

TRACT MAP NO. 36-183B

1 LOT, FOR CONDOMINIUM PURPOSES  
12 UNIT PROJECT

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36-183-A,  
SNOWCREEK V, PHASE 8, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 41-41B OF MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER.

15.12 ACRES

BOUNDARY DATA

LINE	DIRECTION	DISTANCE
L1	N 42°50'24" E	86.10' (R7,M)
L2	S 79°50'59" W	29.90' (R7,M)
L3	S 03°24'54" W	99.24' (R7,M)
L4	N 01°06'48" W	127.06' (R1,M)
L5	S 79°14'40" W	42.85' (R1,M)
L6	S 07°05'25" E	49.18' (R1,M)
L8	N 06°04'43" E	124.35' (R4,M)
L9	N 22°55'34" E	118.60' (R4,M)
L10	N 03°26'36" E	237.22' (R4,M)
L12	N 29°38'39" E	114.82' (R5,M)
L13	N 43°09'49" E	219.84' (R5,M)
L14	N 48°11'06" E	127.92' (R5,M)
L15	N 68°14'56" W	92.17' (R5,M)
L16	N 33°25'48" W	70.04' (R5,M)
L17	N 01°07'04" E	147.00' (R6,M)
L18	N 88°52'56" W	114.33' (R6,R7,M)
L19	N 22°24'24" W	85.79' (R6)
L20	N 47°09'36" W	15.45' (R6,R7,M)
L21	N 42°50'24" E	138.17' (R6)
L22	N 57°27'29" W	125.60' (R3,M)
L23	N 42°51'51" E	74.46' (R3,M)
L24	N 16°04'30" W	57.54' (R2,M)
L25	N 48°10'39" W	69.53' (R3,M)
L26	N 61°04'21" W	40.02' (R2,M)
L27	N 01°07'04" E	23.76' (R2,M)
L28	N 88°52'56" W	303.71' (R6,M)

CURVE	RADIUS	LENGTH	DELTA
C1	178.32'	47.54'	15°16'35" (R5,M)
C2	1135.89'	15.13'	00°45'46" (R1,M)
C3	500.00'	54.79'	06°16'44" (R1,M)
C4	74.00'	99.18'	76°47'20" (R1,M)
C5	25.00'	36.11'	82°45'57" (R1,M)

LEGEND

- (R1) RECORD DATA PER M.B. 10/16  
(R2) RECORD DATA PER M.B. 10/22  
(R3) RECORD DATA PER R.S.M.B. 2/141  
(R4) RECORD DATA PER M.B. 10/33  
(R5) RECORD DATA PER M.B. 10/36  
(R6) RECORD DATA PER M.B. 10/39  
(R7) RECORD DATA PER M.B. 10/41  
(M) MEASURED  
○ SET 5/8" DIA. 18" LONG MIN. REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587"  
■ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/41  
● FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/39  
⦿ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/22  
● FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B.10/16 UNLESS OTHERWISE NOTED.  
■ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" SET PER RSMB 2/141  
△ FOUND AND ACCEPTED REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" SET PER MB 10/33  
ⓓ CL 40' PRIVATE ROADWAY & ACCESS ESMT. PER M.B. 10/16  
ⓔ CL 40' PRIVATE ROADWAY AND ACCESS EASEMENT PER MB 10/22  
ⓖ CL 10' SEWER EASEMENT PER 542/570 O.R.  
ⓓ CL 40' PRIVATE ROADWAY EASEMENT PER MB 10/39

EASEMENT NOTES

THE EXACT LOCATION OF THE CONTEL EASEMENT PER BOOK 114, PAGE 463, O.R. IS NOT DISCLOSED OF RECORD AND IS NOT PLOTTABLE.

BASIS OF BEARINGS

THE BEARING OF N 00°08'23" W FOR THE EAST LINE OF THE REMAINDER OF TRACT 36-165C AND THE S.E. 1/4 OF SECTION 3, T.4S., R.27E., M.D.M., AS SHOWN ON TRACT MAP NO.36-165C RECORDED IN BOOK 10 OF MAPS AT PAGE 33 IN THE OFFICE OF THE MONO COUNTY RECORDER WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

FD. & ACCEPTED BRASS CAP  
E. 1/4 COR. SEC.3

T4S  
R27E  
3/2  
1/4  
1972

FAIRWAY DRIVE

CL SEWER EASEMENT  
PER MB 10/21 &  
576/168 O.R.

S 89°52'03" W  
203.87' (R1,M)  
FND & ACCEPTED  
REBAR AND CAP  
STAMPED "L.S.4587"  
PER MB 10/21

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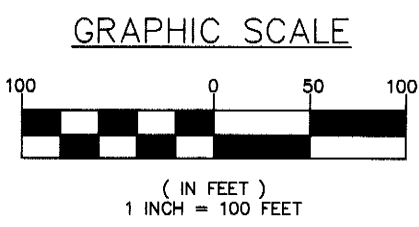
BEARINGS  
OF  
BASIS

1524.38' (R2,M)

2592.38' (R2,M)

N 00°08'23" W

EASTERLY LINE SEC. 3,  
T 4 S, R 27 E, M.D.M.



REMAINDER

575,058 S.F.  
13.20 AC.

T4S  
R27E  
3/2  
10/11  
1972

FD. & ACCEPTED  
BRASS CAP PER  
BLM SURVEY