

FINAL MAP TRACT MAP NO. 37-51

BEING A SUBDIVISION OF THE REMAINDER OF PARCEL MAP NO. 37-167 AS RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 125, AND BEING LOCATED IN THE E 1/2 OF THE NW 1/4 AND IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 33 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA.

SUPPLEMENTAL SHEET

PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT, THIS MAP SHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THE ADDITIONAL MAP SHEET. THIS SHEET IS INCLUDED WITH THIS TRACT MAP AS REQUESTED BY THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS.

FINAL MAP NOTES

PRESENT AND FUTURE OWNERS OF THE LOTS CREATED BY THIS TRACT MAP ARE TO COMPLY WITH REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN, PROJECT CC&RS, DEVELOPMENT STANDARDS AND MITIGATION MEASURES SPECIFIC TO THIS MAP, INCLUDING, BUT NOT LIMITED TO, MAP CONDITIONS 1-9D, WHICH ADDRESS VISUAL IMPACT, BUILDING CHARACTER, LIGHTING, WOOD BURNING DEVICES, CONSTRUCTION CONDITIONS, EROSION CONTROL, VEGETATION REMOVAL, NUISANCE CONTROL, AND ANIMAL MANAGEMENT.

CONDITIONS OF APPROVAL GOVERNING DEVELOPMENT OF THE LOTS CREATED BY THIS TRACT MAP WERE RECORDED ON JUNE 28th, 2007 AS INSTRUMENT NO. 2007004540 OF OFFICIAL RECORDS, IN THE OFFICE OF THE MONO COUNTY RECORDER. IF ANY INCONSISTENCIES EXIST BETWEEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, THE MORE RESTRICTIVE SHALL APPLY.

SITE DEVELOPMENT LIMITATIONS PURSUANT TO CONDITIONS OF MAP APPROVAL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- A. CLEARING OF NATIVE VEGETATION FOR STRUCTURES, LANDSCAPING, GARDENS, ANIMAL ENCLOSURES, AND DRIVEWAYS SHOULD BE LIMITED TO PROMOTE OPEN SPACE AND LIMIT LAND DISTURBANCE.
- B. VEGETATION REMOVAL SHALL BE LIMITED TO DISTURBANCE NECESSARY FOR FUTURE HOME CONSTRUCTION, DRIVEWAYS, WALKWAYS, AND LANDSCAPING.

STRUCTURES CONSTRUCTED OR INSTALLED ON THE LOTS SHALL COMPLY WITH FEMA REQUIREMENTS AND MONO COUNTY BUILDING AND FLOODPLAIN REGULATIONS AND RESTRICTIONS, INCLUDING THE FOLLOWING:

- A. FINISHED FLOORS SHALL BE A MINIMUM OF TWO FEET ABOVE THE HIGHEST ADJACENT NATIVE SOIL.
- B. WATER-RESISTANT CONSTRUCTION SHALL BE REQUIRED FOR ALL STRUCTURAL ELEMENTS LOCATED BELOW A MINIMUM OF TWO FEET ABOVE THE HIGHEST ADJACENT NATIVE SOIL.
- C. PROTECTION OF UTILITIES FROM WATER INTRUSION SHALL BE REQUIRED.

ADDITIONAL DESIGN AND CONSTRUCTION RESTRICTIONS ARE PROVIDED IN THE SOILS ENGINEERING REPORT PREPARED BY EASTERN SIERRA ENGINEERING, DATED JUNE 20, 2005, A COPY OF WHICH IS ON FILE AT THE OFFICE OF THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS.

ADDITIONAL REQUIREMENTS MAY BE IMPOSED BY THE MONO COUNTY FLOODPLAIN ADMINISTRATOR OR MONO COUNTY BUILDING OFFICIAL.

CONSISTENT WITH CONDITION OF MAP APPROVAL 32, ACCESS DIRECTLY ONTO U.S. HIGHWAY 6 FROM LOTS 15 AND 17 IS WAIVED.