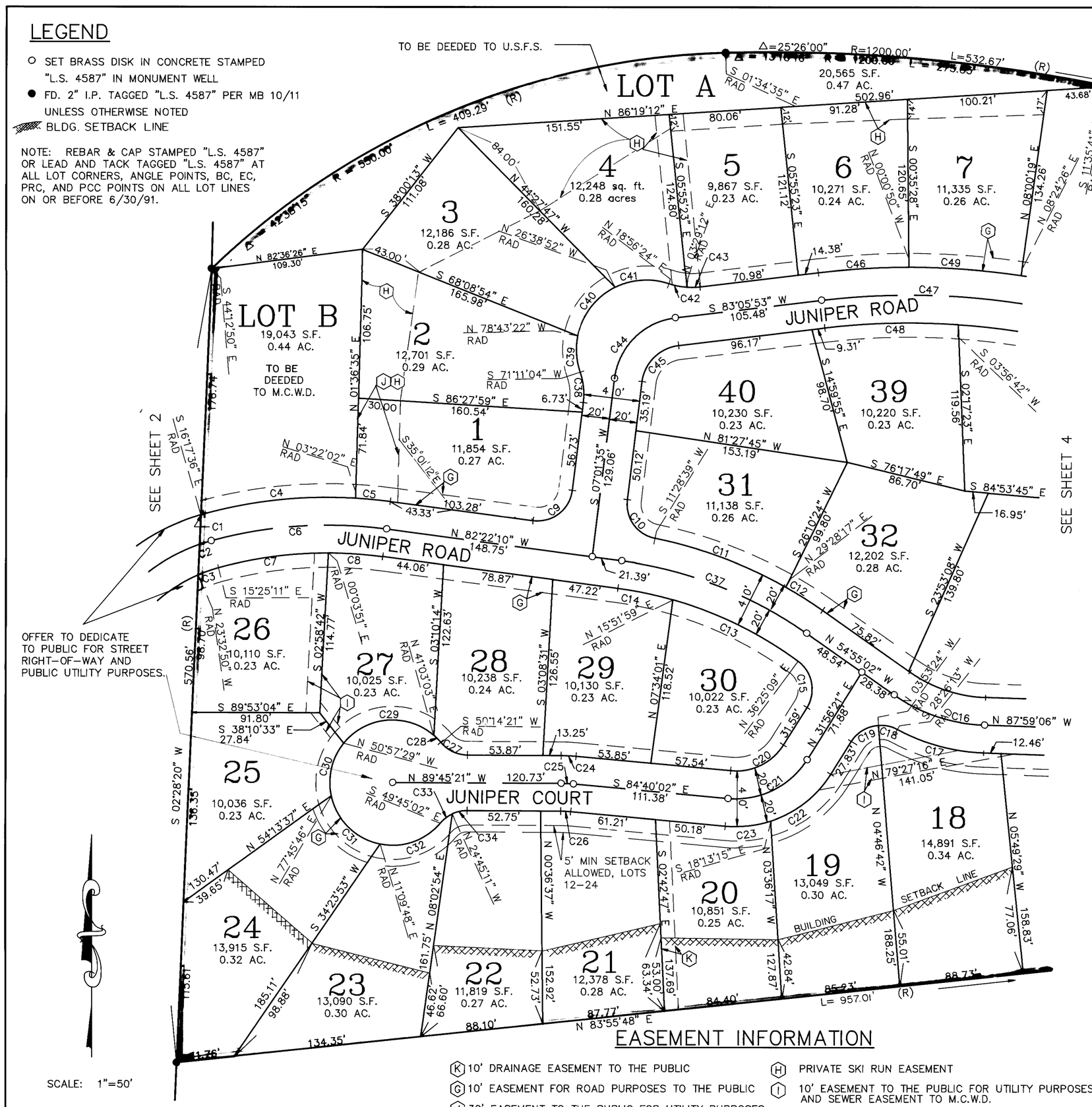
LEGEND

- ○ SET BRASS DISK IN CONCRETE STAMPED "L.S. 4587" IN MONUMENT WELL
- ● FD. 2" I.P. TAGGED "L.S. 4587" PER MB 10/11 UNLESS OTHERWISE NOTED
- BLDG. SETBACK LINE

NOTE: REBAR & CAP STAMPED "L.S. 4587" OR LEAD AND TACK TAGGED "L.S. 4587" AT ALL LOT CORNERS, ANGLE POINTS, BC, EC, PRC, AND PCC POINTS ON ALL LOT LINES ON OR BEFORE 6/30/91.



SCALE: 1"=50'

CURVE INFORMATION

CURVE	RADIUS	LENGTH	DELTA
C1	150.00'	2.29'	00°52'25"
C2	130.00'	8.84'	03°53'49"
C3	110.00'	15.60'	08°07'39"
C4	335.14'	109.89'	18°47'13"
C5	335.14'	24.94'	04°15'48"
C6	315.14'	126.78'	23°03'01"
C7	295.14'	79.76'	15°29'02"
C8	295.14'	38.98'	07°33'59"
C9	25.00'	39.53'	90°36'15"
C10	25.00'	37.33'	85°32'56"
C11	320.00'	100.50'	17°59'39"
C12	320.00'	31.34'	05°36'41"
C13	280.00'	100.44'	20°33'09"
C14	280.00'	40.25'	08°14'09"
C15	25.00'	37.32'	85°31'13"
C16	120.00'	69.26'	33°04'05"
C17	140.00'	64.56'	26°25'20"
C18	25.00'	14.11'	32°19'37"
C19	25.00'	23.64'	54°10'15"
C20	40.00'	44.26'	63°23'36"
C21	60.00'	66.39'	63°23'36"
C22	80.00'	55.63'	39°50'24"
C23	80.00'	32.89'	23°33'12"
C24	120.00'	10.66'	05°05'18"
C25	100.00'	8.88'	05°05'18"
C26	80.00'	7.10'	05°05'18"
C27	25.00'	21.81'	49°59'41"
C28	45.00'	7.22'	09°11'18"
C29	45.00'	72.26'	92°00'32"
C30	45.00'	40.27'	51°16'45"
C31	45.00'	52.31'	66°35'58"
C32	45.00'	47.84'	60°54'50"
C33	25.00'	10.91'	24°59'51"
C34	25.00'	10.91'	24°59'51"
C37	300.00'	143.74'	27°27'08"
C38	50.00'	22.55'	25°50'31"
C39	50.00'	26.26'	30°05'34"
C40	50.00'	45.44'	52°04'30"
C41	50.00'	39.78'	45°35'16"
C42	50.00'	13.49'	15°27'12"
C43	50.00'	9.07'	10°23'19"
C44	50.00'	66.39'	76°04'18"
C45	30.00'	39.83'	76°04'18"
C46	546.71'	65.73'	06°53'17"
C47	526.71'	144.14'	15°40'47"
C48	506.71'	95.93'	10°50'49"
C49	546.71'	80.35'	08°25'16"

(R) FINAL MAP TRACT NO. 36-146, MAP BOOK 10 PAGE 11 THROUGH 11G

NOTES:

A. VEHICULAR INGRESS/EGRESS TO LOTS 27 THROUGH 30 ALLOWED FROM EITHER JUNIPER COURT OR JUNIPER ROAD, ALTHOUGH ACCESS TO ONLY ONE STREET SHALL BE PERMITTED.

B. NO SITE DISTURBANCE PERMITTED BEYOND THE SOUTH SIDE OF THE BUILDING SETBACK LINE.

C. NO EXTERIOR ILLUMINATION PERMITTED ON THE SOUTH SIDE OF STRUCTURES ON LOTS 15 THROUGH 24 AND THE NORTH SIDE OF STRUCTURES ON LOTS 4 THROUGH 10.

D. ALL BUILDING PLANS ARE SUBJECT TO DESIGN APPROVAL BY THE MAMMOTH LAKES PLANNING DIRECTOR.

E. FOR LOTS 15 THROUGH 23, MAXIMUM BUILDING HEIGHT SHALL BE 18' ABOVE THE GRADE OF THE ADJACENT STREET, MEASURED AT THE MIDPOINT OF THE LOT FRONTAGE AND THE CENTERLINE OF THE STREET. FOR LOT 24, THE MAXIMUM BUILDING HEIGHT SHALL BE 30' ABOVE NATURAL GRADE.

F. WHERE DRAINAGE OCCURS AT THE TOP OF SLOPES ACROSS THE FRONT OF LOTS, IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER AT THE TIME OF CONSTRUCTION TO SAFELY CARRY THIS WATER DOWN THE SLOPE AND INTO THE ROADWAY DRAINAGE SWALES.

EASEMENT INFORMATION

- (K) 10' DRAINAGE EASEMENT TO THE PUBLIC
- (G) 10' EASEMENT FOR ROAD PURPOSES TO THE PUBLIC
- (J) 30' EASEMENT TO THE PUBLIC FOR UTILITY PURPOSES
- (H) PRIVATE SKI RUN EASEMENT
- (I) 10' EASEMENT TO THE PUBLIC FOR UTILITY PURPOSES AND SEWER EASEMENT TO M.C.W.D.

FINAL MAP -- JUNIPER RIDGE

TRACT NO. 36-168

IN THE TOWN OF MAMMOTH LAKES
MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF A PORTION OF LOTS 3, 4, 8, AND 9 OF TRACT NO. 36-146 AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 11 THROUGH 11G IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, T.4S., R.27E., M.D.B.&M.

TRIAD ENGINEERING CORP., MAMMOTH LAKES, CA.