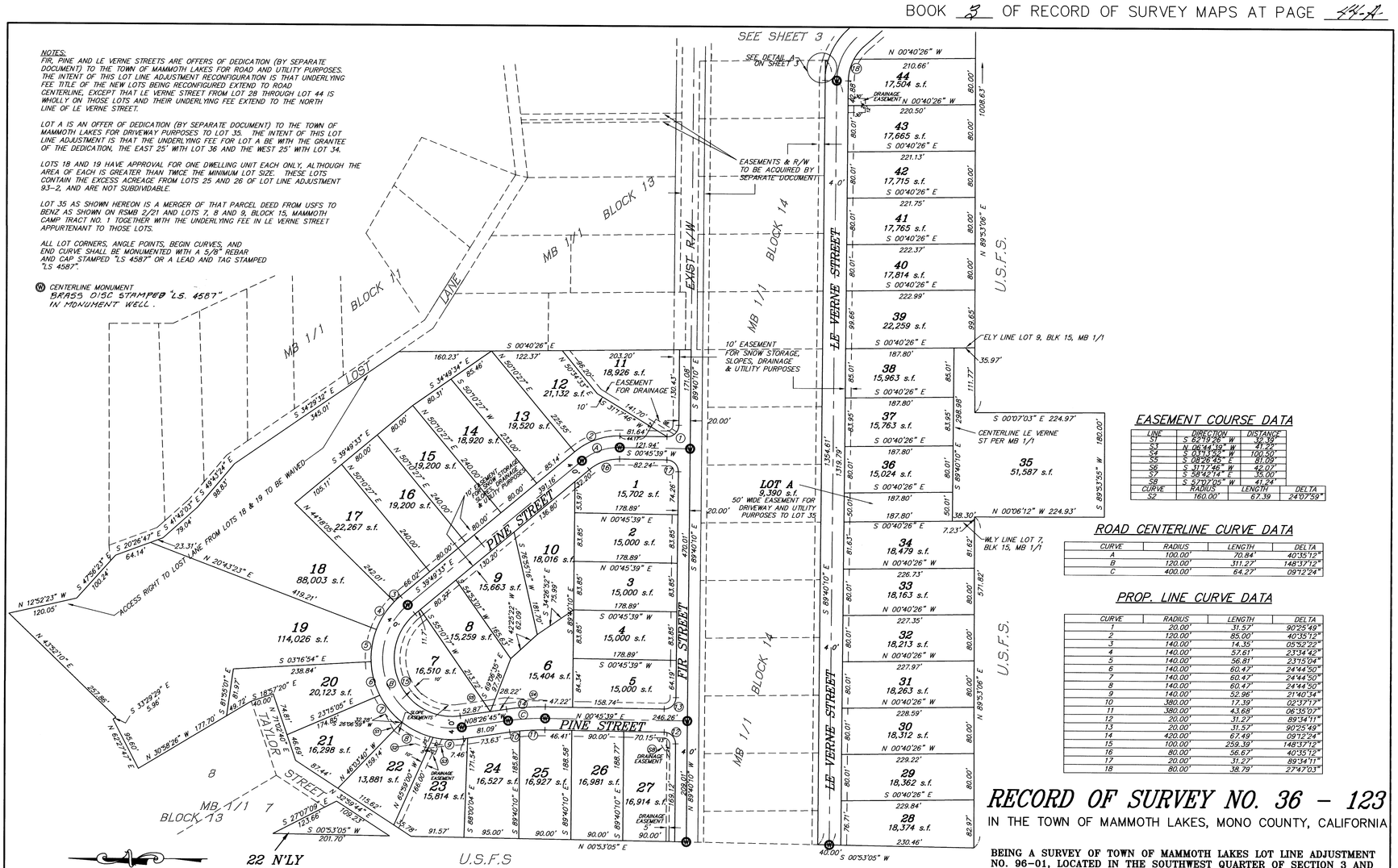
LOT A IS AN OFFER OF DEDICATION (BY SEPARATE DOCUMENT) TO THE TOWN OF MAMMOTH LAKES FOR DRIVEWAY PURPOSES TO LOT 35. THE INTENT OF THIS LOT LINE ADJUSTMENT IS THAT THE UNDERLYING FEE FOR LOT A BE WITH THE GRANTEE OF THE DEDICATION, THE EAST 25' WITH LOT 36 AND THE WEST 25' WITH LOT 34.

LOTS 18 AND 19 HAVE APPROVAL FOR ONE DWELLING UNIT EACH ONLY, ALTHOUGH THE AREA OF EACH IS GREATER THAN TWICE THE MINIMUM LOT SIZE. THESE LOTS CONTAIN THE EXCESS ACREAGE FROM LOTS 25 AND 26 OF LOT LINE ADJUSTMENT 93-2, AND ARE NOT SUBDIVIDABLE.

LOT 35 AS SHOWN HEREON IS A MERGER OF THAT PARCEL DEED FROM USFS TO BENZ AS SHOWN ON RSMB 2/21 AND LOTS 7, 8 AND 9, BLOCK 15, MAMMOTH CAMP TRACT NO. 1 TOGETHER WITH THE UNDERLYING FEE IN LE VERNE STREET APPURTENANT TO THOSE LOTS.

ALL LOT CORNERS, ANGLE POINTS, BEGIN CURVES, AND END CURVE SHALL BE MONUMENTED WITH A 5/8" REBAR AND CAP STAMPED "LS 4587" OR A LEAD AND TAG STAMPED "LS 4587".

Ⓜ CENTERLINE MONUMENT
BRASS DISC STAMPED "LS. 4587" IN MONUMENT WELL.



EASEMENT COURSE DATA

LINE	DIRECTION	DISTANCE
S1	S 82°19'28" W	32.39'
S3	N 06°44'39" W	41.22'
S4	S 03°13'55" W	100.50'
S5	S 08°26'45" E	81.09'
S6	S 31°17'46" W	42.07'
S7	S 58°42'14" E	35.00'
S8	S 52°02'03" W	41.24'

CURVE	RADIUS	LENGTH	DELTA
S2	160.00'	67.39	24°07'59"

ROAD CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
A	100.00'	70.84	40°35'12"
B	120.00'	311.27'	148°37'12"
C	400.00'	64.27'	09°12'24"

PROP. LINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
1	20.00'	31.57'	90°25'49"
2	120.00'	85.00'	40°35'12"
3	140.00'	14.35'	05°52'22"
4	140.00'	57.61'	23°34'42"
5	140.00'	56.81'	23°15'04"
6	140.00'	60.47'	24°44'50"
7	140.00'	60.47'	24°44'50"
8	140.00'	60.47'	24°44'50"
9	140.00'	52.96'	21°40'34"
10	380.00'	17.39'	02°37'17"
11	380.00'	43.68'	06°35'07"
12	20.00'	31.27'	89°34'11"
13	20.00'	31.57'	90°25'49"
14	420.00'	67.49'	09°12'24"
15	100.00'	259.39'	148°37'12"
16	80.00'	56.67'	40°35'12"
17	20.00'	31.27'	89°34'11"
18	80.00'	38.79'	27°47'03"

RECORD OF SURVEY NO. 36 - 123

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SURVEY OF TOWN OF MAMMOTH LAKES LOT LINE ADJUSTMENT NO. 96-01, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, AND AS TOWN OF MAMMOTH LAKES CERTIFICATE OF COMPLIANCE O.R. ___/___

triad/holmes associates JN 332.9/BLUFFRS2.DWG

SHEET 2 OF 3

EAST FILE CORP. IRVINE, CA

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