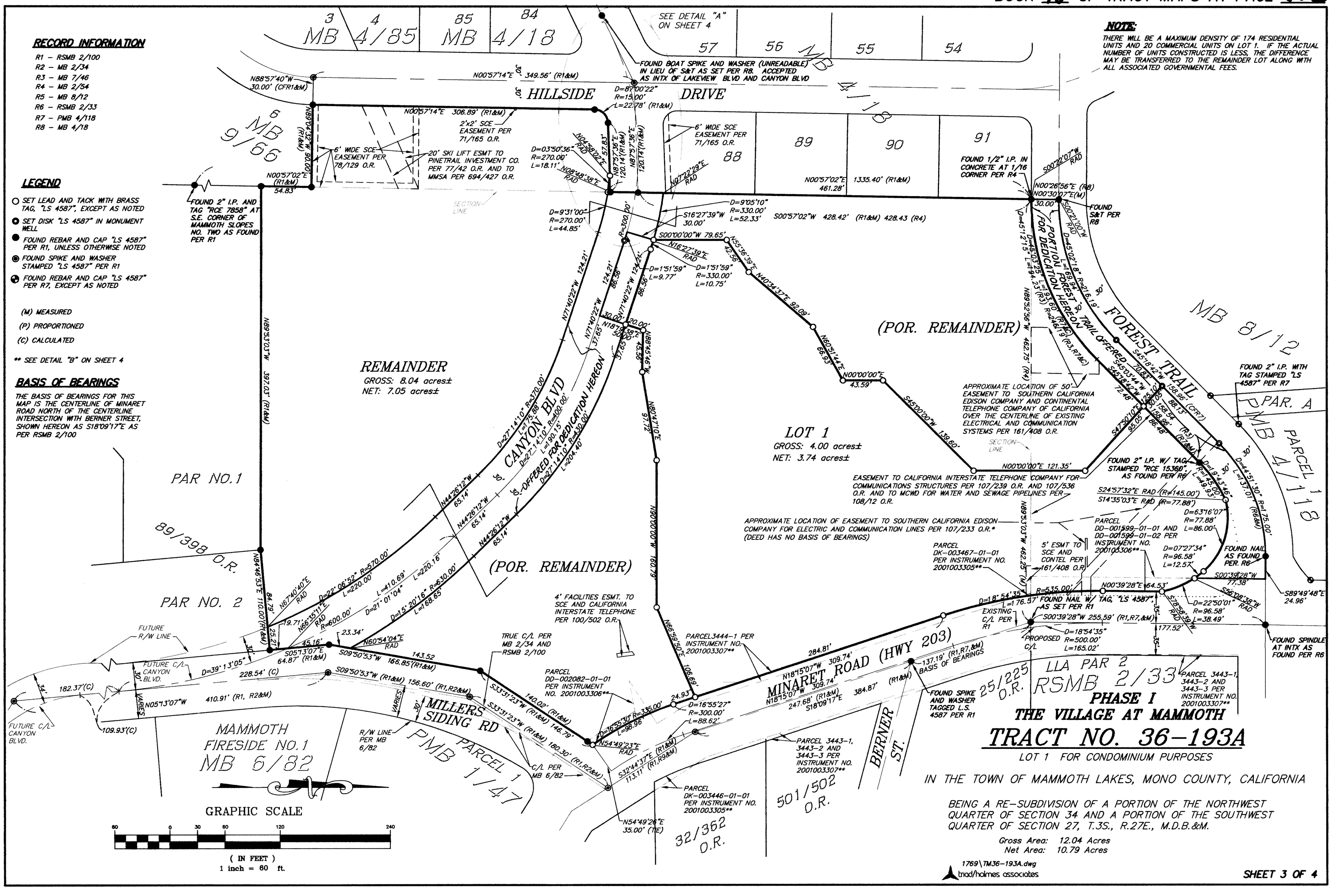
RECORD INFORMATION
R1 – RSMB 2/100
R2 – MB 2/34
R3 – MB 7/46
R4 – MB 2/54
R5 – MB 8/12
R6 – RSMB 2/33
R7 – PMB 4/118
R8 – MB 4/18
LEGEND
SET LEAD AND TACK WITH BRASS TAG, "LS 4587", EXCEPT AS NOTED
SET DISK "LS 4587" IN MONUMENT WELL
FOUND REBAR AND CAP "LS 4587" PER R1, UNLESS OTHERWISE NOTED
FOUND SPIKE AND WASHER STAMPED "LS 4587" PER R1
FOUND REBAR AND CAP "LS 4587" PER R7, EXCEPT AS NOTED
(M) MEASURED
(P) PROPORTIONED
(C) CALCULATED
** SEE DETAIL "B" ON SHEET 4
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF MINARET ROAD NORTH OF THE CENTERLINE INTERSECTION WITH BERNER STREET, SHOWN HEREON AS S18°09'17"E AS PER RSMB 2/100
NOTE:
THERE WILL BE A MAXIMUM DENSITY OF 174 RESIDENTIAL UNITS AND 20 COMMERCIAL UNITS ON LOT 1. IF THE ACTUAL NUMBER OF UNITS CONSTRUCTED IS LESS, THE DIFFERENCE MAY BE TRANSFERRED TO THE REMAINDER LOT ALONG WITH ALL ASSOCIATED GOVERNMENTAL FEES.
SEE DETAIL "A" ON SHEET 4
FOUND BOAT SPIKE AND WASHER (UNREADABLE) IN LIEU OF S&T AS SET PER R8. ACCEPTED AS INTX OF LAKEVIEW BLVD AND CANYON BLVD
HILLSIDE DRIVE
N00°57'14"E 349.56' (R1&M)
N00°57'14"E 306.89' (R1&M)
N88°57'40"W 30.00' (CFR1&M)
D=87°00'22" R=15.00' L=22.78' (R1&M)
2'x2' SCE EASEMENT PER 71/165 O.R.
6' WIDE SCE EASEMENT PER 78/129 O.R.
20' SKI LIFT ESMT TO PINETRAIL INVESTMENT CO. PER 77/42 O.R. AND TO MMSA PER 694/427 O.R.
6' WIDE SCE EASEMENT PER 71/165 O.R.
N00°57'02"E (R1&M) 54.83'
FOUND 2" I.P. AND TAG "RCE 7858" AT S.E. CORNER OF MAMMOTH SLOPES NO. TWO AS FOUND PER R1
N00°57'02"E 461.28'
N00°57'02"E 1335.40' (R1&M)
FOUND 1/2" I.P. IN CONCRETE AT 1/16 CORNER PER R4
N00°26'56"E (R8)
N00°30'07"E(M)
FOUND S&T PER R8
D=9°31'00" R=270.00' L=44.85'
D=9°05'10" R=330.00' L=52.33'
S16°27'39"W 30.00'
S00°57'02"W 428.42' (R1&M) 428.43 (R4)
S00°00'00"W 79.65'
D=1°51'59" L=9.77'
D=1°51'59" R=330.00' L=10.75'
(POR. REMAINDER)
PORTION FOREST TRAIL OFFERED FOR DEDICATION HEREON
FOREST TRAIL
MB 8/12
REMAINDER
GROSS: 8.04 acres±
NET: 7.05 acres±
CANYON BLVD
OFFERED FOR DEDICATION HEREON
LOT 1
GROSS: 4.00 acres±
NET: 3.74 acres±
APPROXIMATE LOCATION OF 50' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY AND CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA OVER THE CENTERLINE OF EXISTING ELECTRICAL AND COMMUNICATION SYSTEMS PER 161/408 O.R.
FOUND 2" I.P. WITH TAG STAMPED "LS 4587" PER R7
PAR. A
PARCEL 1
MB 4/118
N00°00'00"E 121.35'
EASEMENT TO CALIFORNIA INTERSTATE TELEPHONE COMPANY FOR COMMUNICATIONS STRUCTURES PER 107/239 O.R. AND 107/536 O.R. AND TO MCWD FOR WATER AND SEWAGE PIPELINES PER 108/12 O.R.
FOUND 2" I.P. W/ TAG STAMPED "RCE 15360", AS FOUND PER R6
S24°57'32"E RAD (R=145.00')
S14°35'03"E RAD (R=77.88')
APPROXIMATE LOCATION OF EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC AND COMMUNICATION LINES PER 107/233 O.R.* (DEED HAS NO BASIS OF BEARINGS)
PARCEL DD-001599-01-01 AND DD-001599-01-02 PER INSTRUMENT NO. 2001003306**
PARCEL DK-003467-01-01 PER INSTRUMENT NO. 2001003305**
5' ESMT TO SCE AND CONTEL PER 161/408 O.R.
D=63°16'07" R=77.88' L=86.00'
D=07°27'34" R=96.58' L=12.57'
FOUND NAIL AS FOUND PER R6
S00°39'28"W 77.38'
N00°39'28"E 64.53'
S89°49'48"E 24.96'
FOUND NAIL W/ TAG, "LS 4587", AS SET PER R1
S00°39'28"W 255.59' (R1,R7,&M)
D=18°54'35" R=500.00' L=165.02'
PROPOSED C/L
EXISTING C/L PER R1
D=22°50'01" R=96.58' L=38.49'
177.52'
FOUND SPINDLE AT INTX AS FOUND PER R6
PAR NO. 1
89/398 O.R.
PAR NO. 2
FUTURE R/W LINE
FUTURE C/L CANYON BLVD.
FUTURE C/L CANYON BLVD.
182.37'(C)
109.93'(C)
N05°13'07"W 410.91' (R1, R2&M)
S05°13'07"E 64.87' (R1&M)
D=39°13'05" 228.54' (C)
S09°50'53"W (R1&M) 156.60' (R1,R2&M)
S09°50'53"W 166.85'(R1&M)
143.52
N60°54'04"E RAD
23.34'
4' FACILITIES ESMT. TO SCE AND CALIFORNIA INTERSTATE TELEPHONE PER 100/502 O.R.
TRUE C/L PER MB 2/34 AND RSMB 2/100
PARCEL DD-002082-01-01 PER INSTRUMENT NO. 2001003306**
S33°31'23"W (R1&M) 140.02' (R1&M)
S33°31'23"W (R1&M) 148.79'
S33°31'23"W (R1&M) 180.30' (R1,R2&M)
S32°44'37"E (R1&M) 113.17' (R1,R9&M)
N54°49'23"E RAD
D=16°55'30" R=335.00' L=98.96'
D=16°55'27" R=300.00' L=88.62'
MILLERS SIDING RD
PARCEL 1
PMB 1/47
R/W LINE PER MB 6/82
C/L PER MB 6/82
MAMMOTH FIRESIDE NO.1
MB 6/82
N54°49'26"E 35.00' (TIE)
PARCEL DK-003446-01-01 PER INSTRUMENT NO. 2001003305**
32/362 O.R.
PARCEL 3444-1 PER INSTRUMENT NO. 2001003307**
N66°59'50"E 106.69'
N90°00'00"W 160.79'
N89°53'03"W 397.03' (R1&M)
N84°46'53"E 110.00'(R1&M)
84.79'
N67°40'40"E RAD
N66°35'11"E RAD
R=600.00'
D=22°06'52" R=570.00' L=220.00'
D=21°01'04" L=220.16'
D=15°20'16" R=630.00' L=168.65
L=110.69'
MINARET ROAD (HWY 203)
N18°15'07"W 309.74'
N18°15'07"W 247.68' (R1&M)
S18°09'17"E 384.87' (R1&M)
284.81'
137.19' (R1,R7,&M) BASIS OF BEARINGS
FOUND SPIKE AND WASHER TAGGED L.S. 4587 PER R1
501/502 O.R.
25/225 O.R.
LLA PAR 2
RSMB 2/33
PARCEL 3443-1, 3443-2 AND 3443-3 PER INSTRUMENT NO. 2001003307**
PARCEL 3443-1, 3443-2 AND 3443-3 PER INSTRUMENT NO. 2001003307**
BERNER ST.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
PHASE I
THE VILLAGE AT MAMMOTH
TRACT NO. 36-193A
LOT 1 FOR CONDOMINIUM PURPOSES
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A RE-SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 34 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, T.3S., R.27E., M.D.B.&M.
Gross Area: 12.04 Acres
Net Area: 10.79 Acres
1769\TM36-193A.dwg
triad/holmes associates
SHEET 3 OF 4