SCALE 1" = 50'

SHEET 2 OF 2

FINAL MAP – SNOWCREEK V, PHASE 14

FAIRWAY HOMES II

TRACT MAP NO. 36–186D

1 LOT, FOR CONDOMINIUM PURPOSES
14 UNIT PROJECT

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36–186C, SNOWCREEK V, PHASE 13, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 51–51A OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER ON MARCH 9, 2000.

2.04 ACRES

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.4 S., R.27 E., M.D.D., 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 AS SHOWN ON THIS MAP.

BOUNDARY DATA

LINE	DIRECTION	DISTANCE
L1	S 79°14'40" W	42.85' (R2,M)
L2	S 07°05'25" E	49.18' (R2,M)

CURVE	RADIUS	LENGTH	DELTA
C1	1135.89'	15.12'	00°45'46" (R1,R2,M)
C2	500.00'	54.80'	06°16'45" (R2,M)
C3	74.00'	99.18'	76°47'20" (R2,M)
C4	25.00'	36.11'	82°45'57" (R2,M)

CENTERLINE EASEMENT INFORMATION (E)

C.L. 40' WIDE PRIVATE ROADWAY EASEMENT RESERVED HEREON

LINE	DIRECTION	DISTANCE
L3	N 16°24'31" E	12.79'
L4	N 00°17'25" E	125.59'

CURVE	RADIUS	LENGTH	DELTA
C5	150.00'	21.82'	8°19'59"
C6	200.00'	58.29'	16°41'56"
C7	105.00'	7.42'	04°03'05"

EASEMENT LEGEND

- (A) CL 40' PRIVATE ROADWAY & ACCESS EASEMENT PER M.B. 10/16.
- (B) CL 10' SEWER EASEMENT PER 542/570 O.R., TO M.C.W.D.
- (C) CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/51.
- (D) CL 10' STORM DRAIN EASEMENT PER MB 10/51.
- (E) CL 40' PRIVATE ROADWAY EASEMENT RESERVED HEREON
- (F) CL 10' STORM DRAIN EASEMENT RESERVED HEREON

LEGEND

- ● FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" AS SHOWN ON M.B. 10/16, UNLESS OTHERWISE NOTED.

(M) MEASURED
(R1) RECORD DATA PER M.B. 10/33
(R2) RECORD DATA PER M.B. 10/51

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.

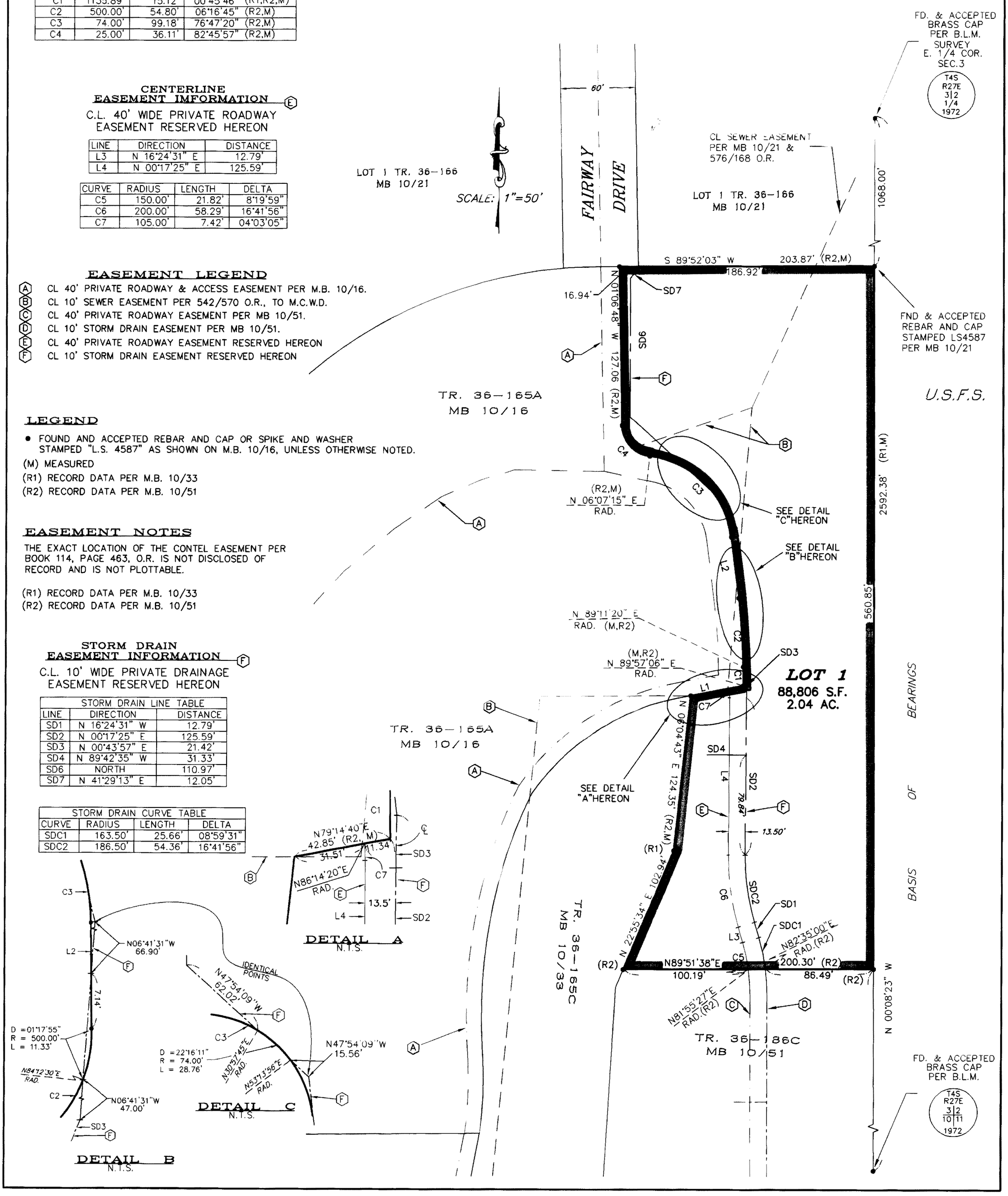
(R1) RECORD DATA PER M.B. 10/33
(R2) RECORD DATA PER M.B. 10/51

STORM DRAIN EASEMENT INFORMATION (F)

C.L. 10' WIDE PRIVATE DRAINAGE EASEMENT RESERVED HEREON

STORM DRAIN LINE TABLE		
LINE	DIRECTION	DISTANCE
SD1	N 16°24'31" W	12.79'
SD2	N 00°17'25" E	125.59'
SD3	N 00°43'57" E	21.42'
SD4	N 89°42'35" W	31.33'
SD6	NORTH	110.97'
SD7	N 41°29'13" E	12.05'

STORM DRAIN CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
SDC1	163.50'	25.66'	08°59'31"
SDC2	186.50'	54.36'	16°41'56"



BOOK 12 OF TRACT MAPS AT PAGE 37-41