



SCALE: 1" = 40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF PARCEL 2 OF PARCEL MAP NO. 36-147, SHOWN HEREON AS N 87°30'00" W, PER MAP RECORDED IN PARCEL MAP BOOK 4 AT PAGE 36.

NOTE: ALL PUBLIC IMPROVEMENTS REQUIRED FOR PARCEL 2 MUST BE INSTALLED AT THE TIME OF DEVELOPMENT OF PARCEL 2. INCLUDES ACCESS, WATER AND SEWER.

LEGEND

- FOUND 2" I.P., TAGGED "LS 4587", AS SET PER R1
- FOUND 2" I.P. IN MONUMENT WELL, TAGGED "LS 4587", AS SET PER R1
- SET 5/8" REBAR & CAP, STAMPED "LS 4587"
- SET SPIKE AND WASHER, "LS 4587"

RECORD INFORMATION

R1 RECORD INFORMATION PER P.M.B. 4/36

EASEMENT NOTES

AN UNLOCATABLE 10' EASEMENT TO CALIFORNIA INTERSTATE TELEPHONE COMPANY FOR EXISTING POLE LINE FACILITIES, PER 79/391 O.R., EXISTS OVER THESE PROPERTIES.

- Ⓐ 10.00' EASEMENT, ALL AROUND PERIMETER AND ON EACH SIDE OF THE LINE COMMON TO PARCELS 1&2, AS SHOWN DEDICATED TO CONTEL PER 671/219 O.R.

PHASE I & II

PARCEL MAP NO. 36-175

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 36-147 PER MAP RECORDED IN MAP BOOK 4 AT PAGE 36.

A PLANNED UNIT DEVELOPMENT

GROSS AREA: 36,385 S.F.±
NET AREA: 34,699 S.F.±

TRIAD ENGINEERING CORP.,
MAMMOTH LAKES, CALIFORNIA JN 619.2