

**EASEMENT LEGEND**

- ① A ROADWAY AND UTILITY EASEMENT TO THOMAS J. DEMPSEY PER 400/562 O.R.
- ② BLANKET EASEMENT FOR ELECTRIC AND TELEPHONE FACILITIES PER 437/253 O.R.
- ③ A 40' WIDE EASEMENT TO MAMMOTH LAKES FIRE PROTECTION DISTRICT PER 452/153 O.R.
- ④ E OF A 10' WIDE SEWER EASEMENT TO MAMMOTH COUNTY WATER DISTRICT PER 465/277 O.R.
- ⑤ EASEMENT FOR RECIPROCAL RIGHT OF ACCESS PER DOC. NO. 2005003301 O.R.
- ⑥ AN EASEMENT AGREEMENT FOR ACCESS AND SNOW STORAGE PER DOC. NO. 2006004629 O.R.
- ⑦ EASEMENTS FOR ROADWAY ACCESS, RECREATIONAL TRAIL, SLOPE AND SLOPE MAINTENANCE, STORM DRAIN, DRAINAGE AND PUBLIC ACCESS AS SHOWN PER DOCUMENT NO. 2011005371 O.R. & R2.
- ⑧ STRIP EASEMENTS TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL AND COMMUNICATIONS PER DOC. NO. 200803339 O.R.
- ⑨ A 40' WIDE DRAINAGE AND PUBLIC ACCESS EASEMENT OFFERED FOR DEDICATION PER R2
- ⑩ ABANDONMENT OF VEHICULAR ACCESS RIGHTS PER R2

**RECORD INFORMATION**

R1 = LOT LINE ADJUSTMENT NO. 18-003, PER DOCUMENT NO. 2018004532 O.R.  
 R2 = TRACT NO. 36-236A PER TMB 10/105  
 R3 = PARCEL MAP NO. 36-133 PER PMB 4/7  
 R4 = TRACT NO. 36-134 PER TMB 9/56

**LOT 1**  
 MB 10/3

S87°32'13"E 208.02' (R1,R2,M)  
 N87°35'03"W 208.06' (R3)  
 N87°34'02"W 208.00' (R4)

**MONUMENT LEGEND**

- SET 5/8" REBAR AND PLASTIC CAP, STAMPED "LS 4428" OR AS NOTED
- FOUND REBAR AND CAP STAMPED "LS 4587" PER MB 10/105, R2 OR AS NOTED OTHERWISE.
- FOUND 2" IRON PIPE & TAG STAMPED "LS 4587" PER R4
- FOUND 5/8" REBAR AND CAP, STAMPED "LS 4587", AS RESET PER R2
- FOUND & MONUMENT STAMPED "LS 4587" IN MONUMENT WELL PER R4

**LOT 1**  
 MB 9/42

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS S87°21'22"W, BEING THE BEARING BETWEEN FOUND MONUMENTS AS FOUND PER TRACT MAP NO. 36-236A, BOOK 10 OF TRACT MAPS AT PAGE 105 IN THE OFFICE OF THE COUNTY RECORDER

**EASEMENT NOTE**

THE EASEMENT TO CALIFORNIA POWER COMPANY RECORDED PER 32/187 O.R. DESCRIBING AN EASEMENT OF UNDISCLOSED WIDTH, HAS BEEN PARTIALLY QUITCLAIMED BY DOCUMENT NO. 2009006482 O.R. AND NO. 2009006483 O.R. DOES NOT AFFECT THE SUBJECT PROPERTY.

**REMAINDER**  
 303,465 SQUARE FEET  
 6.967 ACRES

**LLA PAR. 1**  
 INST. NO.  
 2018004532 O.R.

**LLA PAR. 2**  
 INST. NO.  
 2018004532 O.R.

**LOT 1**  
 262,642 SQUARE FEET  
 6.029 ACRES

**LLA PAR. 2**  
 INST. NO.  
 2018004532 O.R.

**ABBREVIATIONS**

I.P. IRON PIPE  
 NON-TAN NON TANGENT  
 TMB TRACT MAP BOOK  
 O.R. OFFICIAL RECORDS  
 MON MONUMENT  
 RAD. RADIAL

NOTE:  
 FOR PRIVATE ROADWAY EASEMENT  
 RESERVATION, SEE SHEET 4.

**GRAPHIC SCALE**

( IN FEET )  
 1 inch = 60 ft.

## SNOWCREEK VII-PHASE II

### TRACT MAP NO. 36-236B

**FOR CONDOMINIUM PURPOSES**

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA  
 BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT NO. 18-003 RECORDED AS DOCUMENT NO. 2018004532 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, CALIFORNIA

GROSS AREA: 13.0 ACRES ±

SHEET 3 OF 4