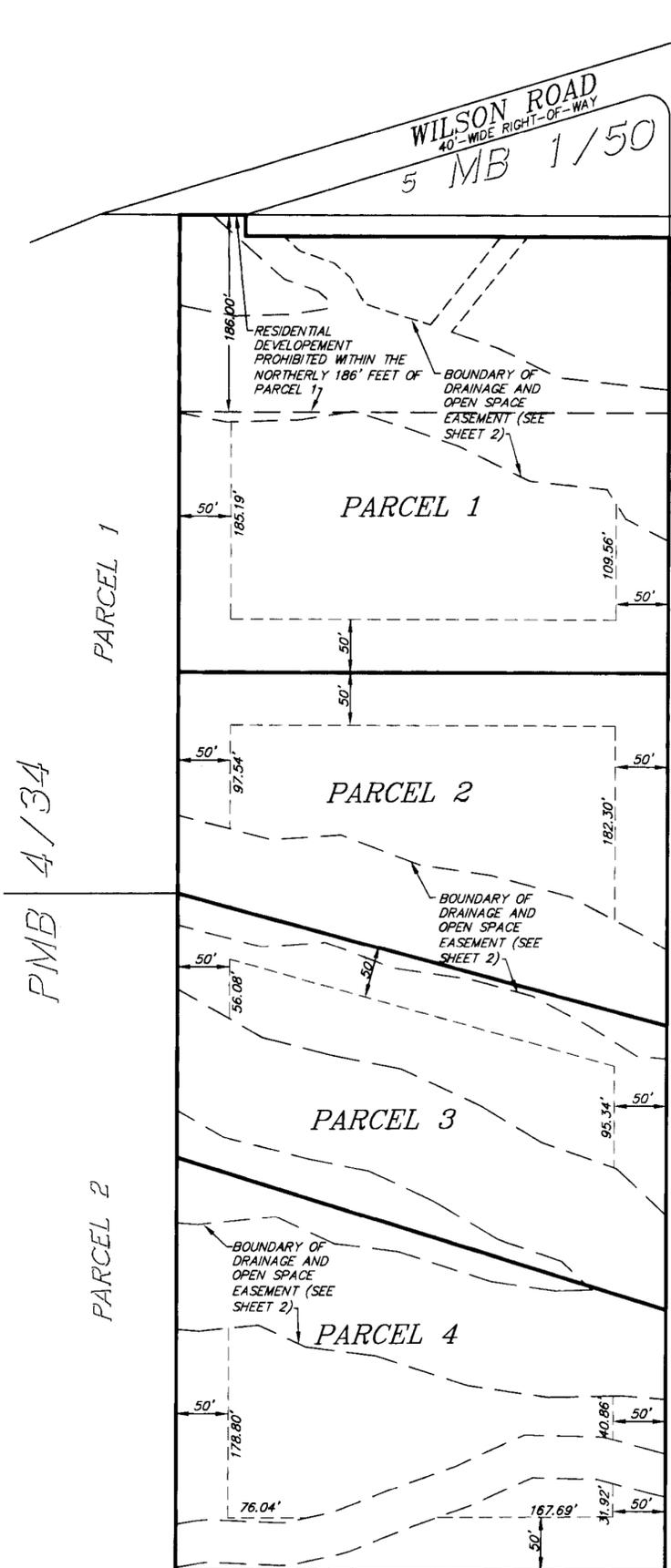


# PARCEL MAP NO. 37-172

A RESUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 37-135, RECORDED IN PARCEL MAP BOOK 4 AT PAGES 34 AND 34A IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF MONO, STATE OF CALIFORNIA. LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 30 EAST, M.D.B. & M., IN THE COUNTY OF MONO COUNTY, STATE OF CALIFORNIA

13.54 ± ACRES GROSS  
13.51 ± ACRES NET



### LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK LINE

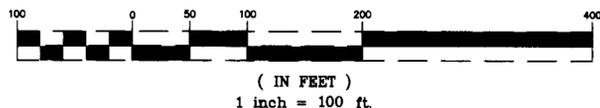
### NOTES:

THE INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, TO SHOW YARD SETBACKS, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

1. PRESENT AND FUTURE OWNERS OF THE LOTS CREATED BY THIS PARCEL MAP ARE TO COMPLY WITH REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN, PROJECT CC&RS, AND DEVELOPMENT MITIGATION MEASURES SPECIFIC TO THIS MAP, INCLUDING, BUT NOT LIMITED TO, MAP CONDITIONS 1 - 25, WHICH ADDRESS VISUAL IMPACT, BUILDING CHARACTER, LIGHTING, WOOD BURNING DEVICES, CONSTRUCTION CONDITIONS, EROSION CONTROL, VEGETATION REMOVAL, LANDSCAPING, NUISANCE CONTROL, AND ANIMAL MANAGEMENT. CONDITIONS OF MAP APPROVAL GOVERNING THE LOTS CREATED BY THIS PARCEL MAP ARE RECORDED AS INSTRUMENT NUMBER 2006-002121 OF OFFICIAL RECORDS, COUNTY OF MONO, ON March 22, 2006. IF ANY INCONSISTENCIES EXIST BETWEEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, THE MORE RESTRICTIVE SHALL APPLY.
2. ARCHITECTURAL PLANS FOR ANY STRUCTURE (E.G., DWELLING UNIT, GARAGE, BARN, ETC.) SHALL BE REVIEWED AND APPROVED BY THE WHEELER CREST DESIGN REVIEW COMMITTEE PRIOR TO APPROVAL OF THE BUILDING PERMIT.
3. WITH THE EXCEPTION OF WELLS AND FIRE-SAFE STORAGE FACILITIES, SURFACE DISTURBANCE ACTIVITIES SUCH AS RESIDENTIAL DEVELOPMENT, CORRALS, AND CROPS ARE PROHIBITED WITHIN THE 50-FOOT SETBACK AREAS AND DRAINAGE AND OPEN SPACE EASEMENTS.
4. SITE DEVELOPMENT LIMITATIONS PURSUANT TO CONDITIONS OF MAP APPROVAL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - A. PERMANENT CLEARING OF NATIVE VEGETATION FOR STRUCTURES, LANDSCAPING, GARDENS, ANIMAL ENCLOSURES, AND DRIVEWAYS ARE LIMITED TO 20 PERCENT OF TOTAL LOT AREA. AREAS TEMPORARILY CLEARED FOR UTILITY LINE CONSTRUCTION, LEACH FIELD OR SEPTIC TANK CONSTRUCTION, WELL DRILLING OPERATIONS, OR OTHER TEMPORARY SURFACE DISTURBANCES SHALL BE REVEGETATED AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION. AN ADDITIONAL 10 PERCENT OF THE TOTAL LOT AREA MAY BE CLEARED OR OTHERWISE UTILIZED FOR LIVESTOCK PENS OR CORRALS. THE REMAINDER OF EACH PARCEL SHALL REMAIN IN ITS NATURAL CONDITION.
  - B. LOT COVERAGE SHALL BE LIMITED TO A MAXIMUM OF 20 PERCENT.
  - C. BUILDING HEIGHT SHALL NOT EXCEED 26 FEET.
  - D. XERISCAPE LANDSCAPING AND USE OF NATIVE, INDIGENOUS SPECIES SHALL BE REQUIRED.
  - E. GRADING ACTIVITIES, RESIDENTIAL CONSTRUCTION, AND SIMILAR HEAVY CONSTRUCTION ACTIVITIES SHALL BE RESTRICTED TO DAYLIGHT HOURS AND THE PERIOD BETWEEN MAY 15 AND OCTOBER 1.
5. AT THE TIME OF DEVELOPMENT OWNERS OF THESE PARCELS ARE REQUIRED TO INSTALL WATER STORAGE CAPACITY OF NOT LESS THAN 2,500 GALLONS ON EACH PARCEL. STORAGE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE WHEELER CREST FIRE PROTECTION DISTRICT.



GRAPHIC SCALE



643 DFG  
194 O.R.

