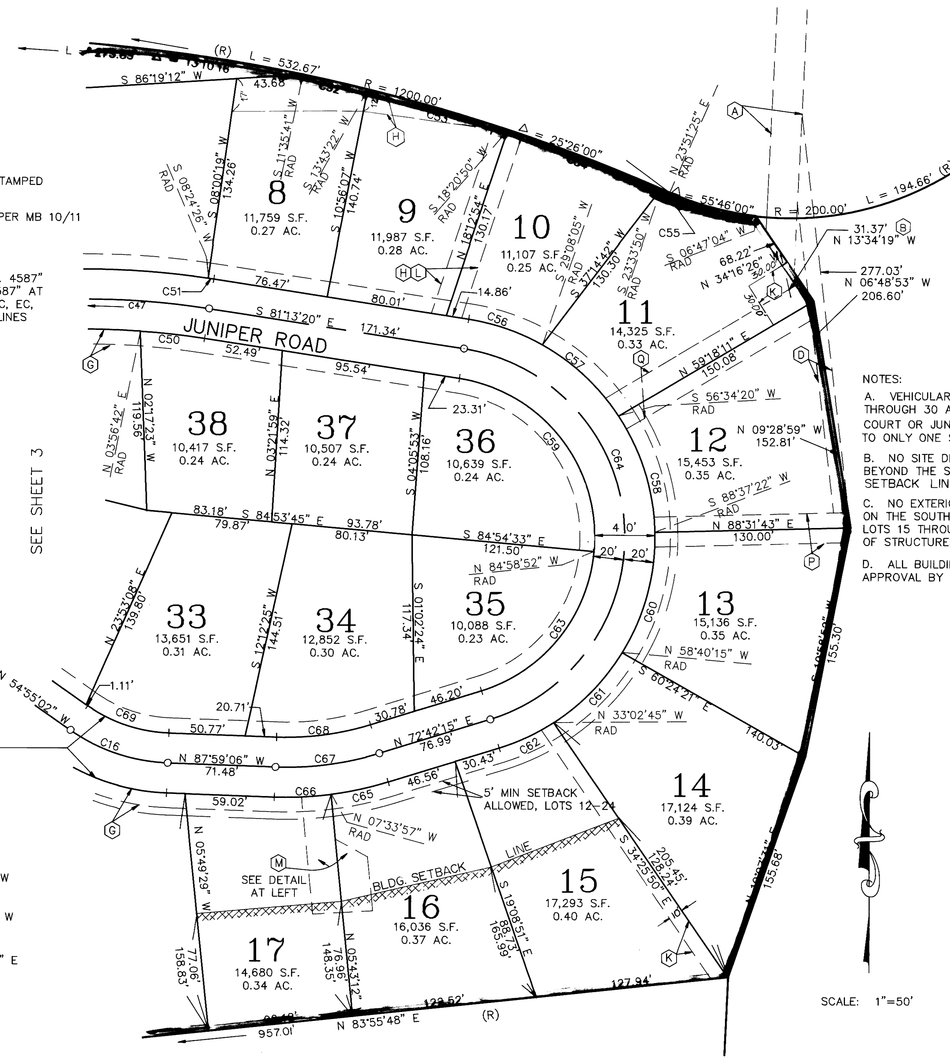
LEGEND

- ○ 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.



CURVE INFORMATION

CURVE	RADIUS	LENGTH	DELTA
C16	120.00'	69.26'	33°04'05"
C47	528.71'	144.14'	15°40'47"
C50	506.71'	42.74'	04°49'59"
C51	546.71'	3.54'	00°22'14"
C52	1200.00'	44.57'	02°07'41"
C53	1200.00'	96.85'	04°37'28"
C54	1200.00'	109.26'	05°13'00"
C55	1200.00'	6.14'	00°17'36"
C56	147.00'	52.23'	20°21'25"
C57	147.00'	70.39'	27°28'15"
C58	147.00'	82.23'	32°03'01"
C59	107.00'	161.06'	86°14'28"
C60	147.00'	83.91'	32°42'23"
C61	147.00'	65.74'	25°37'30"
C62	147.00'	40.41'	15°45'00"
C63	107.00'	126.40'	67°41'07"
C64	127.00'	341.19'	153°55'35"
C65	227.74'	38.67'	09°43'48"
C66	227.74'	38.08'	09°34'51"
C67	207.74'	70.02'	19°18'39"
C68	187.74'	63.28'	19°18'39"
C69	100.00'	57.71'	33°04'05"
C70	200.00'	59.59'	17°04'21"

(R) RECORD INFORMATION PER T.M.B. 10 PAGE 11

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.

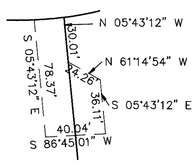
E. FOR LOTS 15 THROUGH 23, MAXIMUM BUILDING HEIGHT SHALL BE 18' ABOVE THE GRADE OF THE ADJACENT STREET, MEASURED AT THE MIDPOINT OF THE LOT FRONTAGE AND THE CENTERLINE OF THE STREET. FOR LOT 24, THE MAXIMUM BUILDING HEIGHT SHALL BE 30' ABOVE NATURAL GRADE.

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

- (A) 20' WATER/SEWER EASEMENT TO M.C.W.D. PER 499/582 O.R.
- (B) WATER EASEMENT TO M.C.W.D.
- (D) 10' SEWER EASEMENT TO M.C.W.D.
- (G) 10' EASEMENT FOR ROAD PURPOSES TO THE PUBLIC
- (H) PRIVATE SKI EASEMENT
- (K) DRAINAGE EASEMENT TO THE PUBLIC
- (L) 20' SEWER EASEMENT TO M.C.W.D.
- (M) JUNIPER TREE EASEMENT TO THE PUBLIC
- (P) 20' SEWER EASEMENT TO M.C.W.D. AND DRAINAGE EASEMENT TO THE PUBLIC
- (Q) 25' WATER EASEMENT TO M.C.W.D. AND DRAINAGE EASEMENT TO THE PUBLIC



JUNIPER TREE EASEMENT DETAIL

SCALE: 1"=50'

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.