

**OWNERSHIP STATEMENT**

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this parcel map.

We also hereby dedicate to the public, for street right-of-way and utility purposes, that portion of Crawford Avenue as so designated on this map. We also hereby dedicate to the public that 10 foot wide snow storage easement as so designated on this map.

As owners: La Plange LLC, A California Limited Liability Company

Paul B. Rowan Officer  
Mark B. Rowan Officer

As Trustees:  
 Inyo-Mono Title Company, a California Corporation, trustee under the following deed of trust recorded in the Official Records of Mono County:

846/600 O.R., recorded April 15, 1999

James D. Core  
 James D. Core  
 President, Inyo-Mono Title Company

State of California }  
 County of SANDIEGO } ss.

On MARCH 29, 2004 before me,  
JANICE L. EVANS  
 a Notary Public in and for said County and State, personally appeared

Paul B. Rowan and Mark B. Rowan

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Janice L. Evans JANICE L. EVANS  
 Notary Public (sign and print name)  
 My commission expires: MARCH 18, 2008 #1477380  
 County of my principal place of business: SAN DIEGO

State of California }  
 County of mono } ss.

On April 6, 2004 before me,  
Michelle Forbis  
 a Notary Public in and for said County and State, personally appeared

James D. Core  
 personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

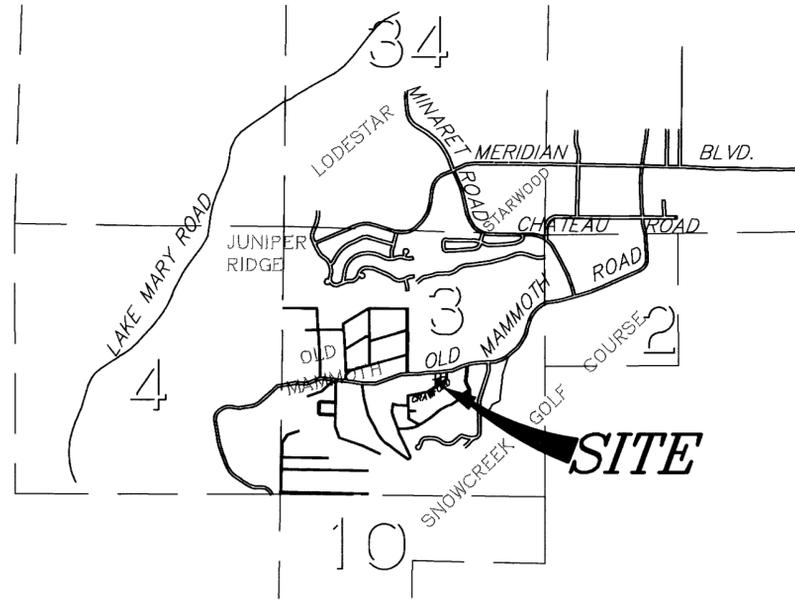
WITNESS my hand and (optional) official seal:

Michelle Forbis Michelle Forbis  
 Notary Public (sign and print name)  
 My commission expires: 4-19-07 Comm # 1412286  
 County of my principal place of business: mono

**C.C. & R.'s NOTE**

The declarations of covenants, conditions, restrictions and reservations are recorded as Instrument Number 2004004365 of Official Records on file in the office of the Mono County Recorder.

TOWN OF MAMMOTH LAKES



VICINITY MAP  
 NTS

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 4 RESIDENTIAL DWELLING UNITS ON PARCEL 1, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

**SOILS NOTE**

A soils report Project No. 3.30487, dated 19 December, 2003, was prepared by Sierra Geotechnical Services, Inc., under the signature of Thomas A. Platz, R.C.E. 41039, and updated by a memorandum addressing drywell performance dated 13 February, 2004 by Sierra Geotechnical Services, Inc., under the signature of Joseph A. Adler, CEG 2198. Said documents are on file with the Town of Mammoth Lakes Community Development Department - Engineering Division.

**PLANNING COMMISSION'S CERTIFICATE**

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of April 28, 2004. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative map and any amendments thereto.

The Planning Commission ~~did~~ <sup>did not accept</sup> at its meeting of April 28, 2004 ~~reject~~ on behalf of the public, that portion of street designated as Crawford Avenue and a snow storage easement adjacent thereto. The Town of Mammoth Lakes reserves the right to accept either or both offers of dedication at any time the Town deems necessary.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97-06, Section 1-20.170, this Final Map is hereby approved.

BY: William T. Taylor  
 William T. Taylor  
 Secretary to the Planning Commission

May 11, 2004  
 Date

**TOWN ENGINEER'S STATEMENT**

This parcel map was examined by me and the subdivision as shown is substantially the same as it appears on the tentative parcel map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative parcel map, have been complied with.



R. Steve Black 11 May 04  
 R. Steve Black, RCE 48821 Date  
 Mammoth Lakes Town Engineer  
 Lic. exp. 9/30/04

**TOWN SURVEYOR'S STATEMENT**

This final parcel map was examined by me and I am satisfied that this map is technically correct.



Lowell P. Felt 5-11-04  
 Lowell P. Felt, RCE 26010 Date  
 Mammoth Lakes Town Surveyor  
 License Expires 3/31/06

**SURVEYOR'S STATEMENT**

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of La Plange LLC in September, 2003. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map. All of the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before September 1, 2004 and such monuments are, or will be, sufficient to enable the survey to be retraced.

March 24, 2004  
 Date



David A. Laverty L.S. 4587  
 Lic. exp. 9/30/06

**RECORDER'S CERTIFICATE**

Filed this 13<sup>th</sup> day of May, 2004 at 1:12 P.M., in Book 4 of Parcel Maps at Page 142-142A, at the request of La Plange, LLC

Instrument No. 2004004364 Fee: \$10.00

Renn Nolan  
 Mono County Recorder

By: Sheree R. Hale  
 Deputy Mono County Recorder

**TAX COLLECTOR'S CERTIFICATE**

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$ 1,556.80 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney  
 Mono County Tax Collector

5/13/04  
 Date

By: Ruth A. Hansen  
 Deputy Mono County Tax Collector

LA PLANGE CONDOMINIUMS  
**PARCEL MAP NO. 36-209**

PARCEL 1 FOR CONDOMINIUM PURPOSES

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 36-176 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGES 88 AND 88A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

