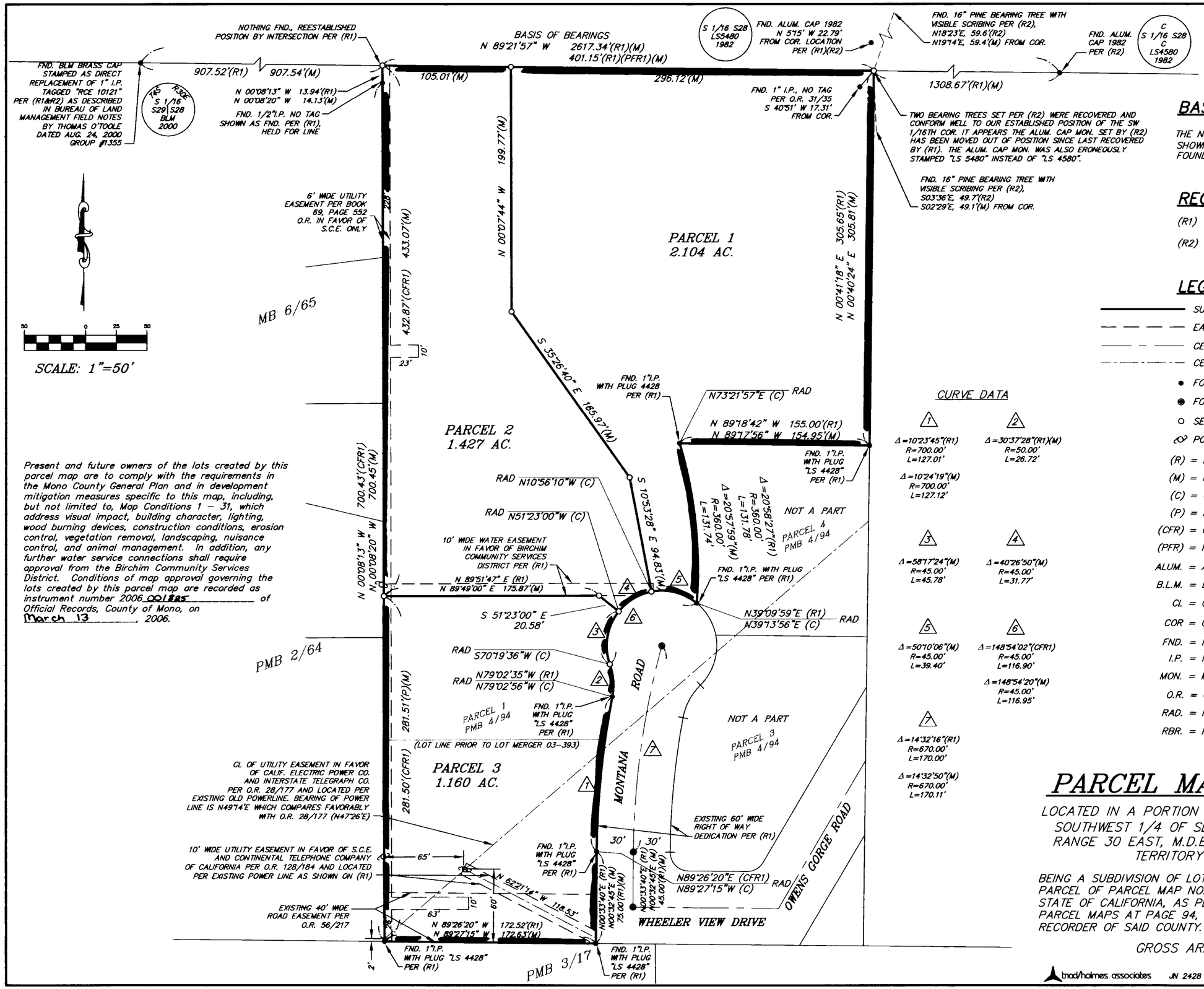

Present and future owners of the lots created by this parcel map are to comply with the requirements in the Mono County General Plan and in development mitigation measures specific to this map, including, but not limited to, Map Conditions 1 – 31, which address visual impact, building character, lighting, wood burning devices, construction conditions, erosion control, vegetation removal, landscaping, nuisance control, and animal management. In addition, any further water service connections shall require approval from the Birchim Community Services District. Conditions of map approval governing the lots created by this parcel map are recorded as instrument number 2006 001885 of Official Records, County of Mono, on March 13, 2006.

CURVE DATA

1: Δ=10°23'45"(R1) R=700.00' L=127.01'	2: Δ=30°37'28"(R1)(M) R=50.00' L=26.72'
Δ=10°24'19"(M) R=700.00' L=127.12'	
3: Δ=58°17'24"(M) R=45.00' L=45.78'	4: Δ=40°26'50"(M) R=45.00' L=31.77'
5: Δ=50°10'06"(M) R=45.00' L=39.40'	6: Δ=148°54'02"(CFR1) R=45.00' L=116.90'
	Δ=148°54'20"(M) R=45.00' L=116.95'
7: Δ=14°32'16"(R1) R=670.00' L=170.00'	
Δ=14°32'50"(M) R=670.00' L=170.11'	

BASIS OF BEARINGS:

THE NORTH LINE OF REMAINDER LOT, PER R1, SHOWN HEREON AS N89°21'57"W, BETWEEN FOUND BLM MONUMENTS.

RECORD INFORMATION:

(R1) = PARCEL MAP NO. 37-142, PMB 4, PAGE 94

(R2) = RECORD OF SURVEY 37-23, RSMB 1, PAGE 94

LEGEND:

- SUBJECT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE ROAD
- CENTERLINE EASEMENT
- FOUND MONUMENT AS NOTED
- FOUND SPIKE AND WASHER "LS 4428"
- SET 5/8" REBAR W/CAP "LS 4428"
- POWER POLE

(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
(P) = PROPORTIONED
(CFR) = CALCULATED FROM RECORD
(PFR) = PROPORTIONED FROM RECORD
ALUM. = ALUMINUM
B.L.M. = BUREAU OF LAND MANAGEMENT
CL = CENTER LINE
COR = CORNER
FND. = FOUND
I.P. = IRON PIPE
MON. = MONUMENT
O.R. = OFFICIAL RECORD
RAD. = RADIAL
RBR. = REBAR

PARCEL MAP NO. 37-182

LOCATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 30 EAST, M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF MONO COUNTY

BEING A SUBDIVISION OF LOT MERGER 03-393 AND THE REMAINDER PARCEL OF PARCEL MAP NO. 37-142 IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GROSS AREA 4.691 ± ACRES

triad/holmes associates JN 2428