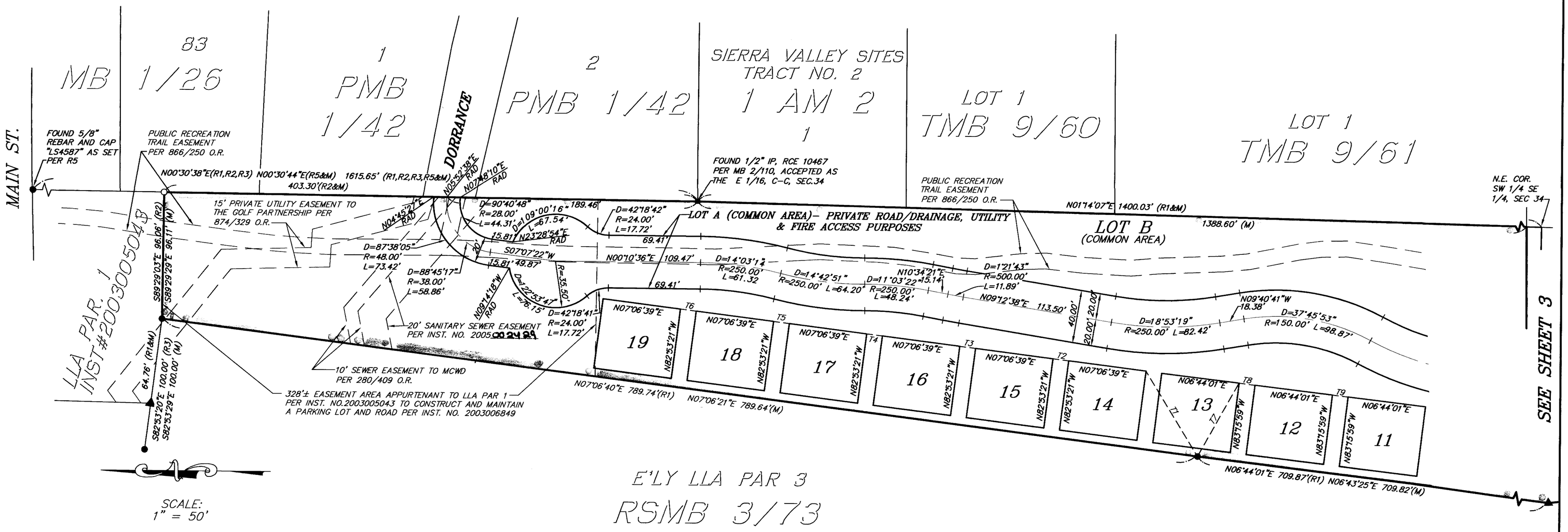
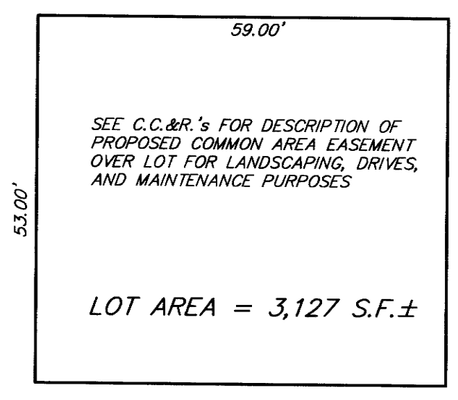


SCALE:
1" = 50'

UNLOCATABLE EASEMENTS

RESERVATIONS TO U.S.A. FOR WATER RIGHTS PER "N"/473 O.R., "Q"/548 O.R., AND "S"/79 O.R.



TYPICAL LOT DETAIL LOTS 1-19

SCALE: 1" = 20'

LEGEND

- ● FOUND REBAR AND CAP, "LS 4587" PER R3, UNLESS OTHERWISE NOTED
- ▲ FOUND REBAR AND CAP, "LS 4587" PER R1, UNLESS OTHERWISE NOTED
- ○ SET 5/8" REBAR & CAP, "LS 4587"
- ◉ FOUND BRASS CAP, "LS 4587", IN MON. WELL AS SET PER PMB 4/59 UNLESS OTHERWISE NOTED

S.N.F. – SEARCHED FOR, NOTHING FOUND
NON TAN – NONE TANGENT
RAD – RADIAL

TIE TABLE		
TIE	LENGTH	BEARING
T1	75.60'	N58°32'29"E
T2	12.00'	N07°06'39"E
T3	12.00'	N07°06'39"E
T4	12.00'	N07°06'39"E
T5	12.00'	N07°06'39"E
T6	12.00'	N07°06'39"E
T7	63.98'	S61°02'45"E
T8	12.00'	S07°16'59"W
T9	12.00'	S06°44'01"W

LOT AREAS

LOT A (NET)	1.52 ACRES±	(COMMON AREA FOR ACCESS AND UTILITY PURPOSES)
LOT B (NET)	4.75 ACRES±	(COMMON AREA)
LOTS 1-19	3,127 S.F.± EACH	(P.U.D. LOTS)

RECORD INFORMATION

R1	RSMB 3/73
R2	LLA 03-01 PER INST. NO. 2003005043
R3	RSMB 3/43
R4	PMB 4/59
R5	TMB 10/72

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF MINARET ROAD BETWEEN MERIDIAN BOULEVARD AND EVENING STAR DRIVE, SHOWN HEREON AS N21°53'29"W PER PARCEL MAP NO. 36-169 RECORDED AS PMB 4/59.

TALLUS SUBDIVISION

TRACT NO. 36-216

A PLANNED UNIT DEVELOPMENT
IN THE TOWN OF MAMMOTH, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 2 OF LLA 03-01 PER CERTIFICATE OF COMPLIANCE RECORDED AS INST#2003005043

7.66± ACRES GROSS
7.62± ACRES NET

triad/holmes assoc.

240.2TR36-216.dwg

\\Slovault\share\JOBS\240.2\DRAWINGS\FINAL MAP\submittals\mylar 1-24-05\TRACT NO.36-216 FINAL MAP mylar.dwg, 2/16/2005 9:09:39 AM, Jonathan Pitt