

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH EASTERLY LINE OF LOT 16, MAJESTIC PINES NO. 4, TRACT NO. 36-159, SHOWN HEREON AS N 43°32'53" E AS SHOWN ON MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 9.

AREA

AREA IN LOTS = 33,331 S.F.

LAKE MARY ROAD C/L

SET 5/8" RB & CAP STAMPED LS4587-- DIRECT REPLACEMENT OF 1" IP TAGGED RCE 13512 PER MB 9/65 DISTURBED DURING CONSTRUCTION

PRIVATE ROAD EASEMENT RESERVED HEREON AND OFFER OF DEDICATION TO THE PUBLIC FOR DRAINAGE AND UTILITY PURPOSES PER 720/350 O.R. AND TO MCWD PER 720/356 O.R.



SCALE 1" = 30'

KELLEY ROAD

FND PK AS SET PER CORNER RECORD 3527-33-11 IN MONUMENT WELL

FND 1" IP TAGGED RCE 13512 PER MB 9/65

BIGWOOD N 89°57'52" E (M) N89°51'19" W (R1) 139.70' (M) 139.54' (R1) MB 8/6 FD 3/4" IP TAGGED RCE 13512 AS SET PER R1

PARCEL 3
11,883 S.F.

PARCEL 2
11,317 S.F.

PARCEL 1
10,131 S.F.

EASEMENT DATA

LINE	DIRECTION	DISTANCE
L1	N 55°37'06" E	55.74'
L2	N 43°32'53" E	28.08'
L3	N 44°26'08" W	12.01'
L4	S 44°04'22" W	20.23'
L5	S 55°37'06" W	59.02'
L6	N 67°12'10" W	11.90'
L7	S 67°12'10" E	25.10'
L8	N 43°32'26" E	85.32'
L9	N 32°49'26" E	108.23'
L10	N 86°34'16" E	12.40'
L11	N 86°34'16" E	44.18'
L12	S 43°32'53" W	14.66'
L13	N 86°34'16" E	28.39'
L14	S 32°49'26" W	12.40'
L15	S 32°49'26" W	104.11'
L16	S 56°08'33" E	10.14'
L17	S 56°08'33" E	34.38'
L18	S 55°18'30" W	66.51'
L19	N 67°12'10" W	3.56'
L20	N 55°18'30" E	79.25'
L21	N 34°42'55" W	35.00'
L22	N 55°18'30" E	57.63'
L23	N 55°18'30" E	10.00'
L24	S 34°42'55" E	45.00'
L25	N 55°18'30" E	82.88'
L26	N 67°12'10" W	11.86'
L27	N 55°18'30" E	62.31'
L28	N 55°23'58" E	20.95'
L29	N 46°38'59" E	74.20'
L30	S 39°36'47" W	111.19'
L31	N 89°57'22" E	28.46'
L32	N 00°01'02" E	1.42'

LEGEND/RECORD INFORMATION

- M MEASURED
- R1 RECORD DATA PER TRACT NO. 36-159, MAJESTIC PINES NO. 4, BOOK 10 OF TRACT MAPS AT PAGE 9
- R2 RECORD DATA PER TRACT NO. 36-123, BOOK 9 OF TRACT MAPS AT PAGE 65
- R3 RECORD DATA PER LOT LINE ADJUSTMENT 92-7, PER VOL 635/552 O.R.
- P PROPORTIONED
- FOUND AS NOTED
- SET 5/8" REBAR AND CAP STAMPED "LS4587"
- ⊙ SET BRASS CAP STAMPED "LS4587" IN MONUMENT WELL

NOTE:

1. A PRELIMINARY SOILS REPORT IS REQUIRED FOR EACH PARCEL PRIOR TO DEVELOPMENT. EXISTING FILL AREAS SHALL REQUIRE PROOF OF COMPACTION TO 90% OPTIMUM DENSITY PER ASTM 1557.
 2. HOMES ON PARCELS 2 AND 3 SHALL BE SPRINKLERED AS REQUIRED BY THE MAMMOTH LAKES FIRE PROTECTION DISTRICT.
 3. NO WOOD SHAKE ROOFS ARE PERMITTED ON DWELLINGS ON PARCELS 1, 2, AND 3.
 4. THE PRIVATE ROADWAY SHALL BE SIGNED AS A FIRE LANE WITH NO PARKING PERMITTED AT ANY TIME.
- SEE 720/323 O.R. FOR THE CONDITIONS OF APPROVAL.

EASEMENTS

- ① 10' SLOPE EASEMENT RESERVED HEREON
- ② 10' SEWERLINE EASEMENT RESERVED HEREON
- ③ 10' VIDEOCABLE LINE EASEMENT TO KING VIDEO PER 720/343 O.R.
- ④ 10' DRAINAGE EASEMENT OFFER OF DEDICATION TO THE PUBLIC HEREON

**A PLANNED UNIT DEVELOPMENT
PARCEL MAP NO. 36-172**

IN THE TOWN OF MAMMOTH LAKES

BEING A RESUBDIVISION OF LOT 16 OF TRACT 36-159 RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 9 IN THE OFFICE OF THE RECORDER, SAID LOT 16 BEING ADJUSTED BY LOT LINE ADJUSTMENT 92-7 RECORDED IN VOL 635 AT PAGE 552 OF THE OFFICIAL RECORDS OF MONO COUNTY, COUNTY OF MONO, STATE OF CALIFORNIA.