TENTATIVE PARCEL MAP

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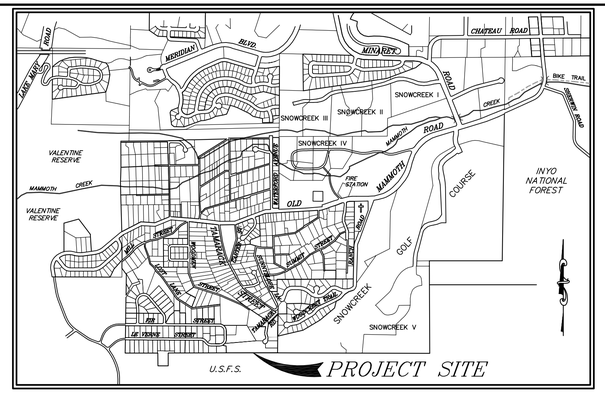
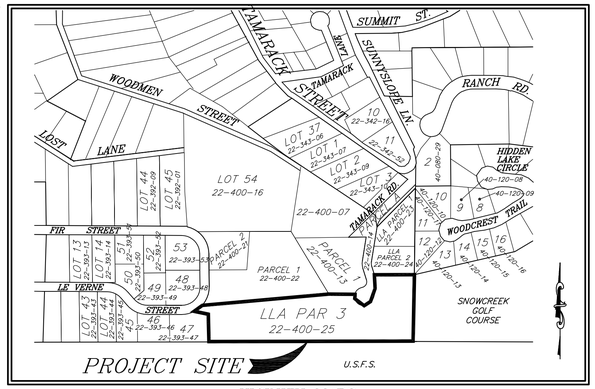
LEGAL DESCRIPTION(S):
LLA PARCEL 3 OF LOT LINE ADJUSTMENT 08-001, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA AS PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 201000638 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:
EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM INYO-MONO TITLE COMPANY, NO. 131221, DATED 03/5/2010.

RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 3, 1900 IN BOOK "N" PAGE 468 OF OFFICIAL RECORDS AS FOLLOWS: "SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTIONS WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES".





VICINITY MAPS
NOT TO SCALE

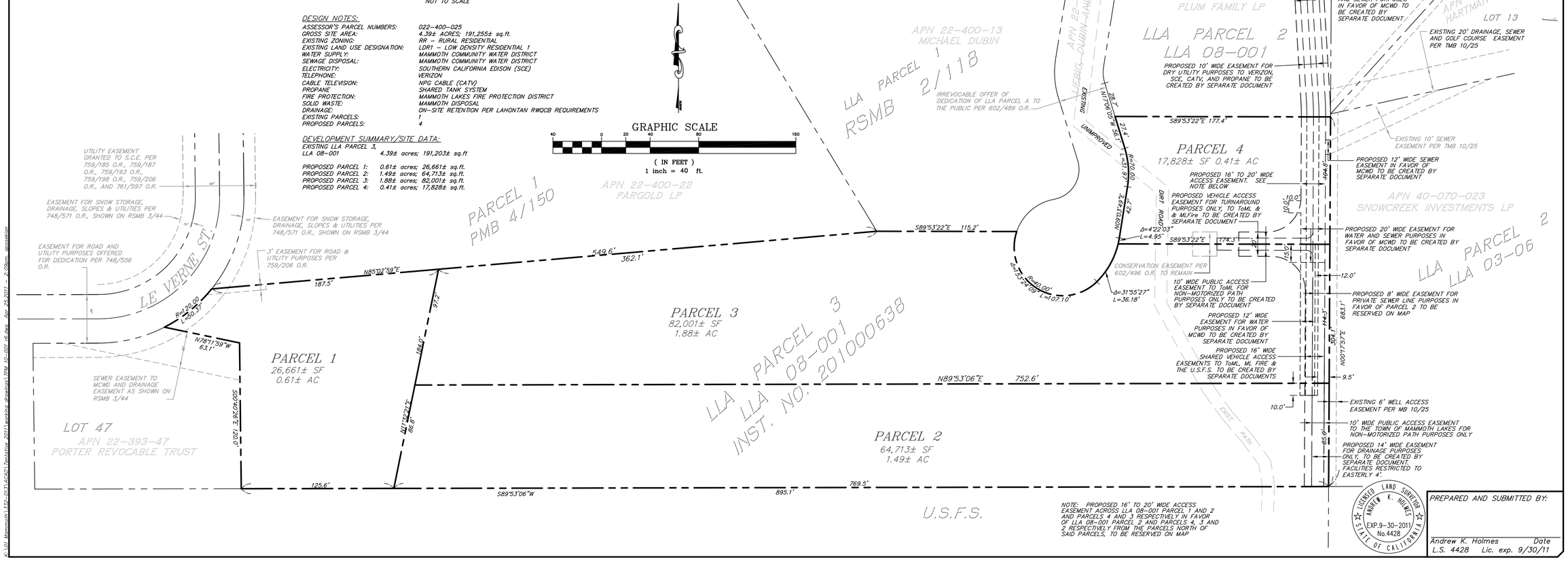
DESIGN NOTES:

ASSESSOR'S PARCEL NUMBERS:	022-400-025
GROSS SITE AREA:	4.39± ACRES; 191,255± sq.ft.
EXISTING ZONING:	RR - RURAL RESIDENTIAL
EXISTING LAND USE DESIGNATION:	LDR1 - LOW DENSITY RESIDENTIAL 1
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON (SCE)
TELEPHONE:	VERIZON
CABLE TELEVISION:	NPG CABLE (CATV)
PROPANE:	SHARED TANK SYSTEM
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL
DRAINAGE:	ON-SITE RETENTION PER LAHONTAN RWQCB REQUIREMENTS
EXISTING PARCELS:	1
PROPOSED PARCELS:	4

DEVELOPMENT SUMMARY/SITE DATA:

EXISTING LLA PARCEL 3, LLA 08-001	4.39± acres; 191,203± sq.ft
PROPOSED PARCEL 1:	0.61± acres; 26,661± sq.ft.
PROPOSED PARCEL 2:	1.49± acres; 64,713± sq.ft.
PROPOSED PARCEL 3:	1.88± acres; 82,001± sq.ft.
PROPOSED PARCEL 4:	0.41± acres; 17,828± sq.ft.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



NOTE: PROPOSED 16' TO 20' WIDE ACCESS EASEMENT ACROSS LLA 08-001 PARCEL 1 AND 2 AND PARCELS 4 AND 3 RESPECTIVELY IN FAVOR OF LLA 08-001 PARCEL 2 AND PARCELS 4, 3 AND 2 RESPECTIVELY FROM THE PARCELS NORTH OF SAID PARCELS, TO BE RESERVED ON MAP

LICENSED LAND SURVEYOR ANDREW K. HOLMES EXP. 9-30-2011 No. 4428 STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

Andrew K. Holmes Date
L.S. 4428 Lic. exp. 9/30/11

VESTING TENTATIVE PARCEL MAP AND USE PERMIT 10-001

BEING A SUBDIVISION OF LLA PARCEL 3 OF LOT LINE ADJUSTMENT 08-001 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

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REVISIONS	BY

DATE 04/11/2011
SCALE 1"=40'
DRAWN SR/GP/JEP
JOB NO. 332.013
DWG TPM 10-001.dwg
SHEET 1 OF 4 SHEETS

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