

NOTES

TOTAL AREA 49.51 ACRES GROSS
BEING DIVIDED: 48.74 ACRES NET

A 10' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ROAD FRONTAGES AND EXTERIOR BOUNDARIES AND 5' ON BOTH SIDES OF INTERIOR LOT LINES PER THIS MAP.

LOTS 1 & 2 SHALL HAVE VEHICULAR ACCESS FROM THE CUL-DE-SAC ON RIDGE VIEW ONLY.

SUBJECT TO BLANKET PATENT RESERVATIONS FOR ANY VESTED WATER RIGHTS, DITCHES, COAL & MINERALS PER BOOK 3, PAGE 406.

SUBJECT TO THE TERMS OF A WATER RIGHTS AGREEMENT PER BOOK 638, PAGE 587.

PRESENT AND FUTURE OWNERS OF THE LOTS CREATED BY THIS FINAL MAP ARE TO COMPLY WITH REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN AND DEVELOPMENT STANDARDS AND MITIGATION MEASURES SPECIFIC TO THIS MAP. CONDITIONS OF MAP APPROVAL GOVERNING THE LOTS CREATED BY THIS FINAL MAP ARE RECORDED AS INSTRUMENT NUMBER _____ OF OFFICIAL RECORDS, COUNTY OF MONO. IF ANY INCONSISTENCIES EXIST BETWEEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, THEN THE MORE RESTRICTIVE SHALL APPLY.

REFERENCE DOCUMENTS

(R1) - CERTIFICATE OF COMPLIANCE NO. 98-05, FILED IN BOOK 840, PAGE 003

(R2) - FINAL MAP FOR RIMROCK RANCH (T.M. 37-47A) FILED FOR RECORD APRIL 24, 2002 IN BOOK 10 OF TRACT MAPS, PAGES 62-62C.

(R3) - FINAL MAP (T.M. 37-27B) FILED FOR RECORD NOVEMBER 1, 1984 IN BOOK 9 OF SUBDIVISION MAPS, PAGES 68-68B.

(R4) - RECORD OF SURVEY FOR WILSON FILED FOR RECORD OCTOBER 26, 1966 IN BOOK 5 OF MAPS, PAGE 53.

(R5) - BLM DEPENDENT RESURVEY DATED JULY 26, 2002

(R6) - FINAL MAP (T.M. 37-94A) FILED FOR RECORD JUNE 20, 2003 IN BOOK 10 OF TRACT MAPS, PAGES 66-66C.

LEGEND

- FOUND BLM BRASS CAP, 2001, UNLESS NOTED, PER (R5)
- FOUND CENTERLINE MONUMENT IN WELL, LS 4587, PER (R2)
- FOUND 5/8" REBAR WITH PLASTIC CAP, LS 4587, PER (R2)
- FOUND 5/8" REBAR WITH PLASTIC CAP, LS 4587, UNLESS OTHERWISE NOTED
- ⊗ DIMENSION POINT, NOTHING FOUND OR SET
- △ SET 5/8" REBAR WITH PLASTIC CAP, PLS 8667, UNLESS OTHERWISE NOTED.
- (M) MEASURED POSITION
- (C) CALCULATED POSITION
- R/W RIGHT-OF-WAY
- PARCEL BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- BUILDING SETBACK LINE

SCALE: 1" = 100'

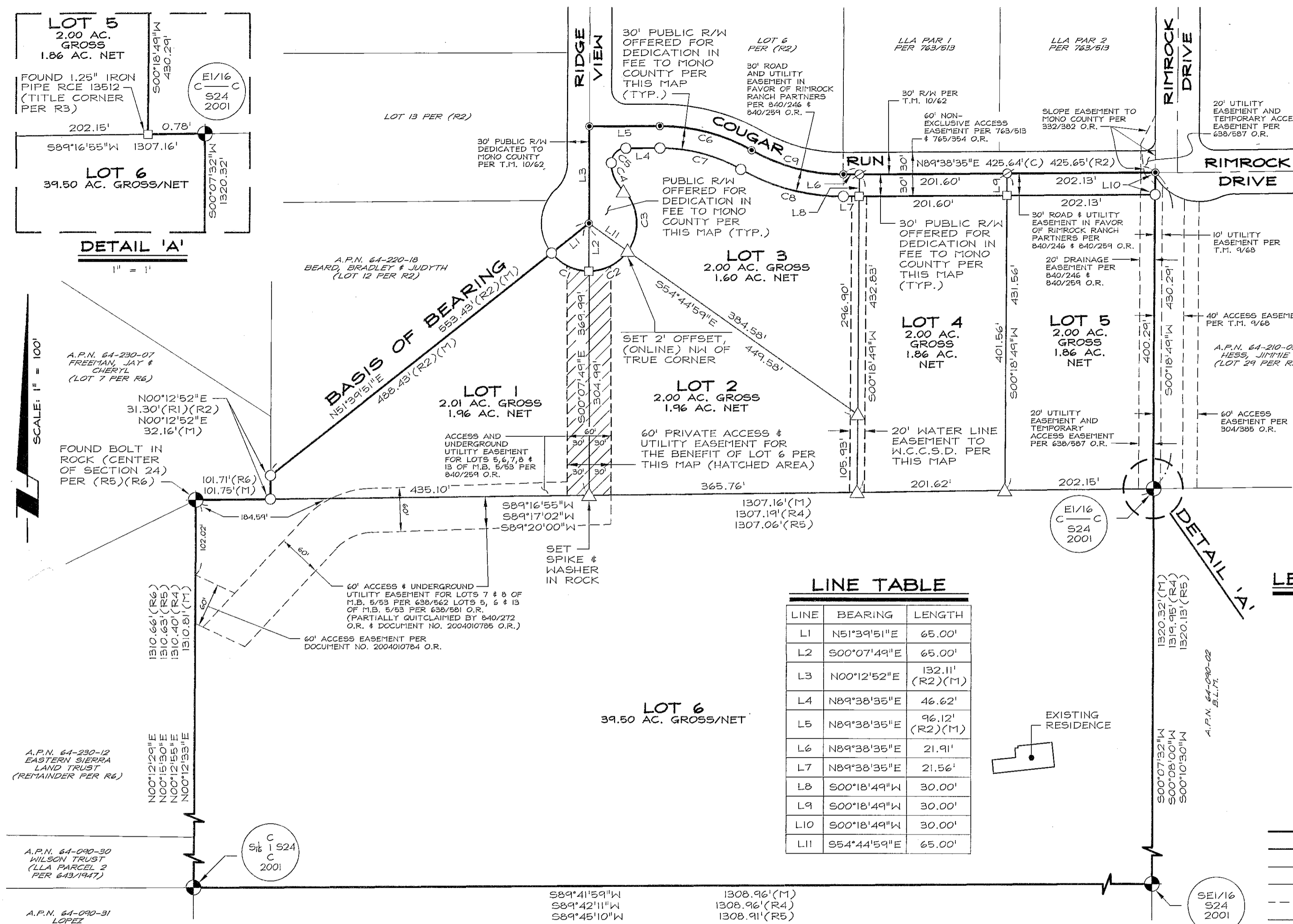
SHEET 2 OF 3

FINAL MAP
TRACT MAP NO. 10-001
FOR
RALPH NORMAN & LYN R. HABER
(PARCEL 2 OF LOT LINE ADJUSTMENT
98-05 PER 840/03, O.R.)

LOCATED WITHIN THE EAST ONE-HALF (E1/2) OF
SECTION 24, T.5S., R.30E., M.D.M.
MONO COUNTY, CALIFORNIA

1587-002-13
1587-002BS.dwg

11/20/13



LINE TABLE

LINE	BEARING	LENGTH
L1	N51°39'51"E	65.00'
L2	S00°07'49"E	65.00'
L3	N00°12'52"E	132.11' (R2)(M)
L4	N89°38'35"E	46.62'
L5	N89°38'35"E	96.12' (R2)(M)
L6	N89°38'35"E	21.91'
L7	N89°38'35"E	21.56'
L8	S00°18'49"W	30.00'
L9	S00°18'49"W	30.00'
L10	S00°18'49"W	30.00'
L11	S54°44'59"E	65.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=51°47'40"	65.00'	58.76'	S64°13'59"E	56.78'
C2	Δ=54°37'11"	65.00'	61.96'	N62°33'36"E	59.64'
C3	Δ=80°57'23"	65.00'	91.84'	N05°13'41"W	84.39'
C4	Δ=45°55'15"	50.00'	40.07'	S22°44'45"E	39.01'
C5	Δ=89°25'43"	20.00'	31.22'	S44°55'44"W	28.14'
C6	Δ=30°00'00"	250.00'	130.90'	N75°21'25"W	129.41'(R2)(M)
C7	Δ=30°00'00"	220.00'	115.19'	N75°21'25"W	113.88'
C8	Δ=30°00'00"	280.00'	146.61'	S75°21'25"E	144.94'
C9	Δ=30°00'00"	250.00'	130.90'	S75°21'25"E	129.41'(R2)(M)

BASIS OF BEARING

N51°39'51"E -- THE SOUTHERLY LINE OF LOT 12 PER THE FINAL MAP FOR RIMROCK RANCH FILED FOR RECORD APRIL 24, 2002 IN BOOK 10 OF TRACT MAPS, PAGES 62-62C. PER (R2)



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