PHASE I
JUNIPER CREST
TRACT NO. 36-202A

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

LOT 1 FOR CONDOMINIUM PURPOSES

BEING A RESUBDIVISON OF LOT 5 OF TRACT NO. 36-181, PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 40 THROUGH 40B IN THE RECORDS ON MONO COUNTY CALIFORNIA AND THE REMAINDER OF TRACT NO. 36-190, PER MAP RECORD IN BOOK 10 OF TRACT MAPS AT PAGES 52 THROUGH 52A IN THE RECORDS OF SAID COUNTY.

11.27 Acres ± Gross

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.

As owners:
By:

Juniper Properties, Inc. a California Corporation

Doug Ogilvy Vice President

Deer Creek Lands Corporation, a California Corporation

Doug Ogilvy Vice President

State of California)
) ss.
County of Mono)

On August 26, 2003 before me,
Sue Chiesa
a Notary Public in and for said County and State, personally appeared

Doug Ogilvy

☑ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Sue Chiesa Sue Chiesa
Notary Public (sign and print name)
My commission expires: 4-8-2004
County of my principal place of business: MONO

SUE CHIESA
COMM. # 1260068
NOTARY PUBLIC-CALIFORNIA
MONO COUNTY
COMM. EXP. APRIL 8, 2004

State of California)
) ss.
County of Mono)

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SUE CHIESA
COMM. # 1260068
NOTARY PUBLIC-CALIFORNIA
MONO COUNTY
COMM. EXP. APRIL 8, 2004

SOILS NOTE

A soils report was prepared by Sierra Geotechnical Serivces, Inc. dated September, 2001., under the signature of Thomas A. Platz, R.C.E. 41039.
Said reports are on file with the Town of Mammoth Lakes Community Development Department – Engineering Division.

C.C.& R.'s NOTE

The declarations of covenants, conditions, restrictions and reservations were recorded on 08/29, 2003 as Instrument No. 2003009416 of Official Records on file in the office of the 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, 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 $ 26,195.97 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney
Mono County Tax Collector

8/29/03 Date

By: Ruth A. Hanson
Deputy Mono County Tax Collector

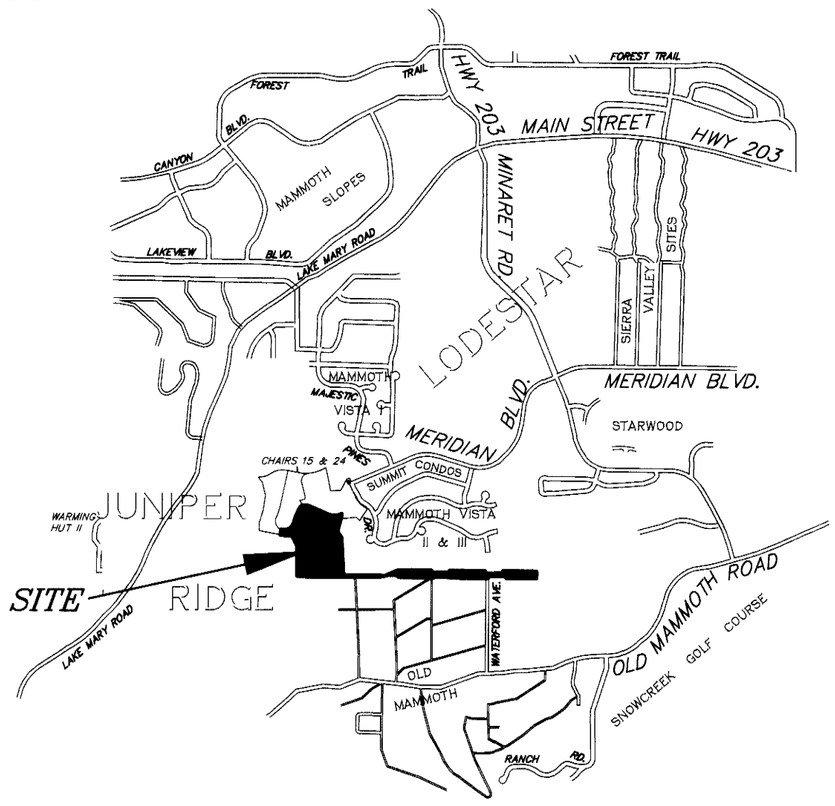
PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or 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 July 23, 2003.

By: William T. Taylor
William T. Taylor, Secretary to the Planning Commission



VICINITY MAP

N.T.S.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 12 RESIDENTIAL DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

SURVEYOR'S STATEMENT

I hereby state that this final map and survey were made by me or under my direction; that the survey made during October, 1999 is true and complete as shown; that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before August 31, 2005 and that such monuments are, or will be, sufficient to enable the survey to be retraced.

July 28 2003
Date

LICENSED LAND SURVEYOR
DAVID A. LAVERTY
EXP. 9/30/06
NO. 4587
STATE OF CALIFORNIA

David A. Laverty L.S. 4587
Lic. exp. 9/30/06

RECORDER'S CERTIFICATE

Filed this 29th day of August, 2003 at 10:47 A.M., in Book 10 of Tract Maps at Page 68-68A, at the request of Upper Bench Development Corp.

Instrument No. 2003009411 Fee: $10.00

Renn Nolan
Mono County Recorder

By: Sherri A. Hale
Deputy Mono County Recorder

TOWN ENGINEER'S STATEMENT

This final map was examined by me and the subdivision as shown is substantially the same as it appears on the tentative map and any 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.

REGISTERED PROFESSIONAL ENGINEER
JEFFREY L. MITCHELL
EXP. 7-30-03
No. 35134
CIVIL
STATE OF CALIFORNIA

J. Mitchell AUGUST 26, 2003
Jeffrey L. Mitchell, RCE 35134 Date
Mammoth Lakes Town Engineer
License Expires 09/30/03

TOWN SURVEYOR'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER
LOWELL PATRICK FELT
No. 26010
Exp. 03-31-06
CIVIL
STATE OF CALIFORNIA

Lowell P. Felt 7/25/03
Lowell P. Felt, RCE 26010 Date
Mammoth Lakes Town Surveyor
License Expires 3/31/06

SIGNATURE OMISSIONS

The signatures of the following parties, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a-3Ai of the Subdivision Map Act.

California Interstate Telephone Company	107/239 O.R.
Pinecliff Manor Mutual Water Company	107/244 O.R.
Mammoth Camp Tract Water District	108/8 O.R.
City of Los Angeles, Dept. of Rec. & Parks	111/97 O.R.
Mammoth Electric Cable T.V.	295/77 O.R.
GTE	864/344 O.R.
Mammoth Community Water District	Inst. No. 2002004470
Juniper Properties, Inc.	845/490 O.R., 897/444 O.R., 897/481 O.R., 897/489 O.R., TMB 10/40, TMB 10/45
Aspen Creek Owners Association	838/461 O.R., 897/444 O.R., and Inst. No. 2003001168
Upper Bench Development Corporation	788/070 O.R., 788/081 O.R., 897/444 O.R., 897/489 O.R., TMB 10/40, TMB 10/45, INST. NO. 2002001209
Juniper Springs Lodge Owners Association	TMB 10/40, 788/081 O.R., 845/490 O.R., 897/489 O.R., INST. NO. 2002001209
Intrawest Resorts, Inc.	TMB 10/40, 788/070 O.R., 788/081 O.R., INST. NO. 2002001209
Continental Telephone Company of California	139/486 O.R.

That interest reserved by the United States of America per 107/232 O.R. is included in this map, without consent, under the provisions of Section 66436, Subsection a-4 of the Subdivision Map Act.

triad/holmes associates 1795\36tm197.dwg

BOOK 10 OF TRACT MAPS AT PAGE 68