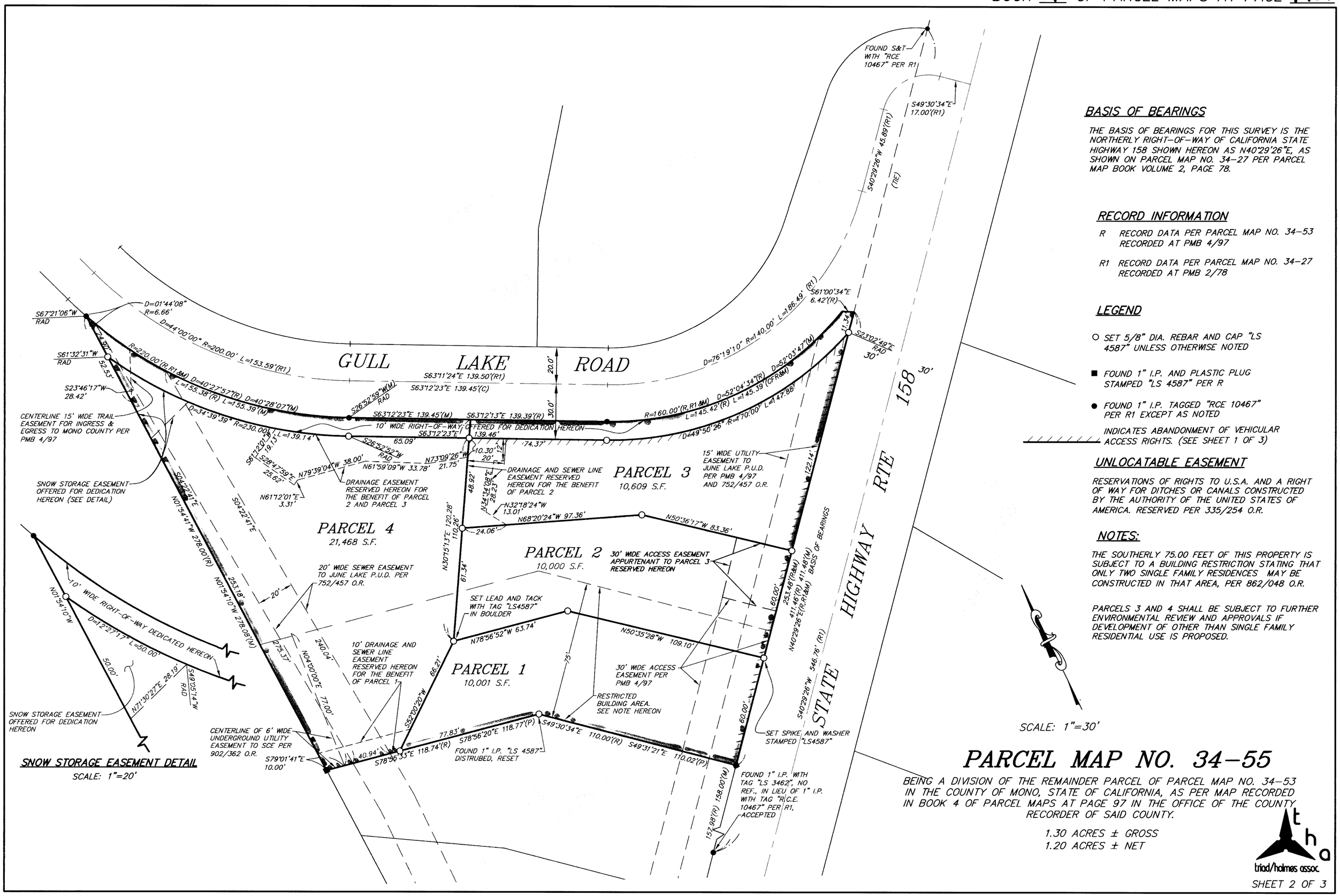

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY RIGHT-OF-WAY OF CALIFORNIA STATE HIGHWAY 158 SHOWN HEREON AS N40°29'26"E, AS SHOWN ON PARCEL MAP NO. 34-27 PER PARCEL MAP BOOK VOLUME 2, PAGE 78.

RECORD INFORMATION

R RECORD DATA PER PARCEL MAP NO. 34-53 RECORDED AT PMB 4/97

R1 RECORD DATA PER PARCEL MAP NO. 34-27 RECORDED AT PMB 2/78

LEGEND

○ SET 5/8" DIA. REBAR AND CAP "LS 4587" UNLESS OTHERWISE NOTED

■ FOUND 1" I.P. AND PLASTIC PLUG STAMPED "LS 4587" PER R

● FOUND 1" I.P. TAGGED "RCE 10467" PER R1 EXCEPT AS NOTED

INDICATES ABANDONMENT OF VEHICULAR ACCESS RIGHTS. (SEE SHEET 1 OF 3)

UNLOCATABLE EASEMENT

RESERVATIONS OF RIGHTS TO U.S.A. AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. RESERVED PER 335/254 O.R.

NOTES:

THE SOUTHERLY 75.00 FEET OF THIS PROPERTY IS SUBJECT TO A BUILDING RESTRICTION STATING THAT ONLY TWO SINGLE FAMILY RESIDENCES MAY BE CONSTRUCTED IN THAT AREA, PER 862/048 O.R.

PARCELS 3 AND 4 SHALL BE SUBJECT TO FURTHER ENVIRONMENTAL REVIEW AND APPROVALS IF DEVELOPMENT OF OTHER THAN SINGLE FAMILY RESIDENTIAL USE IS PROPOSED.

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.