

24' PRIVATE STREET AND
PUBLIC UTILITY EASEMENT
PER PMB 8/28.

MB 2/22

JOHN MUIR ROAD

MB 7/52

NOTE:

SEE SHEET 3 FOR EXTERIOR MONUMENTATION,
5/8" REBAR & CAP STAMPED "LS 4587". SET
AT ALL INTERIOR LOT CORNERS.

60' R/W
PER MB 8/28

60' EMERGENCY ACCESS EASEMENT
APPURTENANT TO LLA PARCEL 1 PER
861/127 O.R. THROUGH 861/306 O.R.

LLA PARCEL 2
861/113 O.R.

LOT 1
19,569 sq.ft.

LOT 2
17,688 sq.ft.

LOT 3
13,942 sq.ft.

LOT 2
MB 9/62
USFS 401/304 O.R.

NOTE:
ROADWAY EASEMENT PER
525/338 O.R. NOT SHOWN
HEREON FOR CLARITY, SEE
SHEET 3

REMAINDER

3.21 acres
(SEE SHEET 3)

SCALE: 1"=50'

LOT 10
17,045 sq.ft.

LOT 11
13,619 sq.ft.

LOT 12
11,303 sq.ft.

LOT 13
17,668 sq.ft.

LLA PARCEL 2
861/113 O.R.

PRIVATE SEWER & WATER
EASEMENT APPURTENANT TO
LLA PARCEL 1 PER 861/127
O.R. THROUGH 861/306 O.R.

LOT 9
16,358 sq.ft.

LOT 8
14,072 sq.ft.

LOT 7
15,715 sq.ft.

LOT 6
14,328 sq.ft.

LOT 5
14,673 sq.ft.

LOT 4A
6,660 sq.ft.

LOT 4B
6,579 sq.ft.

LOT 1
MB 9/62

LOT 21
12,056 sq.ft.

LOT 20
12,374 sq.ft.

LOT 22
12,857 sq.ft.

LOT 19
13,641 sq.ft.

LOT 23
13,534 sq.ft.

LOT 18
15,830 sq.ft.

LOT 24
18,950 sq.ft.

LOT 17
29,725 sq.ft.

LOT 15
12,514 sq.ft.

LOT 16
13,455 sq.ft.

MARY ROAD

LAKE

SEE SHEET 3

TRACT NO. 36-189

IN THE TOWN OF MAMMOTH LAKES,
MONO COUNTY, CALIFORNIA

BEGING A RESUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF
TOWN OF MAMMOTH LAKES LOT LINE ADJUSTMENT 98-04, PER
CERTIFICATE OF COMPLIANCE RECORDED IN 861/113 O.R. AND LOT
1 OF TRACT 36-136B, PER MB 10/10.

GROSS AREA: 9.77 ACRES
NET AREA: 8.42 ACRES

EASEMENT LEGEND:

(THIS SHEET ONLY)

- LOT "A" - EASEMENT FOR PRIVATE ROADWAY, UTILITY,
SNOW STORAGE & SKI BACK PURPOSES, RESERVED
HEREON FOR THE BENEFIT OF LOTS "A", 1-24, & THE
REMAINDER PARCEL WITH RIGHT TO GRANT TO M.L.F.D.
- 10' WIDE, UNLESS OTHERWISE SHOWN, SNOW STORAGE &
SKI BACK EASEMENTS FOR THE BENEFIT OF LOTS 1-24,
RESERVED HEREON.
- 10' OR 20' WIDE EASEMENT AS SHOWN, FOR SKI BACK
PURPOSES TO MAMMOTH POINT OWNERS ASSOCIATION
PER INSTRUMENT NO. 2001-00454
- 10' WIDE PRIVATE UTILITY EASEMENT FOR THE BENEFIT
OF LOTS 1-24 RESERVED HEREON.
- PRIVATE ACCESS EASEMENT RESERVED HEREON FOR THE
BENEFIT OF LOTS 1-24 WITH THE RIGHT TO GRANT TO
M.L.F.D. IN FUTURE.
- 20' WIDE, UNLESS OTHERWISE SHOWN, PRIVATE SNOW
STORAGE EASEMENT, RESERVED HEREON FOR THE
BENEFIT OF LOT "A".
- 10' OR 20' WIDE, AS SHOWN, PRIVATE SEWER EASEMENT,
RESERVED HEREON FOR THE BENEFIT OF LOTS 21, 22,
23, & 24.
- PRIVATE ACCESS EASEMENT RESERVED HEREON FOR THE
BENEFIT OF LOTS 18, 19, & 20.
- 10' OR 20' WIDE, AS SHOWN, SKI BACK EASEMENT
RESERVED HEREON FOR THE BENEFIT OF LOTS 1-24.

INDICATES ABUTTERS RELINQUISHMENT
OF VEHICULAR EGRESS & INGRESS.

LINE DATA:

LINE	BEARING	LENGTH
L1	N31°09'07"E	5.38
L2	N31°09'07"E	5.38
L3	N31°09'07"E	5.38
L4	N5°54'12"E	12.70
L5	N5°54'12"E	12.70
L6	N5°54'12"E	12.70
L7	N28°06'27"E	3.93
L8	N19°12'12"E	24.86
L9	N28°06'27"E	3.74
L10	N61°53'33"W	20.00
L11	N28°06'27"E	3.74

CURVE DATA:

CURVE	DELTA	LENGTH	RADIUS
C1	3°58'11"	8.31	120.00
C2	102°27'19"	62.59	35.00
C3	1°33'12"	27.65	1020.00
C4	71°44'02"	31.30	25.00
C5	2°08'14"	38.05	1020.00
C6	5°36'12"	31.29	320.00
C7	2°08'43"	11.98	320.00
C8	7°44'55"	40.57	300.00
C9	7°44'55"	37.87	280.00
C10	2°53'47"	16.18	320.00
C11	5°35'19"	27.31	280.00
C12	5°22'08"	26.24	280.00
C13	4°41'42"	26.22	320.00
C14	5°54'09"	17.00	165.00
C15	14°53'53"	32.50	125.00
C16	22°03'22"	30.84	80.00
C17	22°03'22"	36.55	100.00
C18	22°03'22"	46.26	120.00
C19	5°58'53"	18.79	180.00
C20	5°58'53"	20.88	200.00
C21	5°58'53"	22.97	220.00
C22	17°28'54"	36.61	120.00
C23	17°28'54"	30.51	100.00
C24	17°28'54"	24.41	80.00
C25	2°45'56"	15.45	320.00
C26	1°05'34"	19.07	1000.00