

VESTING TENTATIVE TRACT MAP NO. 14-XXX

A SUBDIVISION OF THE "REMAINDER" OF TRACT NO. 36-228, IN THE TOWN OF
MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 10 PAGES 98-98B OF TRACT MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

OWNER/SUBDIVIDER

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PREPARED BY

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APN 33-380-04

LEGAL DESCRIPTION

THE "REMAINDER" OF TRACT NO. 36-228, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGES 98-98B OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE: TOPOGRAPHY AND TREE LOCATIONS WERE OBTAINED FROM TOPO SURVEYS CONDUCTED PRIOR TO CONSTRUCTION OF WEST BEAR LAKE DRIVE. TOPOGRAPHY OF WEST BEAR LAKE DRIVE WAS REPRODUCED FROM RECORD DRAWINGS OF GP 05-10.

UTILITIES

WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
PROPANE: ROCK CREEK ENERGY

LEGEND

- | | | | |
|---|---------------------------------|---|--|
|  | PROPERTY LINE |  | EXISTING WATER SERVICE |
|  | CENTERLINE |  | EXISTING SEWER MANHOLE |
|  | EXIST EDGE OF PAVEMENT |  | EXISTING SEWER |
|  | EXIST GROUND
CONTOUR & ELEV. |  | EXISTING DRY UTILITY JOINT TRENCH |
|  | EXISTING FIRE HYDRANT |  | EXISTING TREE, SIZE, & TYPE
TO BE REMOVED |
|  | EXISTING WATERLINE |  | PROPOSED SEWER MAIN EXTENSION |
|  | PROPOSED WATERLINE |  | PROPOSED SEWER MANHOLE |
|  | PROPOSED WATER SERVICE |  | PROPOSED SEWER LATERAL |

LLA PAR 4
874/311 O.R.
RSMB 3/73
APN 33-330-25

BEAR LAKE

REMAINDER TR 36-22
APN 33-380-04

5 33284
LLA PAR O.R.
874/311 3/73
RSMB
APN-33-330-27

PROJECT

VICINITY MAP
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PRIVATE ROAD EASEMENT

NOT TO SCALE

EASEMENT NOTES

THE FOLLOWING AFFECT ALL OR A PORTION OF SUBJECT PROPERTY. THE NUMBERS ON EASEMENTS CORRESPOND TO THE LINE ITEMS IN PRELIMINARY TITLE REPORT NO. 136982B, EFFECTIVE DATE DECEMBER 2, 2013.

- 7 AN EASEMENT FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH, AND COMMUNICATION STRUCTURES PER BOOK 370, PAGE 593 O.R.
- 15 A TEMPORARY EMERGENCY TURNAROUND EASEMENT PER INSTRUMENT NO. 2008003217
- 16 A SNOW STORAGE, TEMPORARY TURNAROUND AND SLOPE MAINTENANCE EASEMENT PER INSTRUMENT NO. 2006003219
- 64 A SEWER EASEMENT PER INSTRUMENT NO. 2013005913 AS SHOWN HEREON. (THE PRELIMINARY TITLE REPORT INCORRECTLY SHOWS SAID EASEMENT AFFECTING PARCEL 12 AS DESCRIBED IN SAID REPORT).

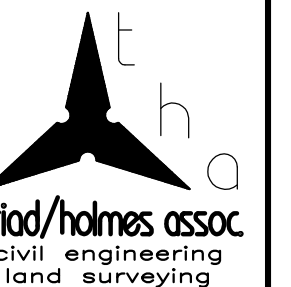
THE FOLLOWING EASEMENTS CANNOT BE LOCATED:

- 56 EASEMENT RESERVATIONS FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES PER BOOK N PAGE 473 O.R., BOOK Q PAGE 548 O.R., AND BOOK S PAGE 79
- 19 THE RIGHT TO ENTER IN FAVOR OF THE TOWN OF MAMMOTH LAKES PER "ENCROACHMENT AGREEMENT NO. 07-01" RECORDED AS INSTRUMENT NO. 2007002225

INITIATIVE IRACI MAP 14-XXX

WEST BEAR LAKE DRIVE

THANKS FOR: GOD WILL



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REVISIONS	BY
DATE 6/27/14	
DESCRIPTION AS SHOWN	
REASON GP	
NO. 4063	
SHEET 1	
1	SHEETS