



LINE	LENGTH	BEARING
L1	100.6'(R1)	S67°06'W (R1)
	100.72'(P)	S67°09'58"W (P)
L2	137.7'(R1)	S49°12'W (R1)
	137.75'(P)	S49°12'27"W (P)
L3	58.7'(R1)	S29°28'W (R1)
	58.72'(P)	S29°28'27"W (P)
L4	71.2'(R1)	S9°04'E (R1)
	71.22'(P)	S09°03'33"E (P)
L5	58.4'(R1)	S57°41'W (R1)
	58.42'(P)	S57°41'27"W (P)
L6	11.55'	S29°28'27"W
L7	45.95'	S29°28'27"W
L8	1.23'	S29°28'27"W
L9	27.27'	S89°49'24"E
L10	32.53'	S89°49'24"E

CURVE	LENGTH	RADIUS	DELTA
C1	140.35'	100.00	80°24'56"
C2	69.92'	100.00	40°13'32"
C3	61.54'	100.00	35°15'29"
C4	24.32'	100.00	13°56'09"
C5	82.01'	100.00	46°59'10"
C6	61.23'	100.00	35°05'01"
C7	146.60'	100.00	83°59'40"
C8	131.45'	100.00	75°19'01"
C9	157.08'	50.00	180°00'00"
C10	157.08'	50.00	180°00'00"
C11	314.16'	100.00	180°00'00"

**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊙ FOUND 1" I.P. AND TAG "RCE 10467" IN MON. WELL AS SET PER PMB 1/30
- ⊙ FOUND 2" I.P. AND TAG "RCE 10467" AS SET PER PMB 1/30 UNLESS OTHERWISE NOTED
- ⊙ FOUND 1" I.P. AND TAG "LS 4428" AS SET PER PMB 4/80
- SET 5/8" REBAR & CAP. "LS 4587"
- (M) MEASURED
- (C) CALCULATED
- (R) RECORD INFORMATION
- (P) PROPORTIONED

**RECORD INFORMATION**

- (R1) RSMB 3/12 AND 695/189 O.R.
- (R2) 784/473 O.R.
- (R3) MB 1/19
- (R4) PMB 1/30
- (R5) PMB 3/23
- (R6) PMB 4/80
- (R7) PMB 2/75
- (R8) MB 7/23
- (R9) 41/235 O.R.

**EASEMENT NOTES**

1. THE FOLLOWING UNLOCATABLE RIGHTS OR EASEMENTS MAY AFFECT THE SUBJECT PROPERTY:
  - ACCESS EASEMENT TO STATE HIGHWAY APPURTENANT TO THE E 1/2 OF THE SW 1/4 SEC. 21 PER AGREEMENT IN 17/186 O.R.
  - BLANKET EASEMENT FOR ROADS, POWER, TELEPHONE, ETC., PER ACT APPROVED MAY 18, 1921, PAGE 180.
  - THE RIGHT OF PEOPLE TO FISH, AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA PER W/85 OF DEEDS.
  - AGREEMENT FOR ACCESS EASEMENT TO THE STATE HIGHWAY PER 17/186 O.R.
  - EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATIONS RECORDED MARCH 28, 1974 IN 167/84 O.R.
2. THE FOLLOWING EASEMENTS APPEAR ON THE TITLE REPORT, BUT DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY:
  - RESERVATION TO THE STATE OF CALIFORNIA FOR MINERAL DEPOSITS AND THE RIGHT OF PEOPLE TO FISH, AND A RESERVATION TO THE USA WITHIN 50' OF THE TRANSMISSION LINE RIGHT OF WAY OF THE PACIFIC POWER COMPANY PER W/85 OF DEEDS.
  - EASEMENT TO SOUTHERN CALIFORNIA EDISON AND CONTINENTAL TELEPHONE FOR UNDERGROUND FACILITIES PER 157/286 O.R.

**MCGEE CREEK ESTATES  
A PLANNED DEVELOPMENT  
TRACT NO. 37-52**

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 2 PER 784/473 O.R.

19.03 ACRES ± GROSS

BUREAU OF LAND MANAGEMENT

**BASIS OF BEARINGS**

THE BASIS OF BEARING USED FOR THIS MAP IS THE EAST LINE OF THE SW 1/4 OF SECTION 21 BEING N 00°10'36" E AS SHOWN ON RSMB 3/12.

SCALE 1" = 100'



04.0014.2FINAL MAP.dwg