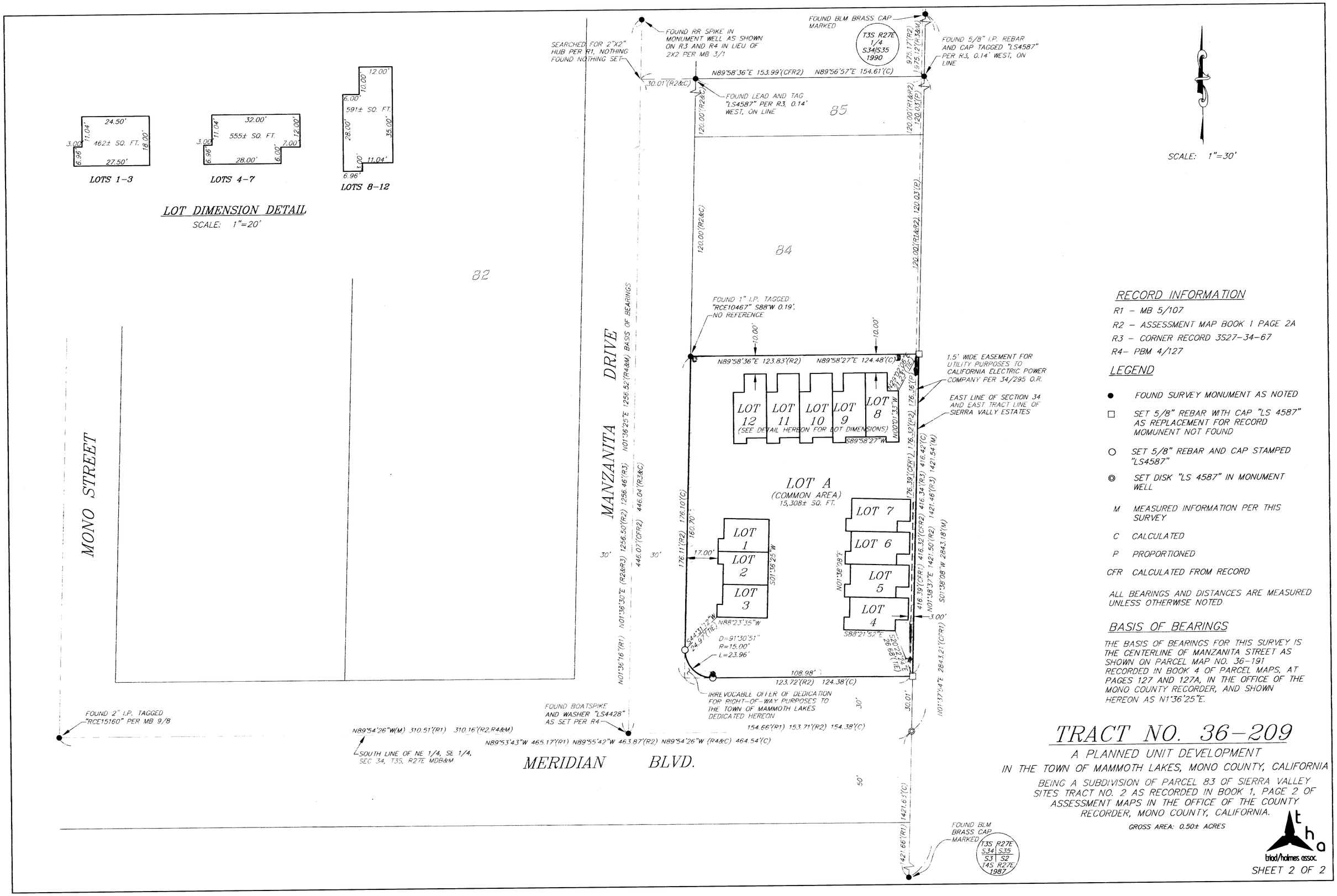
LOTS 1-3
24.50'
11.04'
18.00'
3.00'
462± SQ. FT.
6.96'
27.50'
LOTS 4-7
32.00'
11.04'
12.00'
3.00'
555± SQ. FT.
7.00'
6.96'
28.00'
6.00'
LOTS 8-12
12.00'
10.00'
6.00'
591± SQ. FT.
28.00'
35.00'
3.00'
11.04'
6.96'
LOT DIMENSION DETAIL
SCALE: 1"=20'
SCALE: 1"=30'
82
85
84
MONO STREET
MANZANITA DRIVE
MERIDIAN BLVD.
BASIS OF BEARINGS
FOUND RR SPIKE IN MONUMENT WELL AS SHOWN ON R3 AND R4 IN LIEU OF 2X2 PER MB 3/1
SEARCHED FOR 2"X2" HUB PER R1, NOTHING FOUND NOTHING SET
FOUND BLM BRASS CAP MARKED T3S R27E 1/4 S34/S35 1990
FOUND 5/8" I.P. REBAR AND CAP TAGGED "LS4587" PER R3, 0.14' WEST, ON LINE
FOUND LEAD AND TAG "LS4587" PER R3, 0.14' WEST, ON LINE
N89°58'36"E 153.99'(CFR2) N89°56'57"E 154.61'(C)
FOUND 1" I.P. TAGGED "RCE10467" S88°W 0.19', NO REFERENCE
N89°58'36"E 123.83'(R2) N89°58'27"E 124.48'(C)
1.5' WIDE EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY PER 34/295 O.R.
EAST LINE OF SECTION 34 AND EAST TRACT LINE OF SIERRA VALLY ESTATES
LOT 12 (SEE DETAIL HEREON FOR LOT DIMENSIONS)
LOT 11
LOT 10
LOT 9
LOT 8
S89°58'27"W
LOT A (COMMON AREA) 15,308± SQ. FT.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
N88°23'35"W
S88°21'52"E
D=91°30'51"
R=15.00'
L=23.96'
108.98'
123.72'(R2) 124.38'(C)
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES TO THE TOWN OF MAMMOTH LAKES DEDICATED HEREON
154.66'(R1) 153.71'(R2) 154.38'(C)
FOUND 2" I.P. TAGGED "RCE15160" PER MB 9/8
FOUND BOATSPIKE AND WASHER "LS4428" AS SET PER R4
N89°54'26"W(M) 310.51'(R1) 310.16'(R2,R4&M)
N89°53'43"W 465.17'(R1) N89°55'42"W 463.87'(R2) N89°54'26"W (R4&C) 464.54'(C)
SOUTH LINE OF NE 1/4, SE 1/4, SEC 34, T3S, R27E MDB&M
FOUND BLM BRASS CAP MARKED T3S R27E S34 S35 S3 S2 T4S R27E 1987
RECORD INFORMATION
R1 – MB 5/107
R2 – ASSESSMENT MAP BOOK 1 PAGE 2A
R3 – CORNER RECORD 3S27-34-67
R4– PBM 4/127
LEGEND
FOUND SURVEY MONUMENT AS NOTED
SET 5/8" REBAR WITH CAP "LS 4587" AS REPLACEMENT FOR RECORD MOMUNENT NOT FOUND
SET 5/8" REBAR AND CAP STAMPED "LS4587"
SET DISK "LS 4587" IN MONUMENT WELL
M MEASURED INFORMATION PER THIS SURVEY
C CALCULATED
P PROPORTIONED
CFR CALCULATED FROM RECORD
ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MANZANITA STREET AS SHOWN ON PARCEL MAP NO. 36-191 RECORDED IN BOOK 4 OF PARCEL MAPS, AT PAGES 127 AND 127A, IN THE OFFICE OF THE MONO COUNTY RECORDER, AND SHOWN HEREON AS N1°36'25"E.
TRACT NO. 36-209
A PLANNED UNIT DEVELOPMENT
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF PARCEL 83 OF SIERRA VALLEY SITES TRACT NO. 2 AS RECORDED IN BOOK 1, PAGE 2 OF ASSESSMENT MAPS IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, CALIFORNIA.
GROSS AREA: 0.50± ACRES
triad/holmes assoc.
SHEET 2 OF 2