SCALE 1" = 40'

FINAL MAP — SNOWCREEK V, PHASE 9

FAIRWAY HOMES II

TRACT MAP NO. 36-183B

1 LOT, FOR CONDOMINIUM PURPOSES

12 UNIT PROJECT

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36-183A, SNOWCREEK V, PHASE 8, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 41-41B OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

15.12 ACRES

(A) DRAINAGE EASEMENT DATA

CL 10.00' PRIVATE DRAINAGE EASEMENT RESERVED HEREON.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
D1	12.80'	N78°14'40"E
D2	101.45'	N82°28'10"E
D3	54.40'	N87°30'27"E
D4	125.12'	N86°23'11"W
D5	179.84'	N89°20'01"W

(F) STORM DRAIN EASEMENT DATA

CL 10.00' PRIVATE DRAINAGE EASEMENT RESERVED HEREON.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
SD1	2.43'	N89°59'24"E
SD2	46.49'	N73°36'54"E
SD3	155.93'	N85°10'29"W
SD4	72.25'	N89°47'55"E
SD5	33.89'	N84°45'12"W

EASEMENT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
SDC1	16.91'	63.30'	15°18'25"
SDC2	92.85'	286.70'	18°33'23"
SDC3	28.16'	313.30'	05°09'01"
SDC4	27.26'	286.70'	05°26'52"

(D) CL ACCESS EASEMENT DATA

CL 40.00' PRIVATE ROADWAY AND ACCESS EASEMENT

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	46.49'	N73°36'54"E
L2	142.03'	N85°03'04"W
L3	72.25'	N89°47'55"E
L4	32.93'	N84°45'12"W

EASEMENT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	15.27'	50.00'	17°30'10"
C2	111.70'	300.00'	21°20'02"
C3	26.97'	300.00'	05°09'01"
C4	28.52'	300.00'	05°26'52"

(A) C.L. 10' PRIVATE DRAINAGE EASEMENT RESERVED HEREON.

(D) C.L. 40' PRIVATE ROADWAY AND ACCESS EASEMENT RESERVED HEREON.

(F) C.L. 10' PRVATE DRAINAGE EASEMENT RESERVED HEREON.

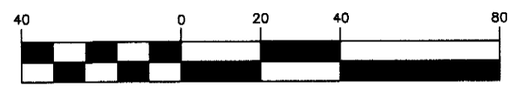
LEGEND

(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
(R4) RECORD DATA PER M.B. 10/33
(R5) RECORD DATA PER M.B. 10/36
(R6) RECORD DATA PER M.B. 10/39
(R7) RECORD DATA PER M.B. 10/41
(M) MEASURED
○ SET 5/8" DIA. 18" LONG MIN. REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587"
⬓ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/41
◑ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/39
⊙ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/22

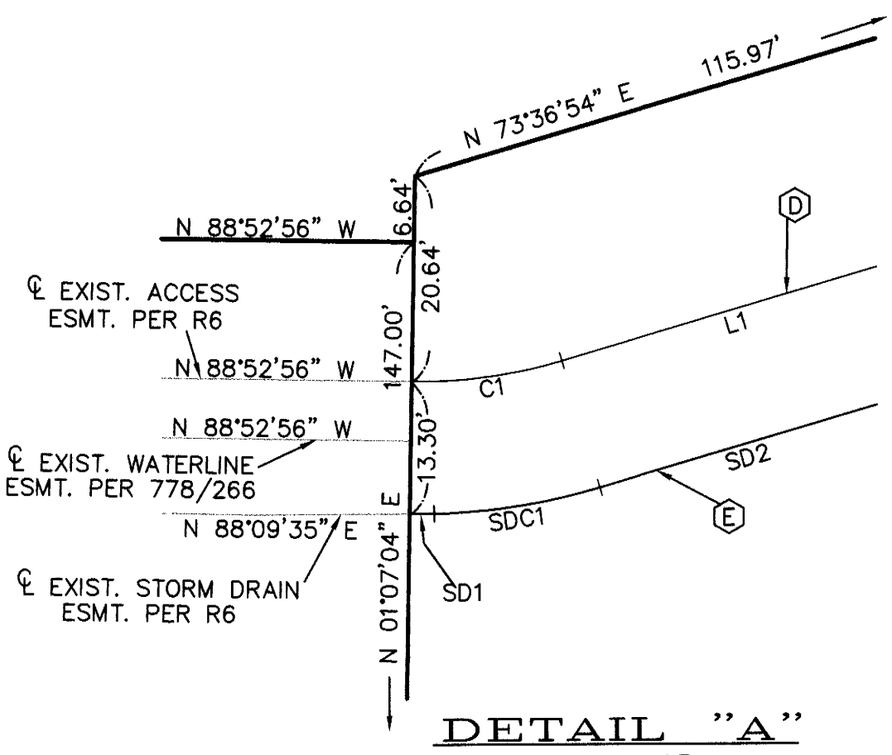
EASEMENT NOTES

THE EXACT LOCATION OF THE CONTEL EASEMENT PER BOOK 114, PAGE 463, O.R. IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTABLE.

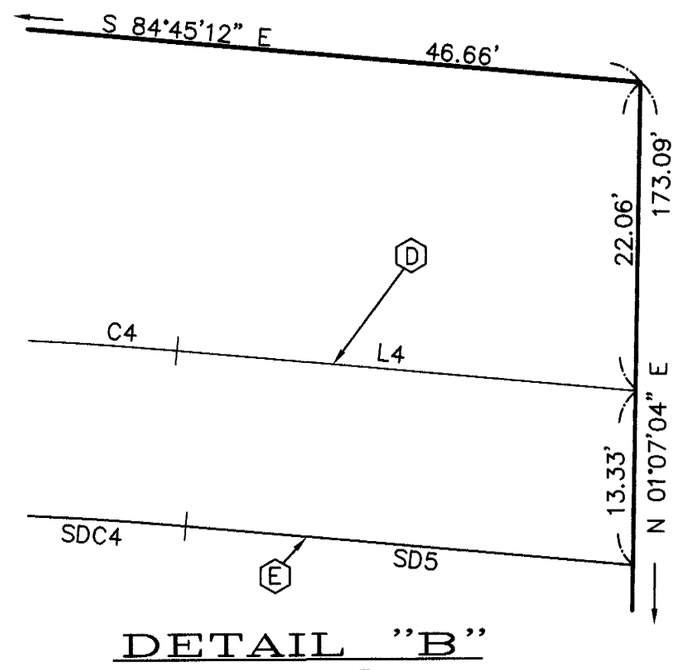
GRAPHIC SCALE



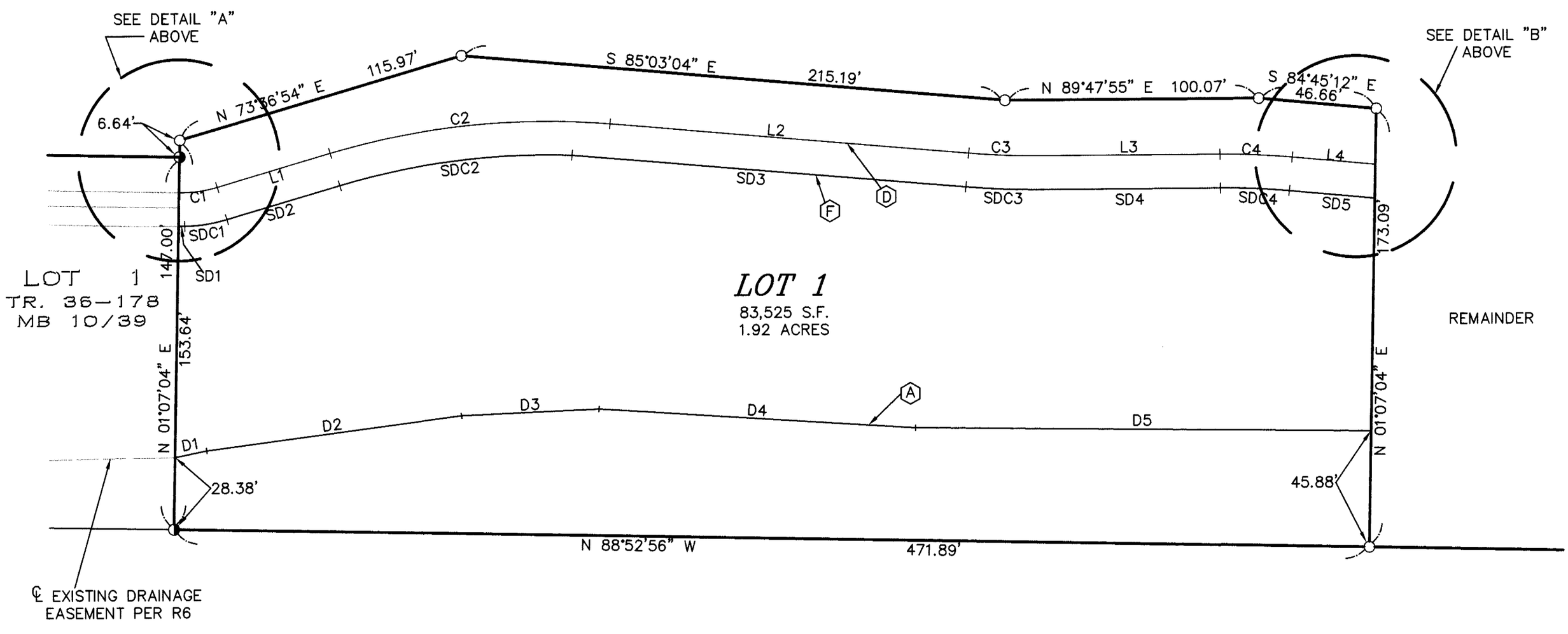
(IN FEET)
1 inch = 40 ft.



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



triad/holmes associates

JN785-PH9AFM3.DWG