SCALE 1" = 60'

FINAL MAP — SNOWCREEK V, PHASE 8

FAIRWAY HOMES II

TRACT MAP NO. 36—183A

LOT 1, FOR CONDOMINIUM PURPOSES

20 UNIT PROJECT

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36—178, SNOWCREEK V, PHASE 7, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

17.44 ACRES

(A) DRAINAGE EASEMENT DATA

CL 10' PRIVATE DRAINAGE EASEMENT RESERVED HEREON

SD1	14.37	N24°36'34"E
SD2	89.37	N03°02'23"E
SD3	17.41	N29°21'34"W
SD4	48.24	S00°46'38"W
SD5	64.09	N40°15'53"W
SD6	31.00	N50°07'35"E
SD7	64.64	N11°01'16"E
SD8	26.73	N56°34'51"E
SD9	41.59	S01°06'49"E
SD10	177.47	S79°17'52"E
SD11	88.79	S79°17'52"E
SD12	74.72	N08°58'24"E
SD13	33.91	N24°32'09"W
SD14	59.30	N04°30'32"E
SD15	18.47	S79°17'52"E
SD16	17.10	N40°15'53"W

(B) SEWER EASEMENT DATA

CL 10.00' SEWER EASEMENT TO MCWD

LINE	LENGTH	BEARING
S1	104.48	S44°03'48"E
S2	102.76	S88°14'01"E
S3	7.34	S88°14'01"E

(C) WATER EASEMENT DATA

CL 10.00' SEWER EASEMENT TO MCWD

LINE	LENGTH	BEARING
W1	89.65	S42°08'57"E
W2	306.20	S88°21'03"E
W3	17.56	N60°04'27"E

CL EXISTING ACCESS (E) EASEMENT DATA

CL 40.00' PRIVATE ACCESS EASEMENT PER M.B. 10/22

EASEMENT TIE LINE TABLE

LINE	LENGTH	BEARING
L1	9.08	N78°18'40"W
L2	28.67	N58°13'22"W
L3	81.24	N61°07'32"W

EASEMENT TIE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	19.95'	250.60'	04°33'39"
C2	10.43'	250.60'	02°23'02"
C3	70.12'	200.00'	20°05'18"

EASEMENT NOTES

THE EXACT LOCATION OF THE CONTEL EASEMENT PER BOOK 114, PAGE 463, O.R. IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTABLE.

LEGEND

(R1) RECORD DATA PER M.B. 10/16
(R2) RECORD DATA PER M.B. 10/22
(R3) RECORD DATA PER R.S.M.B. 2/141
(R4) RECORD DATA PER M.B. 10/33
(R5) RECORD DATA PER M.B. 10/36
(R6) RECORD DATA PER M.B. 10/39
(M) MEASURED

○ SET 5/8" DIA. 18" LONG MIN. REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587"

◑ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/39

⊙ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/22

● FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B. 10/16 UNLESS OTHERWISE NOTED.

■ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" SET PER RSMB 2/141

△ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" SET PER MB 10/33

(A) CL PRIVATE DRAINAGE EASEMENT RESERVED HEREON.

(B) CL 10' SEWER EASEMENT TO MCWD PER 800/588 O.R.

(C) CL 10' WATER EASEMENT TO MCWD PER 800/595 O.R.

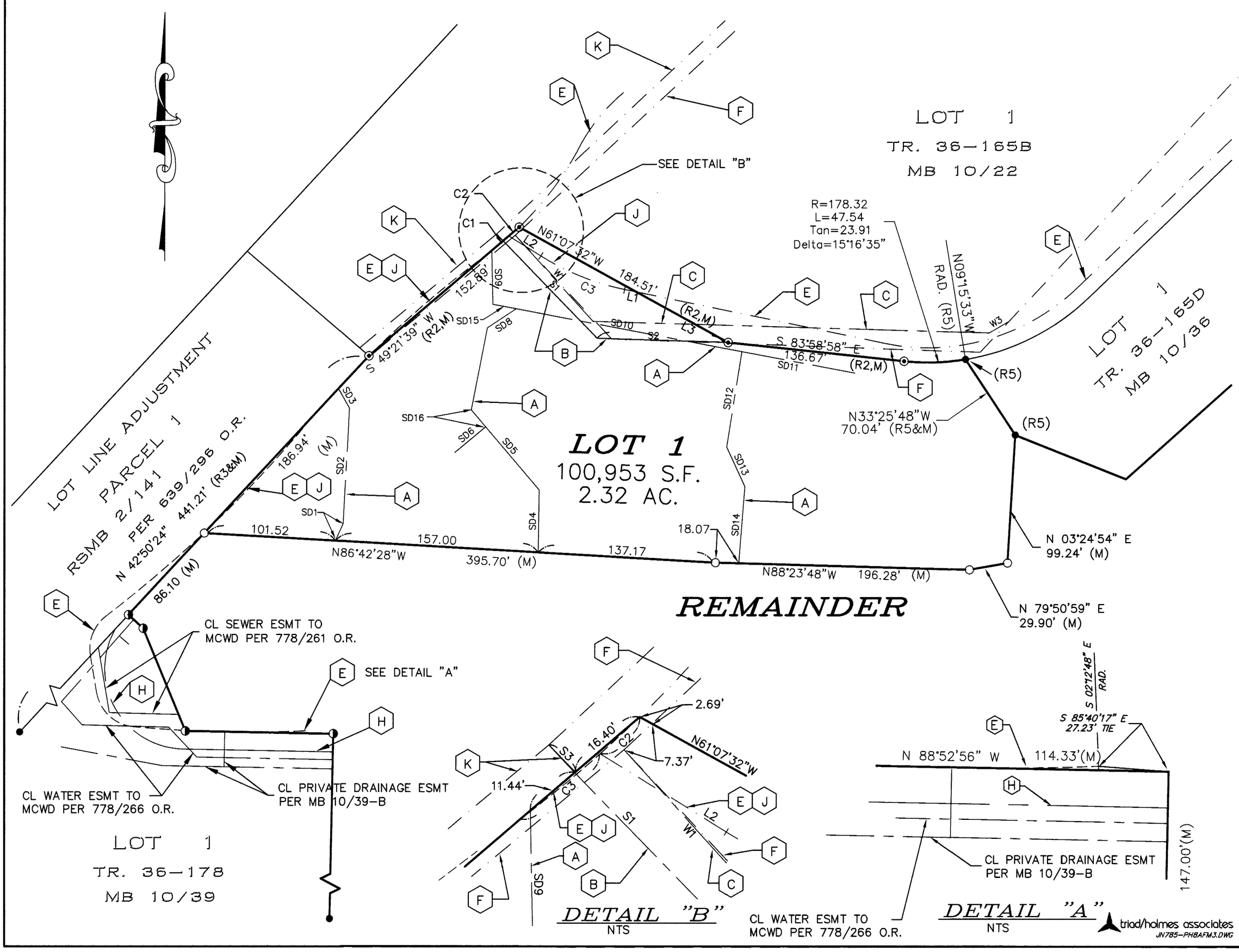
(E) CL 40' PRIVATE ROADWAY AND ACCESS EASEMENT PER MB 10/22

(F) CL 10' WATER EASEMENT TO MCWD PER 567/260 O.R.

(H) CL 40' PRIVATE ROADWAY AND ACCESS EASEMENT PER 10/22

(J) CL 40' PRIVATE ROADWAY AND ACCESS EASEMENT RESERVED HEREON PER 10/39B

(K) CL 10' SEWER EASEMENT TO MCWD PER 567/262 O.R.



triad/holmes associates

JN785—PH8AFM3.DWG