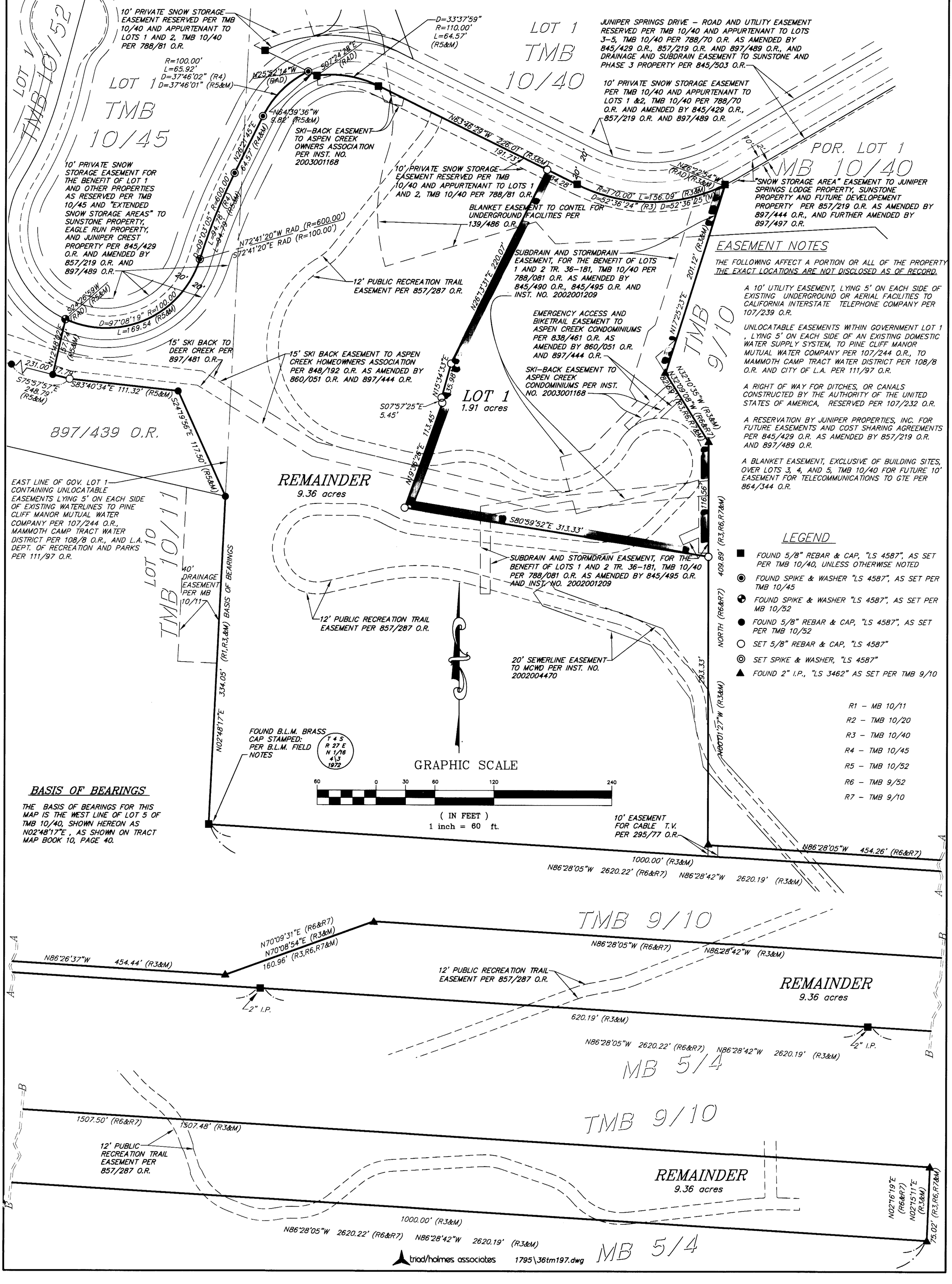
PHASE I
JUNIPER CREST
TRACT NO. 36-202A

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



EASEMENT NOTES

THE FOLLOWING AFFECT A PORTION OR ALL OF THE PROPERTY THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD.

A 10' UTILITY EASEMENT, LYING 5' ON EACH SIDE OF EXISTING UNDERGROUND OR AERIAL FACILITIES TO CALIFORNIA INTERSTATE TELEPHONE COMPANY PER 107/239 O.R.

UNLOCATABLE EASEMENTS WITHIN GOVERNMENT LOT 1 , LYING 5' ON EACH SIDE OF AN EXISTING DOMESTIC WATER SUPPLY SYSTEM, TO PINE CLIFF MANOR MUTUAL WATER COMPANY PER 107/244 O.R., TO MAMMOTH CAMP TRACT WATER DISTRICT PER 108/8 O.R. AND CITY OF L.A. PER 111/97 O.R.

A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, RESERVED PER 107/232 O.R.

A RESERVATION BY JUNIPER PROPERTIES, INC. FOR FUTURE EASEMENTS AND COST SHARING AGREEMENTS PER 845/429 O.R. AS AMENDED BY 857/219 O.R. AND 897/489 O.R.

A BLANKET EASEMENT, EXCLUSIVE OF BUILDING SITES, OVER LOTS 3, 4, AND 5, TMB 10/40 FOR FUTURE 10' EASEMENT FOR TELECOMMUNICATIONS TO GTE PER 864/344 O.R.

LEGEND

- FOUND 5/8" REBAR & CAP, "LS 4587", AS SET PER TMB 10/40, UNLESS OTHERWISE NOTED
- FOUND SPIKE & WASHER "LS 4587", AS SET PER TMB 10/45
- FOUND SPIKE & WASHER "LS 4587", AS SET PER MB 10/52
- FOUND 5/8" REBAR & CAP, "LS 4587", AS SET PER TMB 10/52
- SET 5/8" REBAR & CAP, "LS 4587"
- SET SPIKE & WASHER, "LS 4587"
- FOUND 2" I.P., "LS 3462" AS SET PER TMB 9/10

R1 - MB 10/11
R2 - TMB 10/20
R3 - TMB 10/40
R4 - TMB 10/45
R5 - TMB 10/52
R6 - TMB 9/52
R7 - TMB 9/10

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF LOT 5 OF TMB 10/40, SHOWN HEREON AS N02°48'17"E , AS SHOWN ON TRACT MAP BOOK 10, PAGE 40.

BOOK 10 OF TRACT MAPS AT PAGE 68

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