

FAIRWAY HOMES II

TRACT MAP NO. 36-186A

1 LOT, FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36-183C, SNOWCREEK V, PHASE 10, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 44-44B OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER ON NOVEMBER 12, 1998

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 18 RESIDENTIAL DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

11.48 ACRES

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this final map. We also reserve to ourselves, our heirs, and assigns, certain private roadway and access easements and private drainage easements for the use and benefit of the present and future owners of the lots affected by such easements as so delineated on this map.

As Owner: Dempsey Construction Corporation, a California Corporation
Thomas J. Dempsey, President
Jay C. Bretton, Secretary

RECORDER'S CERTIFICATE

Filed this 29th day of JUNE, 1999 at 11:37 A.M., in book 10 of tract maps at page 48-48B at the request of Dempsey Construction Corporation.

Instrument no. 5100
Fee 713.00

Renn Nolan
Mono County Recorder

BY: Dolores K. Lax
Deputy Mono County Recorder

TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision or any part thereof, for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$14,444.48 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney
Mono County Tax Collector

BY: Grace R. Stender
Deputy Mono County Tax Collector

Date: 6/29/99

State of California
County of Mono

On June 10, 1999 before me,

Diane M. Hager
a Notary Public in and for said County and State, personally appeared Thomas J. Dempsey and Jay C. Bretton

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Diane M. Hager
Notary Public (sign and print name)
My commission expires: 1-6-03
County of my principal place of business: Mono

SURVEYOR'S STATEMENT

This final map and survey were prepared by me or under my direction and are based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance performed in January, 1999 at the request of Dempsey Construction Corporation. This survey is true and complete as shown. I hereby state that all the monuments are of the character and occupy the positions indicated, or will be set in those positions within 1 year from completion of improvements shown on the approved Tentative Map, and are sufficient to enable the survey to be retraced.

June 9 1999
Date



David A. Lavery L.S. 4587
Lic. exp. 9/30/02

C.C. & R.'S NOTE

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on October 27, 1997 in Book 778, at page 208 and per Declaration of Annexation recorded in Book 858, at page 14, of Official Records of the Mono County Recorder.

SOILS NOTE

A soils and geological report was prepared for the Snowcreek project by J.H. Kleinfelder and Associates on the 26th day of April, 1989, titled "Geotechnical Investigation Report For The Snowcreek V Project Mammoth Lakes, California, under the signature of Chris D. Spandau, R.C.E. 32214, and is filed in the office of the Town of Mammoth Lakes Community Development Department.

SIGNATURE OMISSIONS

The signature(s) of the following, owner(s) of an easement(s) as disclosed by deed(s) recorded in the referenced books of official records of Mono County, has/have been omitted under the provisions of section 66436 subsection (a)(3)(A)(i) of the subdivision map act.

- Continental Telephone Company Volume 114/Page 463: Public Utility Easement
Mammoth Community Water District Volume 542 Page 570: Sewer Easement
Mammoth Community Water District Book 10 Page 21 of Maps: Sewer Easement
Mammoth Community Water District Volume 576 Page 168: Sewer and Water Easement

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or the conditionally approved tentative map. Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170, this map is hereby approved: Said approval having been ratified by the Town of Mammoth Lakes Planning Commission on: June 16, 1999

June 23 1999
Date

BY: William T. Taylor
William T. Taylor, Secretary

TOWN ENGINEER'S STATEMENT

This final map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with.

6/23/99
Date



Jeffrey L. Mitchell R.C.E. 35134
Mammoth Lakes Town Engineer
Lic. exp. 09-30-99

TOWN SURVEYOR'S STATEMENT

This final map was examined by me and I am satisfied that this map is technically correct.

6/23/99
Date



Craig E. Tackabery P.L.S. 7128
Mammoth Lakes Town Surveyor
Lic. exp. 12-31-02

BOOK 10 OF TRACT MAPS AT PAGE 48