

TRACT MAP NO. 36-186B

1 LOT, FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36-186A, SNOWCREEK V, PHASE 11, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48-48B OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, ON JUNE 29, 1999.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 24 RESIDENTIAL DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

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

State of California
County of Mono

On August 9, 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 within instrument.

WITNESS my hand and (optional) official seal:

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

TOWN ENGINEER'S STATEMENT

This 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.

August 13, 1999 Date
Jeffrey L. Mitchell R.C.E. 35134
Mammoth Lakes Town Engineer
Lic. Exp. 09-30-99

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 77B, at page 208 and per Declaration of Annexation recorded in Book 367, at page 230, 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, entitled "Geotechnical Investigation Report for the proposed 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

RECORDER'S CERTIFICATE

Filed this 24th day of August, 1999 at 3:07 p.m., in book 10 of tract maps at page 49-49A at the request of Dempsey Construction Corporation.

Renn Nolan
Mono County Recorder

Instrument no. 6725
Fee 710.00

BY: Dolores R. Way
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 \$ 0 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: Betty Wislomat
Deputy Mono County Tax Collector

Date: 8-24-99

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: August 11, 1999

August 13, 1999
Date

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

TOWN SURVEYOR'S STATEMENT

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

8/13/99
Date

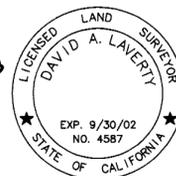


Craig Tackabery
Craig Tackabery P.L.S. 7128
Mammoth Lakes City Engineer
Lic. exp. 12/31/02

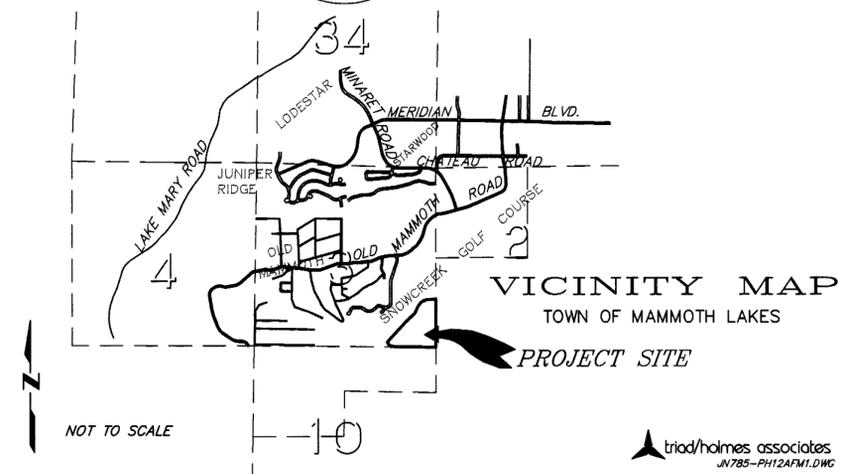
SURVEYOR'S STATEMENT

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 May, 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.

August 10 1999
Date



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



BOOK 10 OF TRACT MAPS AT PAGE 49