

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH EASTERLY LINE OF LOT 16, MAJESTIC PINES NO. 4, TRACT NO. 36-159, SHOWN HEREON AS N 43°32'53" E AS SHOWN ON MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 9.

**AREA**

AREA IN LOTS = 42,744 S.F.

**BOUNDARY AND EASEMENT DATA**

LINE	DIRECTION	DISTANCE
L2	S 00°01'02" W	1.42'
L3	S 00°01'02" W	43.65'
L3+L2	N 00°01'00" W(R2)	45.07'(R2)
L4	N 48°39'32" E	46.23'
L5	N 48°38'07" E(R2)	46.22'(R2)
L6	N 55°18'30" E	160.22'
L7	S 55°18'30" W	10.74'
L8	S 56°08'33" E	146.27'
L9	N 43°32'26" E	85.32'
L10	N 32°49'26" E	108.23'
L11	N 86°34'16" E	12.40'
L12	N 56°08'33" W	156.42'
L13	S 43°32'26" W	272.86'
L14	N 43°32'26" E	262.71'
L15	N 00°08'23" E	14.55'
L16	S 32°49'26" W	116.51'
L17	S 56°08'33" E	10.14'
L18	S 56°08'33" E	34.38'
L19	S 55°18'30" W	66.51'
L20	N 67°12'10" W	3.56'
L21	N 55°18'30" E	79.25'
L22	N 34°42'55" W	35.00'
L23	N 55°18'30" E	10.00'
L24	S 34°42'55" E	45.00'
L25	N 55°18'30" E	82.88'
L26	N 67°12'10" W	11.86'
L27	N 55°18'30" E	62.31'
L28	N 55°23'58" E	20.95'
L29	N 48°38'59" E	74.20'
L30	S 39°36'47" W	111.19'
L31	N 89°57'22" E	28.46'

**NOTE:**

1. A PRELIMINARY SOILS REPORT IS REQUIRED FOR EACH PARCEL PRIOR TO DEVELOPMENT. EXISTING FILL AREAS SHALL REQUIRE PROOF OF COMPACTION TO 90% OPTIMUM DENSITY PER ASTM 1557.
2. NO WOOD SHAKE ROOFS ARE PERMITTED ON DWELLINGS ON PARCELS 1, 2, AND 3.
3. THE PRIVATE ROADWAY SHALL BE SIGNED AS A FIRE LANE WITH NO PARKING PERMITTED AT ANY TIME.

**LEGEND/RECORD INFORMATION**

- M MEASURED  
R1 RECORD DATA PER TRACT NO. 36-159, MAJESTIC PINES NO. 4, BOOK 10 OF TRACT MAPS AT PAGE 9  
R2 RECORD DATA PER TRACT NO. 36-123, BOOK 9 OF TRACT MAPS AT PAGE 65  
R3 RECORD DATA PER LOT LINE ADJUSTMENT 92-7, VOL 635/552 O.R.  
R4 RECORD DATA PER PARCEL MAP NO. 36-172, BOOK 4 OF PARCEL MAPS AT PAGE 96, 96A  
P PROPORTIONED  
● FOUND AS NOTED  
○ SET 5/8" REBAR AND CAP STAMPED "LS4587"  
◎ BRASS CAP STAMPED "LS4587" IN MONUMENT WELL SET PER R4  
CONTEL EASEMENT PER 439/248 O.R. (UNDISCLOSED LOCATION)  
THE FOLLOWING AFFECTS A PORTION OR ALL OF THE PROPERTY  
THE EXACT LOCATION IS NOT DISCLOSED AS OF RECORD:  
UNITED STATES OF AMERICA FOR DITCHES & CANALS PER VOL 85/Pg 491 AND VOL 439/Pg 239 DR.'s

**A PLANNED UNIT DEVELOPMENT  
PARCEL MAP NO. 36-173  
IN THE TOWN OF MAMMOTH LAKES**

BEING A RESUBDIVISION OF LOT 1 OF TRACT 36-123 RECORDED IN BOOK 9 OF TRACT MAPS AT PAGE 65 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF MONO, STATE OF CALIFORNIA, SAID LOT 1 BEING ADJUSTED BY LOT LINE ADJUSTMENT 92-7 RECORDED IN VOL 635 AT PAGE 552 OF THE OFFICIAL RECORDS OF MONO COUNTY.