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 Gull Lake Road as so designated on this map. We also hereby dedicate to the public that snow storage easement as so designated on this map, and further by the recordation of this map, we also hereby relinquish all right of vehicular ingress to or egress from Parcels Number 1 and 2 over and across the easterly lines of said parcels abutting State Highway Route 158, and from Parcel 3 over and across the northerly and easterly lines of said parcel abutting Gull Lake Road and State Highway Route 158, as so designated on this map.

We also hereby reserve to ourselves, our heirs, and assigns, a certain 30 foot wide access easement for the use and benefit of the present and future owners of the lot affected by such easement as delineated on said map. We also hereby reserve to ourselves, our heirs, and assigns, those easements for drainage and sewer line purposes for the use and benefit of the present and future owners of the lots affected by such easements as delineated on said map.

As owners:
Linda K. Nelson, a married woman as her sole and separate property

Linda K Nelson
Linda K. Nelson

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

862/50 O.R., recorded July 19, 1999, and Instrument No. 2003011337 recorded October 10, 2003

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

State of California)
County of MONO) ss.

On AUGUST 10, 2004 before me,
J.A. MARKHAM,
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:

J Markham
Notary Public (sign J.A. MARKHAM and print name)
My commission expires: 4-10-06
County of my principal place of business: MONO

State of New York)
County of New York) ss.

On August 17, 2004 before me,
FRANK J. ALBREZZI JR
a Notary Public in and for said County and State, personally appeared
Linda K Nelson
☐ 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:

Frank J. Albrezzi Jr.
Notary Public (sign FRANK J. ALBREZZI JR and print name)
My commission expires: 01/14/07
County of my principal place of business: New York, New York

C.C.&R.'S NOTE

The real property described by this Parcel Map is burdened by the Declaration of Covenants, Conditions, and Restrictions for Parcel Map No. 34-53 recorded on December 5, 1996 in Volume 752, Page 459 of Official Records on file in the office of the Mono County Recorder, as amended by the Declarations of Covenants, Conditions, Restrictions, and Reservations recorded as Instrument Number 2004_____ of Official Records on file in the office of the Mono County Recorder.

PLANNING COMMISSION'S CERTIFICATE

This parcel map, being in accord with the approved or conditionally approved tentative map, is hereby approved by the Mono County Planning Commission.

Oct. 14 2004
Date

By: Sally E. Miller
Chairman, Mono County Planning Commission

CLERK TO THE BOARD'S STATEMENT

I hereby state that the Mono County Board of Supervisors, at a regular meeting thereof, held on the 19th day of October, 2004 by an order duly passed and entered, did Accept, on behalf of the public, that portion of Gull Lake Road as so designated on this map, and did also Accept, on behalf of the public, that easement for snow storage purposes, as so designated on this map,

Oct 21, 2004
Date

By: [signature]
Clerk to the Board of Supervisors

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 $ 1,928.05 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney
Mono County Tax Collector

10/18/04
Date

By: Ruth H. Hansen
Deputy Mono County Tax Collector

SOILS NOTE

A soils report, dated October, 2002, was prepared by Sierra Geotechnical Services, Inc., under the signature of Thomas A. Platz, R.C.E. 41039. Said report is on file with the Mono County Public Works Department.

COUNTY SURVEYOR'S STATEMENT

This map has been examined by me and the subdivision as shown is substantially the same as it appeared on the tentative 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 map have been complied with. I am satisfied that this map technically correct.

Mono County Surveyor:

10/21/04
Date

PROFESSIONAL LAND SURVEYOR RICHARD C. BOARDMAN No. 4686 STATE OF CALIFORNIA

Richard Boardman
Richard Boardman L.S. 4686
Lic. exp. 9/30/2005

RECORDER'S CERTIFICATE

Filed this 22nd day of October, 2004, at 11:31 A.M., in Book 4 of Parcel Maps at page 146-146B, at the request of Linda K. Nelson

Renn Nolan
Mono County Recorder

By: Sherri L. Hale
Deputy Mono County Recorder

Instrument No. 2004009536 Fee: $ 13.00

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 Linda Nelson on 28 January, 2003. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I hereby state that all the monuments are of the character and occupy the positions indicated, and that such monuments are sufficient to enable the survey to be retraced.

August 6 2004
Date

LICENSED LAND SURVEYOR DAVID A. LAVERTY No. 4587 STATE OF CALIFORNIA

David A. Laverty, L.S. 4587
Lic. exp. 9/30/2006

SIGNATURE OMISSIONS

The signatures of the following, owners of the easements as disclosed by deeds recorded in the referenced books of Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection (a)(3)(A)(i) of the Subdivision Map Act.

Southern California Edison Company	902/362 O.R.
June Lake Public Utility District	752/457 O.R.

PARCEL MAP NO. 34-55

BEING A DIVISION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 34-53 IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 97 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

1.30 ACRES ± GROSS
1.20 ACRES ± NET

triad/holmes assoc.