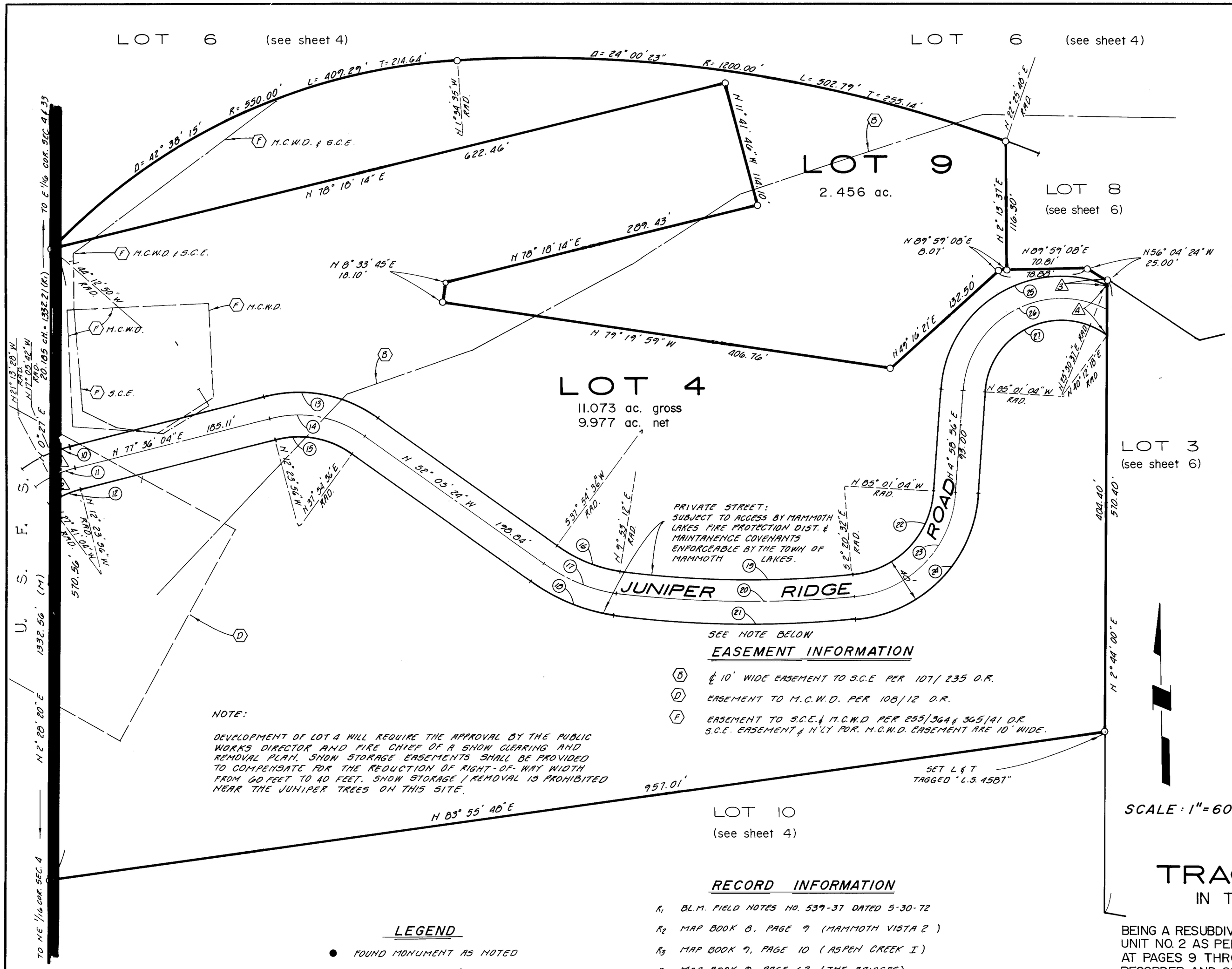

JUNIPER RIDGE ROAD CURVE DATA

	Δ	R	L	T
10	4° 41' 46"	120.00'	9.84'	4.92'
11	8° 49' 32"	100.00'	15.40'	7.72'
12	15° 17' 08"	80.00'	21.34'	10.74'
13	50° 18' 32"	120.00'	105.37'	56.35'
14	50° 18' 32"	100.00'	87.81'	46.96'
15	50° 18' 32"	80.00'	70.24'	37.57'
16	28° 01' 24"	130.00'	63.58'	32.44'
17	28° 01' 24"	150.00'	73.37'	37.43'
18	28° 01' 24"	170.00'	83.15'	42.42'
19	12° 13' 44"	980.00'	209.17'	104.98'
20	12° 13' 44"	1000.00'	213.43'	107.12'
21	12° 13' 44"	1020.00'	217.70'	109.27'
22	82° 40' 32"	80.00'	115.44'	70.38'
23	82° 40' 32"	100.00'	144.30'	87.97'
24	82° 40' 32"	120.00'	173.16'	105.56'
25	110° 31' 41"	110.00'	212.20'	150.65'
26	115° 59' 32"	90.00'	182.20'	144.01'
27	125° 13' 22"	70.00'	152.97'	135.11'

COURSE DATA

1	N 2° 28' 20" E	21.50'
2	N 2° 28' 20" E	22.40'
3	N 2° 44' 00" E	3.13'
4	N 2° 44' 00" E	45.87'

SCALE: 1" = 60'

EASEMENT INFORMATION

(B) ℄ 10' WIDE EASEMENT TO S.C.E PER 107/235 O.R.

(D) EASEMENT TO M.C.W.D. PER 108/12 O.R.

(F) EASEMENT TO S.C.E. & M.C.W.D PER 255/364 & 365/41 O.R. S.C.E. EASEMENT & N'LY POR. M.C.W.D. EASEMENT ARE 10' WIDE.

NOTE:

DEVELOPMENT OF LOT 4 WILL REQUIRE THE APPROVAL BY THE PUBLIC WORKS DIRECTOR AND FIRE CHIEF OF A SNOW CLEARING AND REMOVAL PLAN. SNOW STORAGE EASEMENTS SHALL BE PROVIDED TO COMPENSATE FOR THE REDUCTION OF RIGHT-OF-WAY WIDTH FROM 60 FEET TO 40 FEET. SNOW STORAGE / REMOVAL IS PROHIBITED NEAR THE JUNIPER TREES ON THIS SITE.

LEGEND

● FOUND MONUMENT AS NOTED

○ SET 2" I.P. TAGGED "L.S. 4587" UNLESS OTHERWISE NOTED.

RECORD INFORMATION

R_1 BL.M. FIELD NOTES NO. 539-37 DATED 5-30-72

R_2 MAP BOOK 8, PAGE 9 (MAMMOTH VISTA 2)

R_3 MAP BOOK 9, PAGE 10 (ASPEN CREEK I)

R_4 MAP BOOK 9, PAGE 62 (THE BRIDGES)

R_5 MAP BOOK 8, PAGE 26 (THE SUMMIT)

R_6 FINAL MAP FOR TRACT 36-84A NOT RECORDED

R_7 MAP BOOK 7, PAGE 8

FINAL MAP — JUNIPER RIDGE

TRACT NO. 36-146

IN THE TOWN OF MAMMOTH LAKES MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF LOTS 84, 85 AND 86 OF MAMMOTH VISTA UNIT NO. 2 AS PER MAP RECORDED IN BOOK 8 OF SUBDIVISION MAPS AT PAGES 9 THROUGH 9H IN THE OFFICE OF THE MONO COUNTY RECORDER AND GOVERNMENT LOT 1 IN SECTION 4, T. 4S., R. 27E., M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF. LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, T. 4S., R. 27E., M.D.B. & M., AND THE SOUTHWEST QUARTER OF SECTION 34, T. 3S., R. 27E., M.D.B. & M.

TRIAD ENGINEERING CORP, MAMMOTH LAKES, CA.