SCALE 1" = 100'

FINAL MAP — SNOWCREEK V, PHASE 5

SHEET 2 OF 2

FAIRWAY HOMES

TRACT MAP NO. 36—165C

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOT LINE ADJUSTMENT PARCEL 2 AS PER MAP RECORDED IN BOOK 2 OF RECORD OF SURVEY MAPS AT PAGE 141 AND LOT LINE ADJUSTMENT 92—4 RECORDED IN VOL 639 AT PAGE 294 OF THE OFFICIAL RECORDS OF MONO COUNTY, IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED WITHIN LOT 7 OF TRACT MAP NO. 36—166 AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 21—21D IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED IN THE S.E. 1\4 OF SECTION 3, T.4S., R.27E., M.D.B.&M, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA.

BOUNDARY DATA

LINE	DIRECTION	DISTANCE	
L1	S 01°07'04" W	23.76'	(R2,M)
L2	N 61°04'21" W	40.02'	(R2,M)
L3	N 16°04'30" W	57.54'	(R2,M)
L4	N 10°44'33" E	47.65'	(R2,M)
L5	S 79°14'40" W	42.85'	(R1,M)
L6	S 07°05'25" E	49.18'	(R1,M)
L7	N 48°10'39" W	69.53'	(R3,M)

CURVE	RADIUS	LENGTH	DELTA	
C1	380.59'	113.15'	17°02'03"	(M)
C2	178.32'	155.49'	49°57'30"	(R2,M)
C3	429.13'	129.00'	17°13'23"	(R1,M)
C4	380.59'	67.43'	10°09'05"	(M)
C5	356.00'	76.46'	12°18'19"	(R1,M)
C6	186.14'	153.99'	47°23'57"	(R1,M)
C7	1135.89'	15.12'	00°45'46"	(R1,M)
C8	500.00'	54.79'	06°16'44"	(R1,M)
C9	74.00'	99.18'	76°47'20"	(R1,M)
C10	25.00'	36.11'	82°45'56"	(R1,M)
C11	327.15'	71.31'	12°29'20"	(R1,M)

LEGEND

(R1) RECORD DATA PER M.B. 10/16
(R2) RECORD DATA PER M.B. 10/22
(R3) RECORD DATA PER R.S.M.B. 2/141
(M) MEASURED
○ SET REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" AT ALL LOT CORNERS
◒ FOUND REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/22
● FOUND REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B. 10/16 UNLESS NOTED OTHERWISE.
■ FOUND REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER RSMB 2/141

BASIS OF BEARINGS

THE BEARING OF N 00°08'23" W FOR THE EAST LINE OF THE REMAINDER OF TRACT 36—165B AND THE S.E. 1/4 OF SECTION 3, T.4S., R.27E., M.D.B.&M., AS SHOWN ON TRACT MAP NO.36—165B RECORDED IN BOOK 10 OF MAPS AT PAGE 22 IN THE OFFICE OF THE MONO COUNTY RECORDER WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

℄ ACCESS EASEMENT DATA

LINE	DIRECTION	DISTANCE
L8	S 88°52'03" W	15.00'
L9	N 01°06'48" W	163.53'
L10	N 10°44'59" E	44.22'
L11	S 79°14'40" W	32.96'
L12	N 07°05'25" W	49.18'
L13	N 89°41'12" E	41.06'

CURVE	RADIUS	LENGTH	DELTA
C12	54.00'	66.65'	70°43'08"
C13	198.14'	156.02'	45°06'55"
C14	368.00'	79.88'	12°26'11"
C15	441.13'	144.93'	18°49'25"
C16	315.15'	59.46'	10°48'34"
C17	368.59'	65.32'	10°09'05"
C18	480.00'	52.60'	06°16'44"
C19	1115.89'	6.23'	00°19'11"

WATER/SEWER EASEMENT DATA

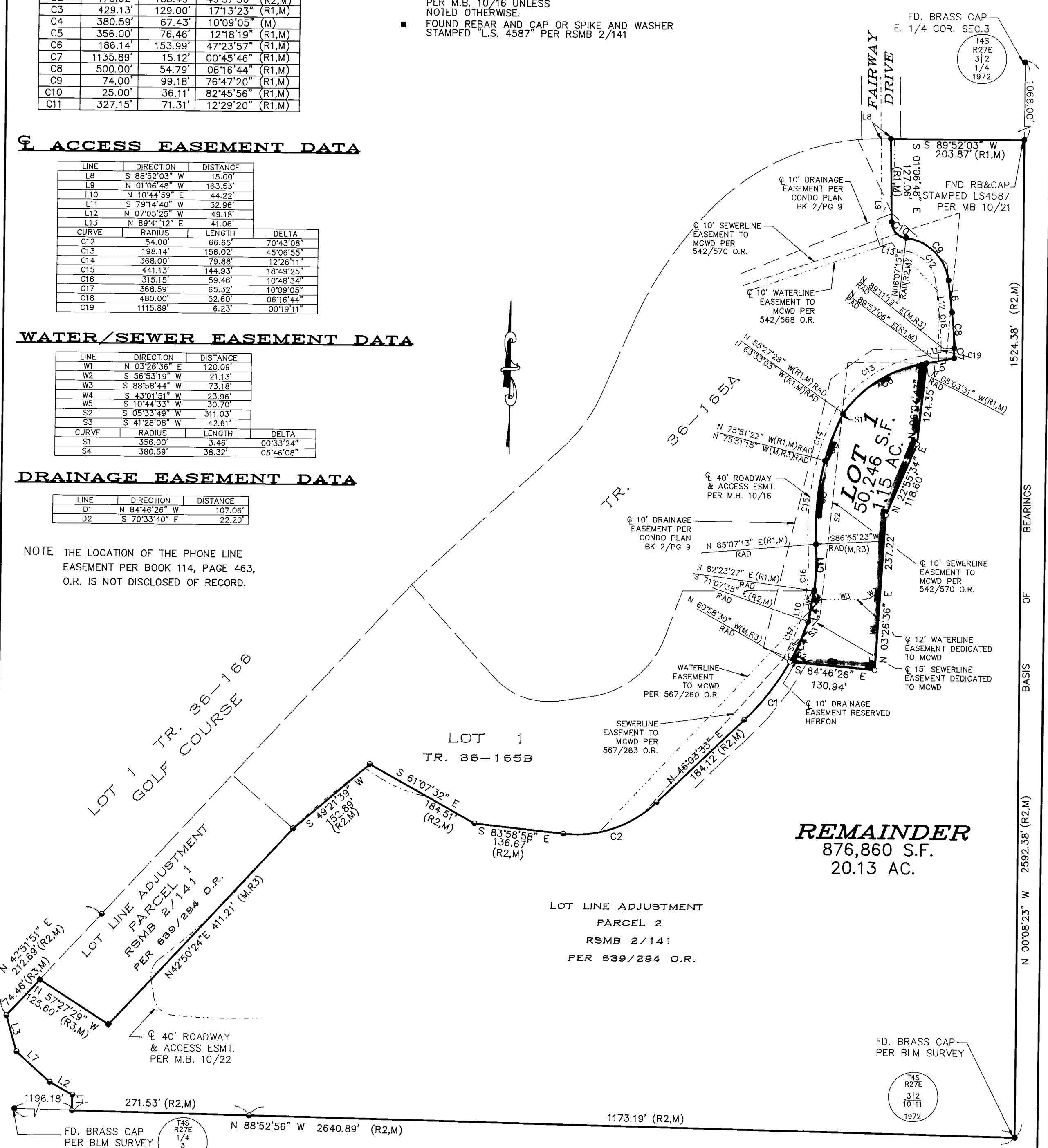
LINE	DIRECTION	DISTANCE
W1	N 03°26'36" E	120.09'
W2	S 56°53'19" W	21.13'
W3	S 88°58'44" W	73.18'
W4	S 43°01'51" W	23.96'
W5	S 10°44'33" W	30.70'
S2	S 05°33'49" W	311.03'
S3	S 41°28'08" W	42.61'

CURVE	RADIUS	LENGTH	DELTA
S1	356.00'	3.46'	00°33'24"
S4	380.59'	38.32'	05°46'08"

DRAINAGE EASEMENT DATA

LINE	DIRECTION	DISTANCE
D1	N 84°46'26" W	107.06'
D2	S 70°33'40" E	22.20'

NOTE THE LOCATION OF THE PHONE LINE EASEMENT PER BOOK 114, PAGE 463, O.R. IS NOT DISCLOSED OF RECORD.



TRIAD ENGINEERING, MAMMOTH LAKES, CALIFORNIA

JN785