LAKERIDGE RANCH PHASE I

FINAL MAP TRACT NO. 37-50

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

BEING A DIVISION OF LOT LINE ADJUSTMENT PARCEL 2 OF LLA 99-05 PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2003008595 MONO COUNTY, CALIFORNIA

18.38± ACRES GROSS
16.05± ACRES NET

RECORD INFORMATION

(R) LLA 99-05 PER INSTRUMENT NO. 2003008595
(R1) PMB 2/7
(R2) TMB 10/19
(R3) TMB 10/26
(R4) INSTRUMENT NO. 2003012958 - 2003012958
DEDICATION OF A PORTION OF PEARSON ROAD

LEGEND

- ○ SET BRASS CAP STAMPED "LS 4587" IN MONUMENT WELL
- ● FOUND REBAR AND CAP STAMPED "LS 4587" PER R3 UNLESS OTHERWISE NOTED
- ■ FOUND 2" IRON PIPE TAGGED "L.S.3246" PER R1
- FOUND BRASS MONUMENT "LS 4587" IN MONUMENT WELL PER CERTIFICATE OF CORRECTION INST. NO. 2003011631, IN LIEU OF 2" IRON PIPE IN MONUMENT WELL, TAGGED "L.S.3246", PER R2
- (M) MEASURED
- (C) CALCULATED
- (CFR) CALCULATED FROM RECORD
- RAD RADIAL

EASEMENT NOTES

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

A BLANKET EASEMENT TO PACIFIC POWER COMPANY FOR TRANSMISSION LINES PER DEED RECORDED ON OCTOBER 14, 1993 UNDER ACT OF FEBRUARY 15, 1901 (31 STAT. 790) SER #R-2723

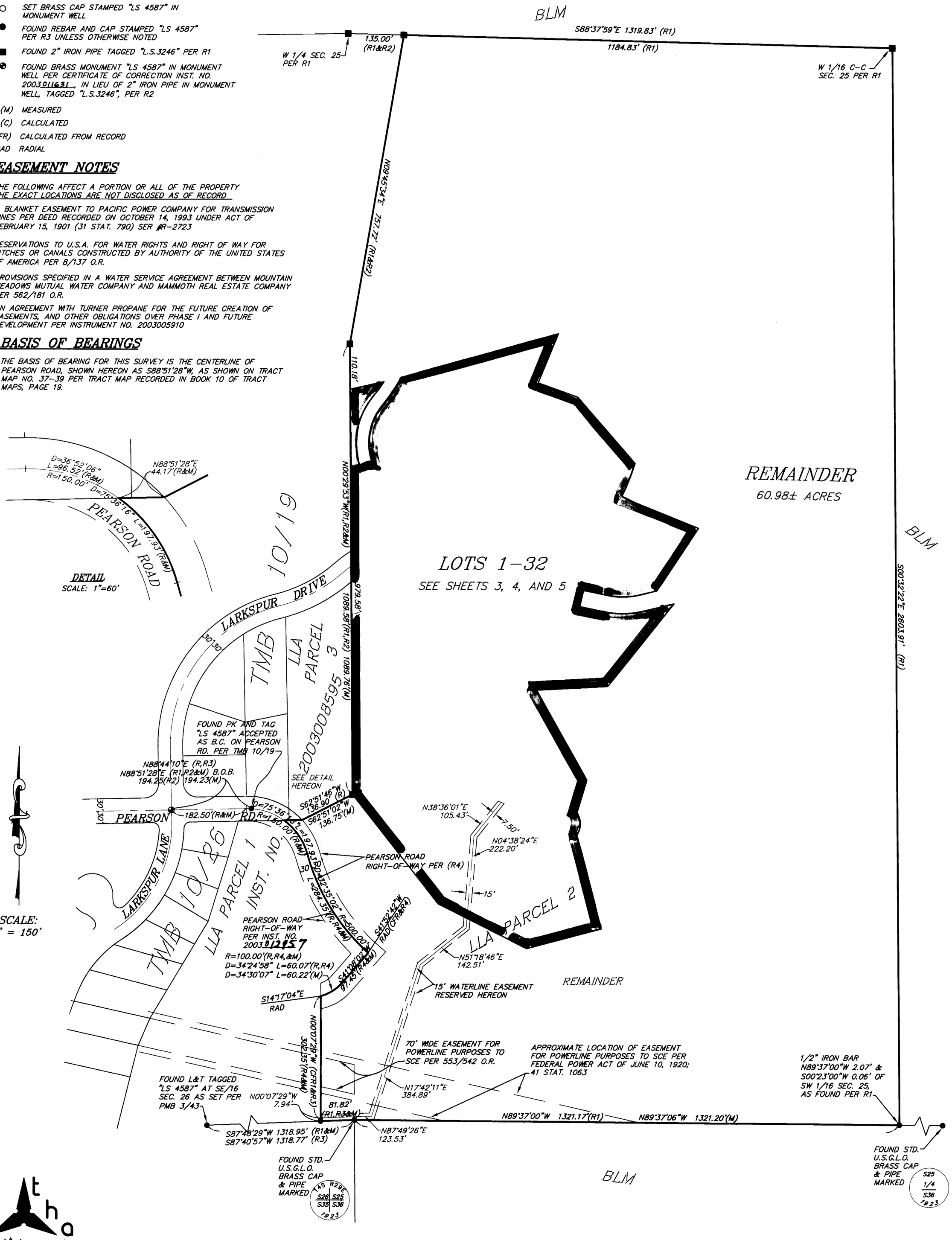
RESERVATIONS TO U.S.A. FOR WATER RIGHTS AND RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES OF AMERICA PER 8/137 O.R.

PROVISIONS SPECIFIED IN A WATER SERVICE AGREEMENT BETWEEN MOUNTAIN MEADOWS MUTUAL WATER COMPANY AND MAMMOTH REAL ESTATE COMPANY PER 562/181 O.R.

AN AGREEMENT WITH TURNER PROPANE FOR THE FUTURE CREATION OF EASEMENTS, AND OTHER OBLIGATIONS OVER PHASE I AND FUTURE DEVELOPMENT PER INSTRUMENT NO. 2003005910

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF PEARSON ROAD, SHOWN HEREON AS S88°51'28"W, AS SHOWN ON TRACT MAP NO. 37-39 PER TRACT MAP RECORDED IN BOOK 10 OF TRACT MAPS, PAGE 19.



triad/holmes assoc, inc.

BOOK 11 OF TRACT MAPS AT PAGE 17A