



THE RANCHES AT OSAGE CIRCLE

TRACT NO. 37-53

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY

PARCEL 2 OF PARCEL MAP NO. 37-130 IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 OF PARCEL MAPS, AT PAGES 25 AND 25A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

17.033 ACRES GROSS
15.422 ACRES NET

GENERAL NOTES:

- IT HAS BEEN DETERMINED THAT SOME PORTIONS OF THIS TRACT ARE LOCATED IN A 100-YEAR FLOOD PLAIN. OWNERS OF THESE LOTS ARE TO COMPLY WITH MONO COUNTY BUILDING REQUIREMENTS AND RESTRICTIONS WITHIN FLOOD PLAINS AND THE PROJECT'S C.C.&R'S. IF ANY INCONSISTENCIES EXIST BETWEEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
- STRUCTURES WITHIN LIMITS OF FLOODWAY SHALL BE LOCATED ON THE SITE AS SHOWN HEREON. DRIVEWAYS OR OTHER ALTERATIONS TO THE SITE SHALL BE CONSTRUCTED ESSENTIALLY AT THE EXISTING GRADE. ANY VARIATION MUST BE APPROVED BY THE MONO COUNTY FLOODPLAIN ADMINISTRATOR.
- SPECIFIC MITIGATION MEASURES AFFECTING PROPERTY DEVELOPMENT HAVE BEEN IMPOSED. THESE INCLUDE, BUT ARE NOT LIMITED TO, MAP CONDITIONS 1-20, WHICH ADDRESS BUILDING CHARACTER, CONSTRUCTION CONDITIONS, EROSION CONTROL, LANDSCAPING, LIGHTING, WOOD-BURNING DEVICES, ANIMAL MANAGEMENT AND NOISE.

- A SECONDARY HOUSING UNIT MEETING MONO COUNTY REQUIREMENTS SHALL BE CONSTRUCTED AND MAINTAINED ON LOT 7.
- NO RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED ON LETTERED LOTS.
- THE SUBJECT 15 LOTS SHALL BE PROVIDED DOMESTIC WATER SERVICE BY A MUTUAL WATER COMPANY. LOT "A" AND LOT "B" HAVE BEEN CREATED FOR WATER SERVICE PURPOSES ONLY AND TITLE SHALL BE GRANTED TO THE MUTUAL WATER COMPANY FOLLOWING RECORDATION OF THE FINAL MAP.

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