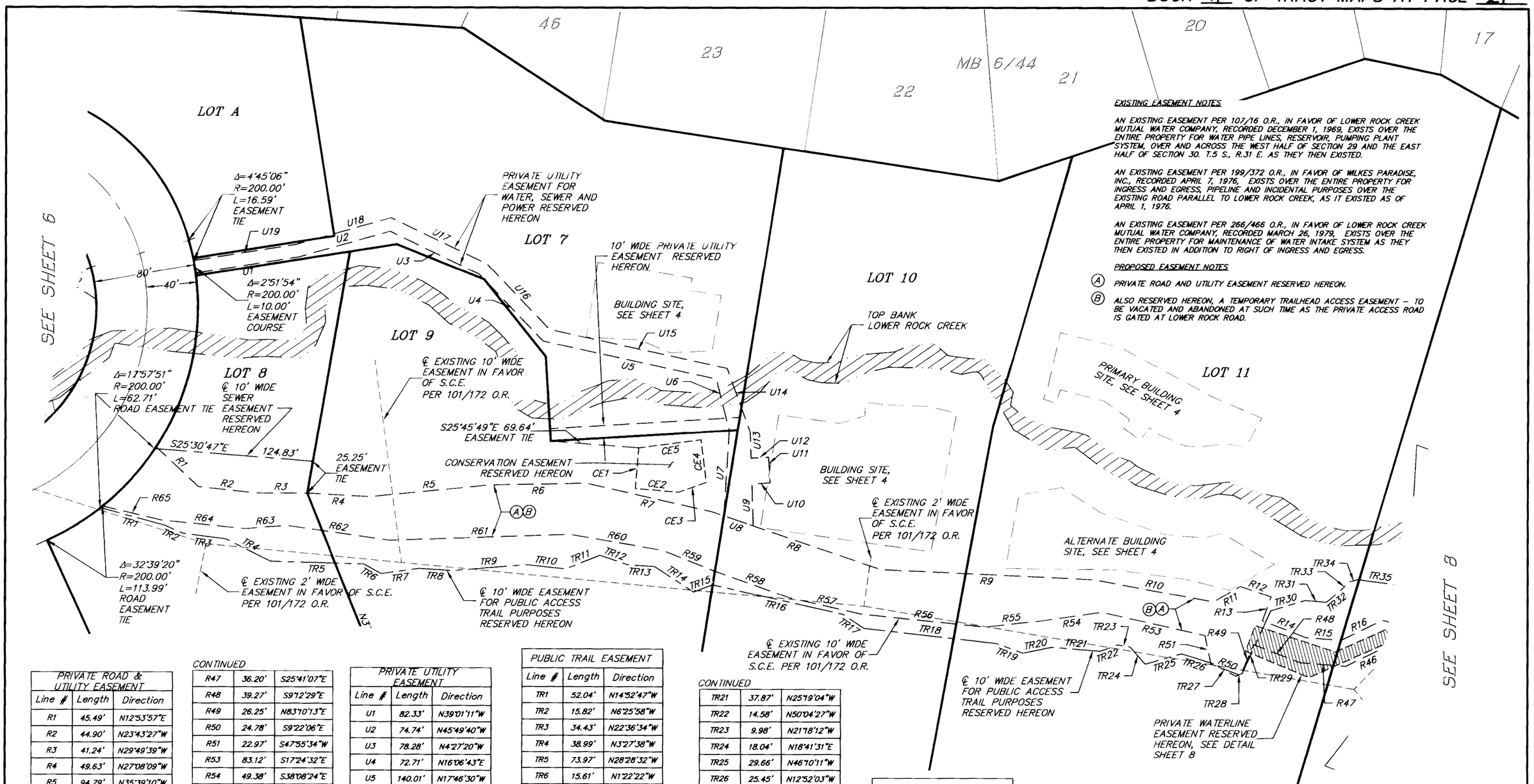

EXISTING EASEMENT NOTES

AN EXISTING EASEMENT PER 107/16 O.R., IN FAVOR OF LOWER ROCK CREEK MUTUAL WATER COMPANY, RECORDED DECEMBER 1, 1969, EXISTS OVER THE ENTIRE PROPERTY FOR WATER PIPE LINES, RESERVOIR, PUMPING PLANT SYSTEM, OVER AND ACROSS THE WEST HALF OF SECTION 29 AND THE EAST HALF OF SECTION 30. T.5 S., R.31 E. AS THEY THEN EXISTED.

AN EXISTING EASEMENT PER 199/372 O.R., IN FAVOR OF WILKES PARADISE, INC., RECORDED APRIL 7, 1976, EXISTS OVER THE ENTIRE PROPERTY FOR INGRESS AND EGRESS, PIPELINE AND INCIDENTAL PURPOSES OVER THE EXISTING ROAD PARALLEL TO LOWER ROCK CREEK, AS IT EXISTED AS OF APRIL 1, 1976.

AN EXISTING EASEMENT PER 266/466 O.R., IN FAVOR OF LOWER ROCK CREEK MUTUAL WATER COMPANY, RECORDED MARCH 26, 1979, EXISTS OVER THE ENTIRE PROPERTY FOR MAINTENANCE OF WATER INTAKE SYSTEM AS THEY THEN EXISTED IN ADDITION TO RIGHT OF INGRESS AND EGRESS.

PROPOSED EASEMENT NOTES

(A) PRIVATE ROAD AND UTILITY EASEMENT RESERVED HEREON.

(B) ALSO RESERVED HEREON, A TEMPORARY TRAILHEAD ACCESS EASEMENT – TO BE VACATED AND ABANDONED AT SUCH TIME AS THE PRIVATE ACCESS ROAD IS GATED AT LOWER ROCK ROAD.

PRIVATE ROAD & UTILITY EASEMENT		
Line #	Length	Direction
R1	45.49'	N12°53'57"E
R2	44.90'	N23°43'27"W
R3	41.24'	N29°49'39"W
R4	49.63'	N27°08'09"W
R5	94.79'	N35°39'10"W
R6	76.62'	N31°06'08"W
R7	101.24'	N17°26'08"W
R8	140.82'	N11°13'15"W
R9	167.14'	N27°21'15"W
R10	96.45'	N19°36'38"W
R11	24.27'	N60°49'36"W
R12	25.68'	N11°17'15"W
R13	20.10'	N79°40'15"E
R14	36.54'	N9°12'29"W
R15	27.90'	N25°41'07"W
R16	36.42'	N55°55'28"W

CONTINUED

R47	36.20'	S25°41'07"E
R48	39.27'	S9°12'29"E
R49	26.25'	N83°10'13"E
R50	24.78'	S9°22'06"E
R51	22.97'	S47°55'34"W
R53	83.12'	S17°24'32"E
R54	49.38'	S38°08'24"E
R55	43.35'	S36°22'50"E
R56	97.28'	S24°04'37"E
R57	58.17'	S17°15'30"E
R58	60.86'	S10°34'45"E
R59	46.71'	S8°24'12"E
R60	73.36'	S20°21'49"E
R61	142.93'	S31°57'26"E
R62	82.02'	S22°05'20"E
R63	32.62'	S34°26'38"E
R64	66.07'	S24°19'25"E
R65	47.92'	S16°44'16"E

PRIVATE UTILITY EASEMENT		
Line #	Length	Direction
U1	82.33'	N39°01'11"W
U2	74.74'	N45°49'40"W
U3	78.28'	N4°27'20"W
U4	72.71'	N16°06'43"E
U5	140.01'	N17°46'30"W
U6	41.87'	N45°49'41"E
U7	66.99'	N63°27'48"E
U8	24.52'	N11°13'15"W
U9	32.87'	S57°58'33"W
U10	14.36'	N33°25'26"W
U11	20.00'	S56°34'34"W
U12	13.87'	S33°25'26"E
U13	20.94'	S57°58'33"W
U14	53.27'	S39°48'37"W
U15	143.41'	S17°46'30"E
U16	71.48'	S16°06'43"W
U17	83.87'	S4°27'20"E
U18	77.92'	S45°49'40"E
U19	81.78'	S39°01'11"E

PUBLIC TRAIL EASEMENT		
Line #	Length	Direction
TR1	52.04'	N14°52'47"W
TR2	15.82'	N6°25'58"W
TR3	34.43'	N22°36'34"W
TR4	38.99'	N3°27'38"W
TR5	73.97'	N28°28'32"W
TR6	15.61'	N1°22'22"W
TR7	30.25'	N37°52'52"W
TR8	26.59'	N26°18'58"W
TR9	58.32'	N34°48'31"W
TR10	30.97'	N23°44'06"W
TR11	29.29'	N51°35'59"W
TR12	22.74'	N11°15'13"W
TR13	21.28'	N26°16'19"W
TR14	36.89'	N2°53'25"E
TR15	15.97'	N50°31'12"W
TR16	105.55'	N17°21'38"W
TR17	19.81'	N4°02'33"E
TR18	104.87'	N23°34'04"W
TR19	22.22'	N10°07'17"W
TR20	23.42'	N41°22'12"W

CONTINUED

TR21	37.87'	N25°19'04"W
TR22	14.58'	N50°04'27"W
TR23	9.98'	N21°18'12"W
TR24	18.04'	N18°41'31"E
TR25	29.66'	N46°10'11"W
TR26	25.45'	N12°52'03"W
TR27	21.05'	N1°16'15"W
TR28	5.48'	N53°58'57"W
TR29	54.28'	S84°25'36"W
TR30	28.64'	N46°40'35"W
TR31	16.59'	N25°15'28"W
TR32	13.54'	N70°06'45"W
TR33	10.62'	N75°07'54"W
TR34	7.24'	N43°51'03"W
TR35	35.21'	N22°38'43"W

CONSERVATION EASEMENT		
Line #	Length	Direction
CE1	31.90'	N64°48'02"E
CE2	34.15'	N25°10'38"W
CE3	23.24'	N49°22'16"W
CE4	33.59'	S52°47'07"W
CE5	49.48'	S37°23'58"E

50' 0 50' 100'

GRAPHIC SCALE
SCALE: 1" = 50'

EASEMENTS

TRACT MAP NO. 37-59A&B

PHASES 1 AND 2

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY

BEING LOCATED IN SECTIONS 29 & 30, T. 5 S., R. 31 E., MOUNT DIABLO BASE AND MERIDIAN, AND ALSO BEING A SUBDIVISION OF THE REMAINDER PARCEL OF TRACT MAP NO. 37-41, SIERRA PARADISE UNIT NO. 4, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

triad/holmes associates

K:\01 Mammoth\2748\CAD\Tract Map\2748 Final Map.dwg Sep 04,2012 - 10:04am, jpfeiler