

SCALE 1" = 100'

FINAL MAP — SNOWCREEK V, PHASE 6  
FAIRWAY HOMES

TRACT MAP NO. 36-165D  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT MAP NO. 36-165C AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 33, IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED IN THE S.E. 1/4 OF SECTION 3, T.4 S., R.27 E., M.D.B. & M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA.

BOUNDARY DATA

LINE	DIRECTION	DISTANCE
L1	S 01°07'04" W	23.76' (R2,M)
L2	N 61°04'21" W	40.02' (R2,M)
L3	N 16°04'30" W	57.54' (R2,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)
L7	N 48°10'39" W	69.53' (R3,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)
L11	N 84°46'26" W	130.94' (R4,M)
L12	N 29°38'39" E	114.82' (M)
L13	N 43°09'48" E	219.84' (M)
L14	N 48°11'06" E	127.92' (M)
L15	N 68°14'56" W	92.17' (M)
L16	N 33°25'48" W	70.04' (M)
L17	N 46°03'33" E	184.12' (M)

CURVE	RADIUS	LENGTH	DELTA
C1	380.59'	113.15'	17°02'03" (M)
C2	178.32'	47.54'	15°16'35" (M)
C3	178.32'	107.94'	34°40'55" (M)
C7	1135.89'	15.12'	00°45'46" (R1,M)
C8	500.00'	54.79'	06°16'44" (R1,M)
C9	74.00'	99.18'	76°47'20" (R1,M)
C10	25.00'	36.11'	82°45'56" (R1,M)

ACCESS EASEMENT DATA

CL 40.00' WIDE PRIVATE ACCESS EASEMENT RESERVED ON TRACT MAP NO. 36-165A AND TRACT MAP NO. 36-165B BY DEMPSEY CONSTRUCTION CORPORATION FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THOSE PARCELS AFFECTED BY SAID EASEMENT.

LINE	DIRECTION	DISTANCE
CL1	S 89°52'03" W	15.00'
CL6	N 10°44'59" E	44.22'
CL7	N 46°03'33" E	184.13'
CL8	N 78°18'40" W	205.08'
CL9	N 58°13'22" W	28.27'

CURVE	RADIUS	LENGTH	DELTA
CL-C8	368.59'	174.89'	27°11'08"
CL-C9	166.32'	161.49'	55°37'47"
CL-C10	200.00'	70.12'	20°05'18"

SEWER EASEMENT

CL 15.00' SEWER LINE EASEMENT TO MCWD PER 709/223 O.R.

LINE	DIRECTION	DISTANCE
S1	N 35°53'59" W	R=178.32'
S2	N 26°19'50" E	93.41'
S3	N 41°34'13" E	321.99'
S5	N 33°25'48" W	62.51'

CURVE	RADIUS	LENGTH	DELTA
S4	380.59'	33.02'	04°58'17"

DRAINAGE EASEMENT DATA

CL 10.00' DRAINAGE EASEMENT RESERVED HEREON

LINE	DIRECTION	DISTANCE
DL1	N 32°08'55" E	13.95'
DL2	N 78°53'39" W	17.62'
DL3	N 44°43'13" W	16.26'
DL4	N 45°35'33" E	105.88'
DL5	N 59°52'31" W	16.44'
DL6	N 45°24'11" E	57.93'
DL7	N 51°46'07" E	26.23'
DL8	N 84°46'26" W	107.06'

CURVE	RADIUS	LENGTH	DELTA
DC1	350.90'	100.52'	16°24'45"

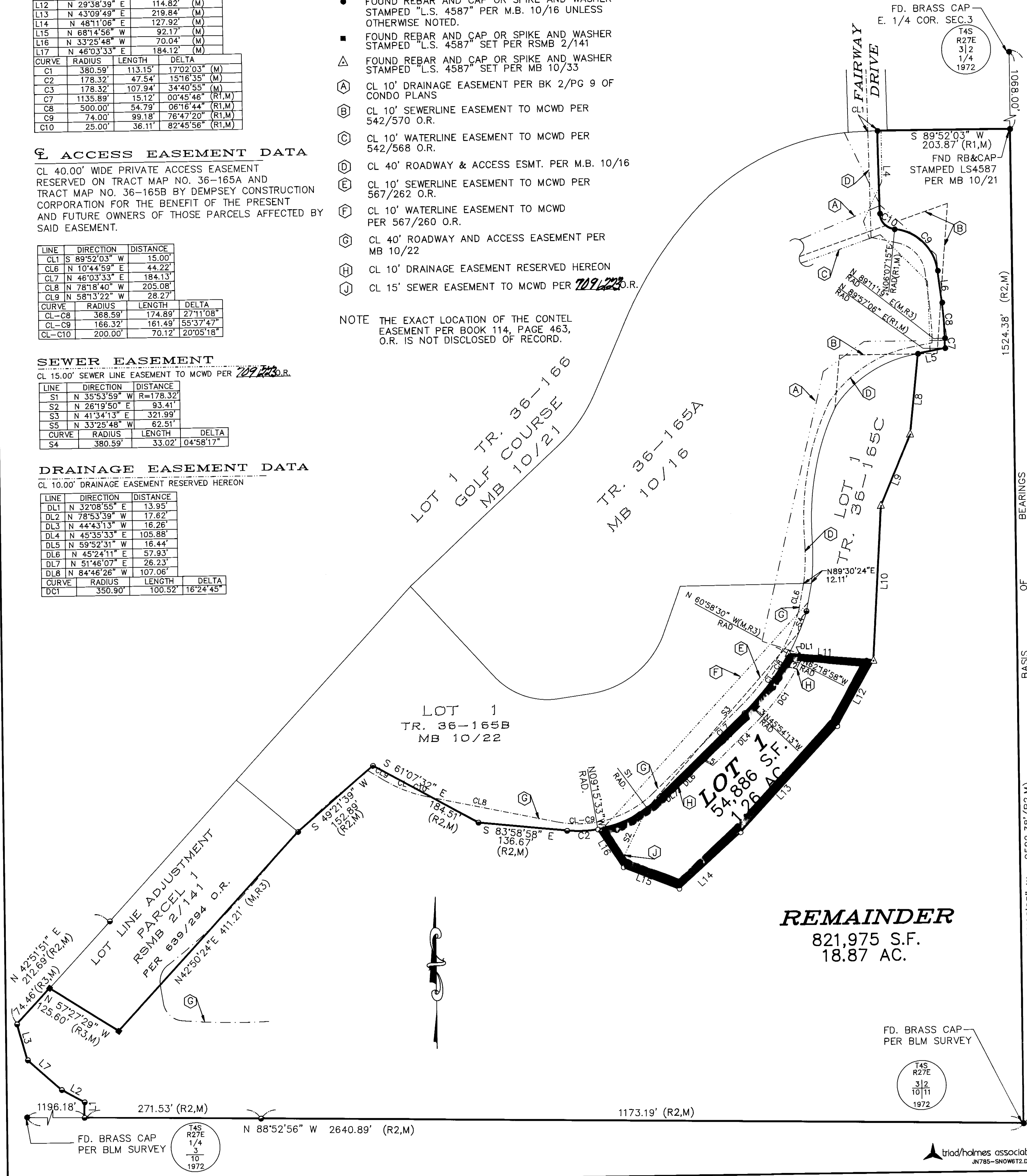
LEGEND

- (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  
(M) MEASURED
- SET REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587"
  - FOUND REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B. 10/22
  - FOUND REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" PER M.B. 10/16 UNLESS OTHERWISE NOTED.
  - FOUND REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" SET PER RSMB 2/141
  - △ FOUND REBAR AND CAP OR SPIKE AND WASHER STAMPED "L.S. 4587" SET PER MB 10/33
  - Ⓐ CL 10' DRAINAGE EASEMENT PER BK 2/Pg 9 OF CONDO PLANS
  - Ⓑ CL 10' SEWERLINE EASEMENT TO MCWD PER 542/570 O.R.
  - Ⓒ CL 10' WATERLINE EASEMENT TO MCWD PER 542/568 O.R.
  - Ⓓ CL 40' ROADWAY & ACCESS ESMT. PER M.B. 10/16
  - Ⓔ CL 10' SEWERLINE EASEMENT TO MCWD PER 567/262 O.R.
  - Ⓕ CL 10' WATERLINE EASEMENT TO MCWD PER 567/260 O.R.
  - Ⓖ CL 40' ROADWAY AND ACCESS EASEMENT PER MB 10/22
  - Ⓗ CL 10' DRAINAGE EASEMENT RESERVED HEREON
  - Ⓙ CL 15' SEWER EASEMENT TO MCWD PER 709/223 O.R.

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

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.B. & 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.



REMAINDER

821,975 S.F.  
18.87 AC.