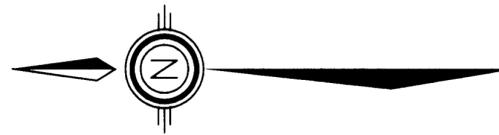


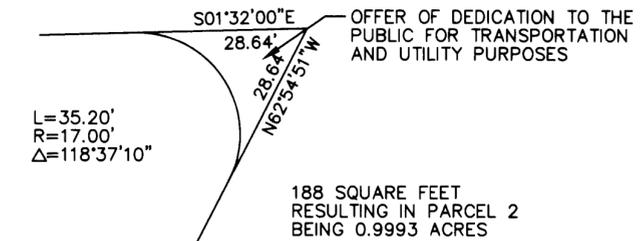
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS OF THIS MAP IS THE EAST LINE OF PARCEL L OF MILL CREEK RANCH SUBDIVISION (R). SAID BEARING IS N1°32'W.



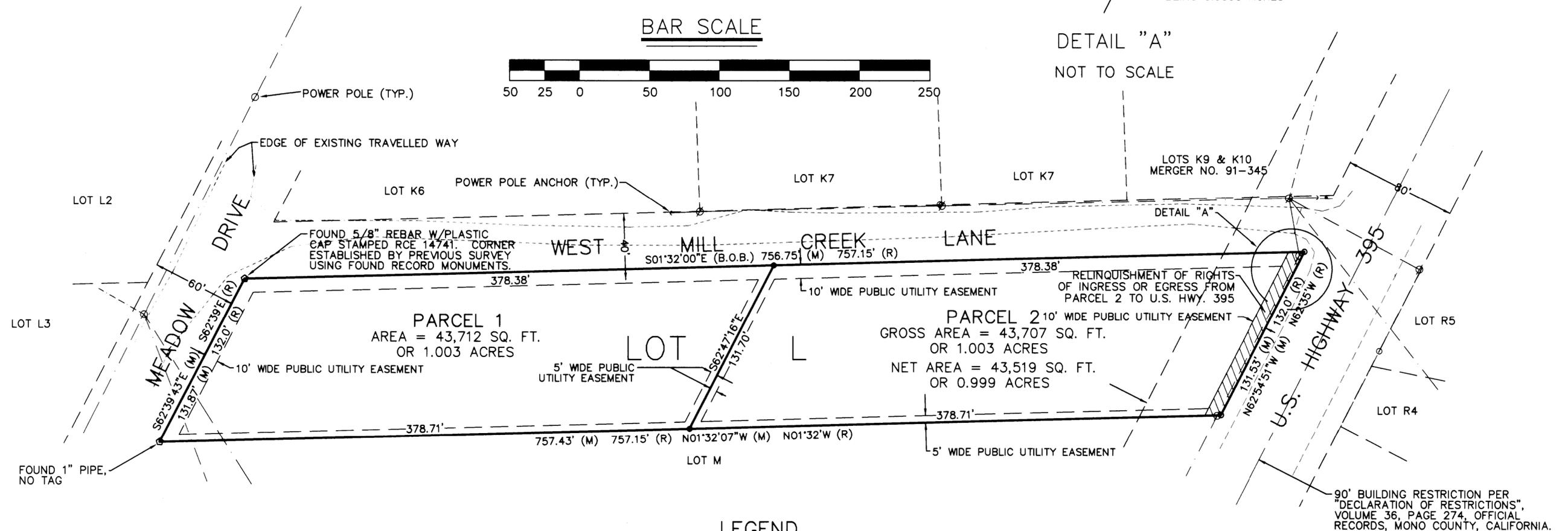
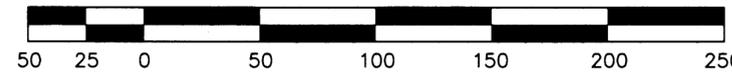
SCALE: 1" = 50'

**PROPOSED CALTRANS RIGHT-OF-WAY ACQUISITION**



DETAIL "A"  
NOT TO SCALE

**BAR SCALE**



**LEGEND**

- FOUND 1" PIPE/TAG L.S. 27104.
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED RCE 14741.
- (M) MEASURED.
- (B.O.B.) BASIS OF BEARINGS.
- ◊ FOUND CORNER AS NOTED.

**MUTUALLY AGREED CLAUSE:**

1) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.

**BUILDING EXCEPTION**

2) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES EXCEPTING THAT PORTION OVER EXISTING BUILDINGS.

**NOTES**

1. THIS IS A DIVISION OF A.P.N. 02-353-13, LOT L.
2. TOTAL ACREAGE IS 2.00 ACRES.
3. ZONING IS ER/MU.

**RECORD DOCUMENTS**

(R) MILL CREEK RANCH SUBDIVISION, MAP BOOK 2, PAGES 27-27B, OFFICIAL RECORDS, MONO COUNTY, CALIFORNIA.

FINAL PARCEL MAP NO. 31-98  
FOR  
TIMOTHY ERIC & MARY GRACE  
FESKO  
IN THE UNINCORPORATED TERRITORY OF MONO COUNTY  
WITHIN THE NE1/4 OF SECTION 29, T. 8 N., R. 23 E., M. D. B. & M.  
MONO COUNTY, CALIFORNIA, BEING A FURTHER SUBDIVISION OF  
LOT L OF THE MILL CREEK SUBDIVISION, ACCORDING TO THE  
MAP RECORDED IN MAP BOOK 1, PAGE 60, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY

DESIGNED BY WJO DRAWN BY MWJ	<b>OWENS ENGINEERING</b> CIVIL ENGINEERING & LAND SURVEYING 1466 HIGHWAY 395, GARDNERVILLE, NV 89410 (775) 782-2881 FAX: (775) 782-2881	SHEET 3 OF 3
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