SCALE 1" = 100'

SHEET 2 OF 2

FINAL MAP – SNOWCREEK V, PHASE 12

FAIRWAY HOMES II

TRACT MAP NO. 36–186B

1 LOT, FOR CONDOMINIUM PURPOSES
24 UNIT PROJECT

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.

8.94 ACRES

BOUNDARY DATA

LINE	DIRECTION	DISTANCE	
L1	N 48°11'06" E	21.07'	(R7,M)
L2	N 48°11'06" E	106.85'	(R7,M)
L3	N 29°38'39" E	30.00'	
L4	N 29°38'39" E	84.82'	
L5	N 01°06'48" W	127.06'	(R1,M)
L6	S 79°14'40" W	42.85'	(R1,M)
L7	S 07°05'25" E	49.18'	(R1,R7,M)
L8	N 06°04'43" E	124.35'	(R3,R7,M)
L9	N 22°55'34" E	118.60'	(R3,R7,M)
L10	N 03°26'36" E	237.22'	(R3,R7,M)
L11	N 29°38'39" E	114.82'	(R4,R7,M)
L12	N 43°09'49" E	219.84'	(R4,R7,M)
L13	N 48°11'06" E	127.92'	(R4,R7,M)
L14	N 19°51'50" E	282.28'	

CURVE	RADIUS	LENGTH	DELTA
C1	1135.89'	15.12'	00°45'46" (M,R1,R7)
C2	500.00'	54.79'	06°16'44" (R1,R7)
C2	500.00'	54.80'	06°16'45" (M)
C3	74.00'	99.18'	76°47'20"(R1,R7,M)
C4	25.00'	36.11'	82°45'57"(R7,M)
C4	25.00'	36.11'	82°45'56"(R1)
C5	175.00'	100.53'	32°54'56"
C6	200.00'	28.84'	08°15'42"

BASIS OF BEARINGS

THE BEARING OF N 00°08'23" W FOR THE EAST LINE OF THE REMAINDER OF TRACT 36–165C AND THE S.E. 1/4 OF SECTION 3, T.4S., R.27E., M.D.M., AS SHOWN ON TRACT MAP NO.36–165C RECORDED IN BOOK 10 OF MAPS AT PAGE 33 IN THE OFFICE OF THE MONO COUNTY RECORDER WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

LEGEND

(R1) RECORD DATA PER M.B. 10/16
(R2) RECORD DATA PER M.B. 10/22
(R3) RECORD DATA PER M.B. 10/33
(R4) RECORD DATA PER M.B. 10/36
(R5) RECORD DATA PER M.B. 10/39
(R6) RECORD DATA PER M.B. 10/42
(R7) RECORD DATA PER M.B. 10/48
(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. 10/16 UNLESS OTHERWISE NOTED.

(A) CL 40' PRIVATE ROADWAY & ACCESS EASEMENT PER M.B. 10/16.
(B) CL 40' PRIVATE ROADWAY & ACCESS EASEMENT PER M.B. 10/22.
(C) CL 10' SEWER EASEMENT PER 542/570 O.R., TO M.C.W.D.
(D) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/39
(E) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/42
(F) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/48
(G) CL 40' PRIVATE ROADWAY EASEMENT RESERVED HEREON

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.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

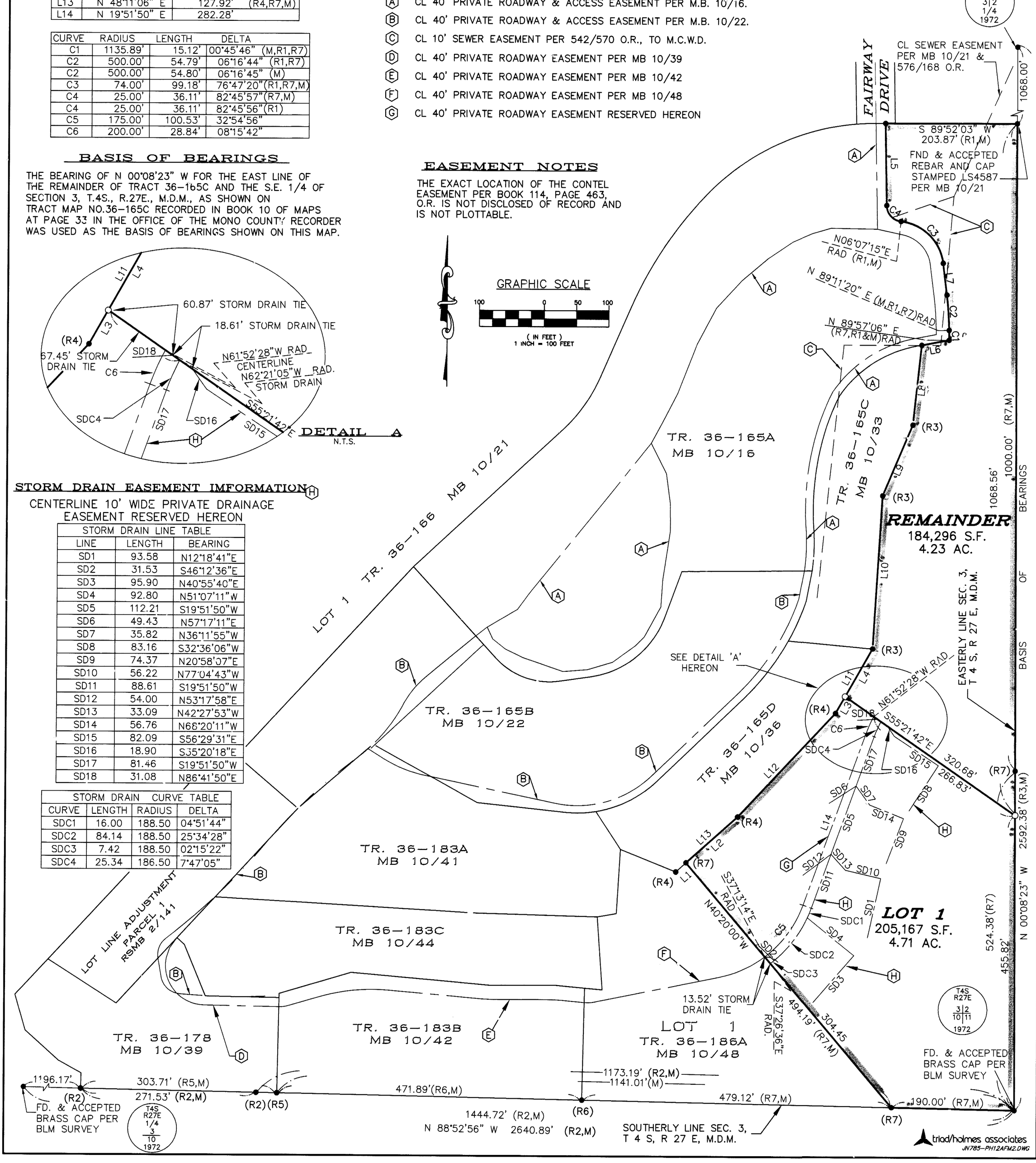
DETAIL A
N.T.S.

STORM DRAIN EASEMENT IMFORMATION (H)

CENTERLINE 10' WIDE PRIVATE DRAINAGE EASEMENT RESERVED HEREON

STORM DRAIN LINE TABLE		
LINE	LENGTH	BEARING
SD1	93.58	N12°18'41"E
SD2	31.53	S46°12'36"E
SD3	95.90	N40°55'40"E
SD4	92.80	N51°07'11"W
SD5	112.21	S19°51'50"W
SD6	49.43	N57°17'11"E
SD7	35.82	N36°11'55"W
SD8	83.16	S32°36'06"W
SD9	74.37	N20°58'07"E
SD10	56.22	N77°04'43"W
SD11	88.61	S19°51'50"W
SD12	54.00	N53°17'58"E
SD13	33.09	N42°27'53"W
SD14	56.76	N68°20'11"W
SD15	82.09	S56°29'31"E
SD16	18.90	S35°20'18"E
SD17	81.46	S19°51'50"W
SD18	31.08	N86°41'50"E

STORM DRAIN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
SDC1	16.00	188.50	04°51'44"
SDC2	84.14	188.50	25°34'28"
SDC3	7.42	188.50	02°15'22"
SDC4	25.34	186.50	7°47'05"



BOOK 10 OF TRACT MAPS AT PAGE 49A