

**LEGEND**

- SUBJECT PROPERTY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- //// RELINQUISHMENT OF RIGHT OF VEHICULAR INGRESS AND EGRESS

○ SET 5/8" REBAR AND CAP STAMPED LS 4428, UNLESS OTHERWISE NOTED.

● FOUND 3/4" I.P. TAGGED RCE 10467 UNLESS OTHERWISE NOTED

- (M) MEASURED
- (C) CALCULATED
- (R1) RECORD INFORMATION PER MB 6/23
- (R2) RECORD INFORMATION PER CALTRANS RIGHT-OF-WAY RECORD MAP, DISTRICT 9, ROUTE 6, POST MILE 24.8
- (PFR) PROPORTIONED FROM RECORD
- (CFR) CALCULATED FROM RECORD

- I.P. IRON PIPE
- MB MAP BOOK
- PMB PARCEL MAP BOOK
- B.O.B. BASIS OF BEARING
- STA STATION
- O.R. OFFICIAL RECORDS OF MONO COUNTY
- BR. BRASS
- RAD RADIAL

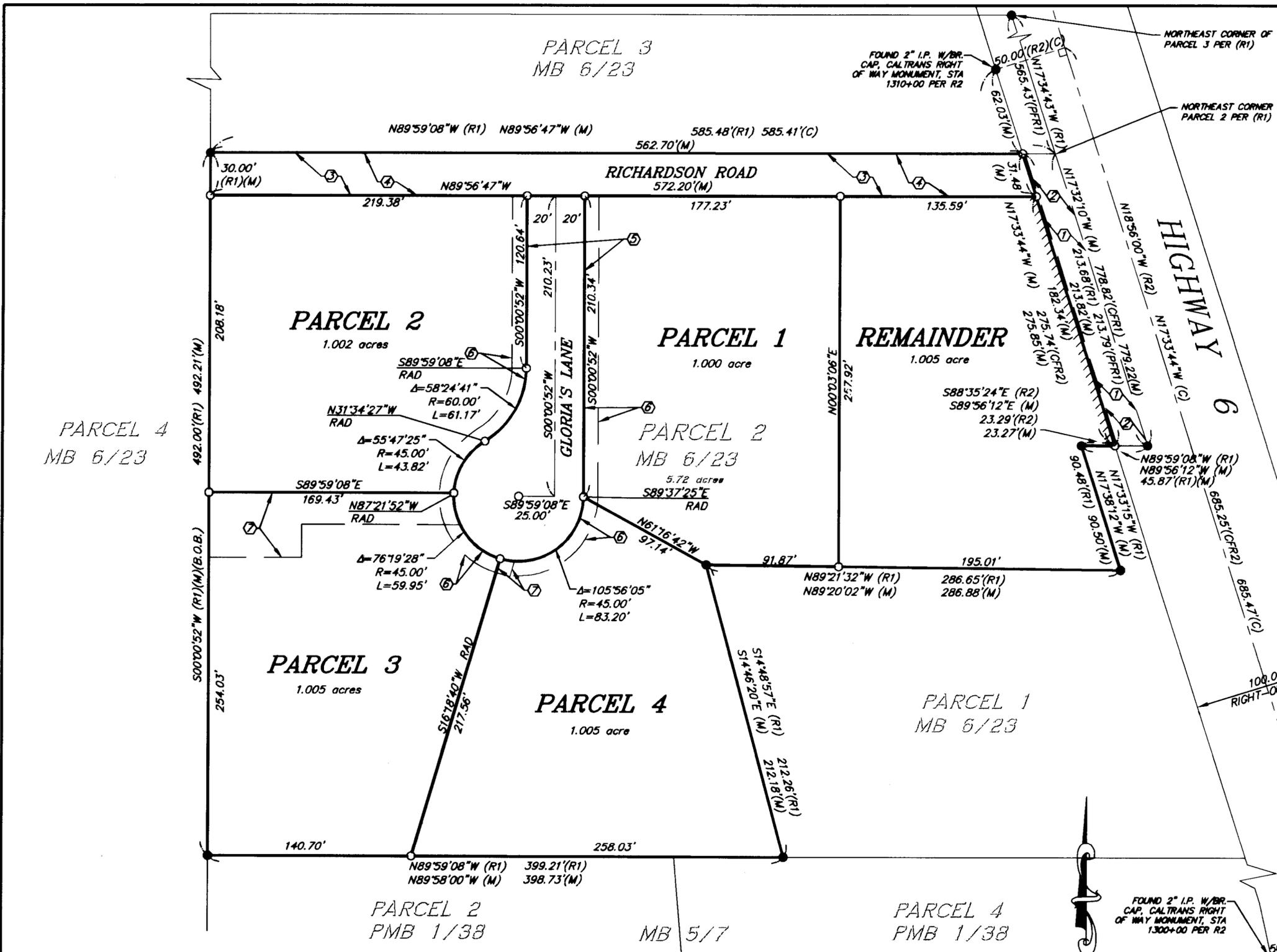
**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY PROPERTY LINE OF THE SUBJECT PARCEL BETWEEN FOUND 3/4" IRON PIPES SHOWN HEREON AS S00°00'52"W PER MB 6/23

**NOTE:**

PRESENT AND FUTURE OWNERS OF THE LOTS CREATED BY THIS PARCEL MAP ARE TO COMPLY WITH THE REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN AND DEVELOPMENT STANDARDS AND MITIGATION MEASURES SPECIFIC TO THIS MAP, INCLUDING, BUT NOT LIMITED TO, MAP CONDITIONS 1-21, 27, AND 29 WHICH ADDRESS VISUAL IMPACT, BUILDING CHARACTER, LIGHTING, WOOD BURNING DEVICES, CONSTRUCTION CONDITIONS, EROSION CONTROL MEASURES, VEGETATION REMOVAL AND REVEGETATION, LANDSCAPING, NUISANCE CONTROL, SEWAGE DISPOSAL, WATER SUPPLY, UTILITY INSTALLATION AND ANIMAL MANAGEMENT.

CONDITIONS OF MAP APPROVAL GOVERNING THE LOTS CREATED BY THIS PARCEL MAP ARE RECORDED AS DOCUMENT NO. 2007002981 OF OFFICIAL RECORDS, COUNTY OF MONO, ON APRIL 23<sup>RD</sup>, 2007. IF ANY INCONSISTENCIES EXIST BETWEEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, THE MORE RESTRICTIVE SHALL APPLY.



PARCEL 4  
MB 6/23

PARCEL 2  
1.002 acres

PARCEL 1  
1.000 acre

PARCEL 2  
MB 6/23

PARCEL 3  
1.005 acres

PARCEL 4  
1.005 acre

PARCEL 1  
MB 6/23

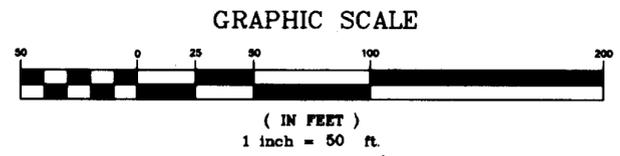
PARCEL 2  
PMB 1/38

MB 5/7

PARCEL 4  
PMB 1/38

**EASEMENT NOTES**

- ① AN UNLOCATABLE 20'-WIDE EASEMENT (25' MAX FOR GUY AND ANCHORS) FOR POLE LINES AND CONDUITS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER BOOK 18, PAGE 220 O.R. DATED JULY 17, 1942 AND TRANSFERRED TO INTERSTATE TELEGRAPH COMPANY PER BOOK 29 PAGE 136 O.R. FEBRUARY 25, 1952; MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
- ② AN EXISTING 20'-WIDE EASEMENT FOR TELEPHONE, TELEGRAPH, AND COMMUNICATION STRUCTURES IN FAVOR OF CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA PER BOOK 166, PAGE 261 O.R. DATED FEBRUARY 28, 1974.
- ③ AN EXISTING 30'-WIDE ROADWAY EASEMENT PER MAP BOOK 6, PAGE 23.
- ④ A 30'-WIDE RIGHT-OF-WAY FOR STREET, DRAINAGE, AND PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- ⑤ A 40'-WIDE RIGHT-OF-WAY FOR STREET, DRAINAGE, AND PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON.
- ⑥ A 10'-WIDE EASEMENT FOR SNOW STORAGE AND DRAINAGE PURPOSES OFFERED FOR DEDICATION HEREON.
- ⑦ WATER TANK, WELL, AND FIRE HYDRANT EASEMENTS GRANTED TO SKYVIEW ACRES ARCHITECTURAL AND PLANNING BOARD PER INSTRUMENT NO. 2007002986.



**PARCEL MAP NO. 37-176**

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY  
STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 32 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND SAID PORTION ALSO BEING FURTHER DESCRIBED AS PARCEL 2, ACCORDING TO THE RECORD OF SURVEY RECORDED IN BOOK 6 OF MAPS AT PAGE 23 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GROSS AREA: 5.72 acres  
NET AREA: 5.02 acres