

## NOTES

PRESENT AND FUTURE OWNERS OF THE LOTS CREATED BY THIS PARCEL MAP ARE TO COMPLY WITH REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN AND DEVELOPMENT STANDARDS AND MITIGATION MEASURES SPECIFIC TO THIS MAP, INCLUDING, BUT NOT LIMITED TO, MAP CONDITIONS 1-20, 26-28, 32 AND 33, WHICH ADDRESS VISUAL IMPACT, BUILDING CHARACTER, LIGHTING, WOOD BURNING DEVICES, CONSTRUCTION CONDITIONS, EROSION CONTROL MEASURES, VEGETATION REMOVAL AND REVEGETATION, LANDSCAPING, NUISANCE CONTROL, SEWAGE DISPOSAL AND ANIMAL MANAGEMENT.

CONDITIONS OF MAP APPROVAL GOVERNING THE LOTS CREATED BY THIS PARCEL MAP ARE RECORDED AS DOCUMENT NUMBER 2006009200 OF OFFICIAL RECORDS, COUNTY OF MONO, ON DECEMBER 28, 2006. IF ANY INCONSISTENCIES EXIST BETWEEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, THE MORE RESTRICTIVE SHALL APPLY.

## NOTES

BEARINGS ARE MEASURED EXCEPT WHEN IN PARENTHESES. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, AND ARE MEASURED, EXCEPT WHERE IN PARENTHESES.

- FOUND MONUMENT AS NOTED.
- ▲ FOUND 1" OD IP STAMPED "LS 4850" [E].
- SET 1" OD IP (WITH PLASTIC PLUG STAMPED "L.S. 4850") EXCEPT AS NOTED.
- FD FOUND
- IP IRON PIPE SURVEY MARKER
- OD OUTSIDE DIAMETER
- R RADIAL BEARING

PARENTHESES DATA IS RECORD WITH MAP OR DOCUMENT IN BRACKETS. EXAMPLE: (478.85) [A]; DATA MAY BE EITHER AS SHOWN, OR AS CALCULATED.

S4 DESIGNATION OF LOTS [A]

⑦3 POINT DESIGNATION USED ON [D]

FIELD DISTANCES ALONG MEADOW DRIVE ARE PRORATED FROM SUBDIVISION (EXCEPT WHERE CLOVER LANE IS HELD AT 40.00 WIDE).

## BOUNDARY DETERMINATION

ON MEADOW DR.: THE TWO ORIGINAL MARKERS WERE HELD; HUBS AND REBARS ATTRIBUTED TO WALTER REID, C.E., WERE DISCOUNTED AS THEY WERE NOT NOTED ON [A] AND MAY HAVE BEEN SET LATER.

ON PARCEL SIDELINES: RECORD BEARINGS [A] HELD.

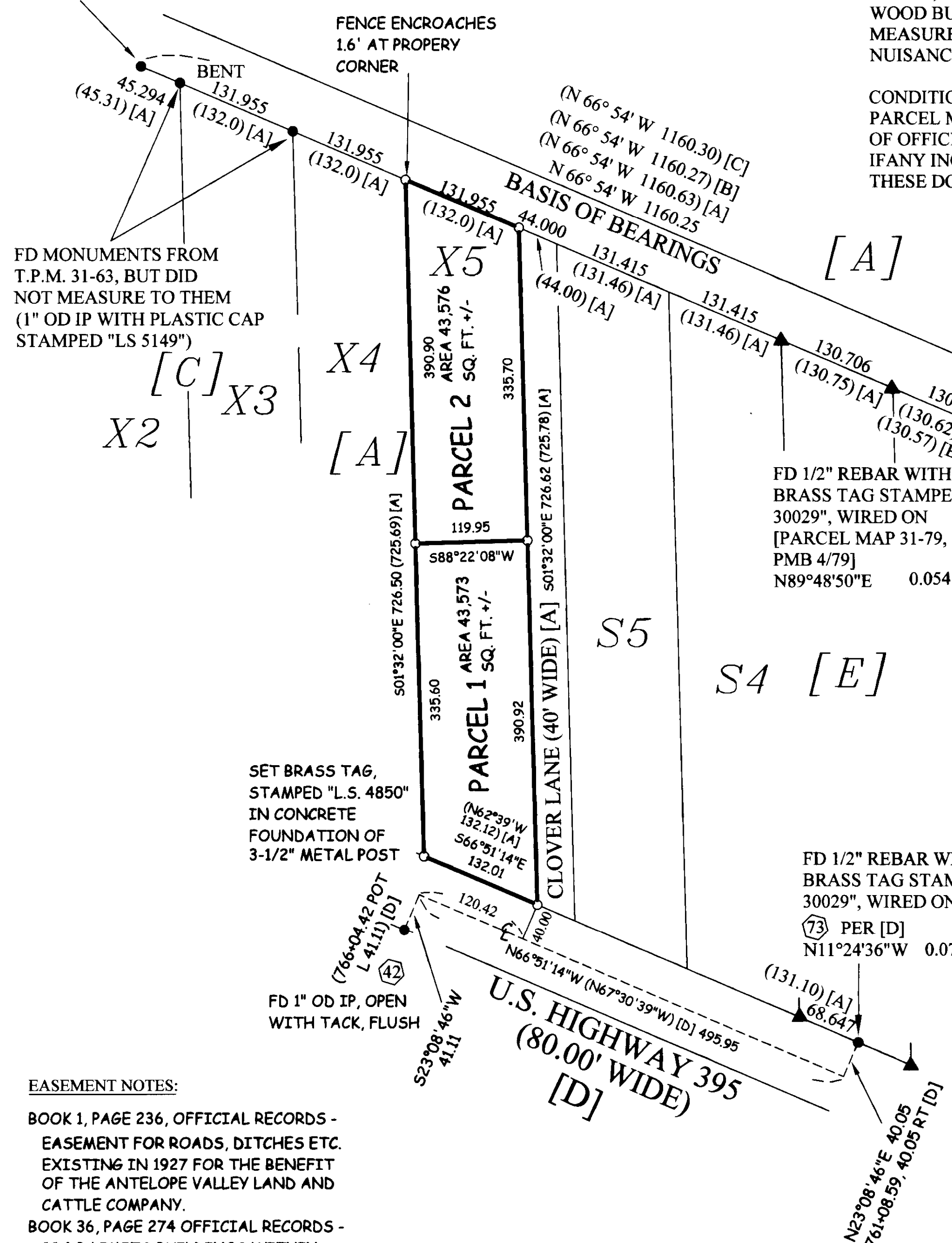
ON HIGHWAY 395: LOCATION OF RIGHT OF WAY PER [D] BASED ON FOUND LOCATIONS OF ④2 AND ⑦3.

## PARCEL MAP 31-91

A DIVISION OF:  
PARCEL X-5 OF THE MILL CREEK RANCH SUBDIVISION, COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED IN BOOK 2, PAGES 27, 27A AND 27B OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
PORTIONS OF SECTIONS 20 AND 29, T.8 N., R.23 E., IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CA.

MONO COUNTY STATE OF CALIFORNIA  
SCALE 1" = 100'

FD 1-1/4" DIAMETER BRASS DISC STAMPED "CE 7522" & PUNCH MARK IN CONCRETE AT NORTHEAST-SOUTHWEST FENCE LINE (MOST NORTHERLY CORNER OF LOT "X2" [A])



## MAPS & DOCUMENTS:

- [A] MILL CREEK RANCH SUBDIVISION, MB 1/60
- [B] PARCEL MAP 31-79, PMB 4/79
- [C] RECORD OF SURVEY 31-20, RSMB 2/16
- [D] CALTRANS RIGHT OF WAY RECORD MAP DIST. 09, MONO COUNTY, ROUTE 395 MILE POST 107.3 & 107.9, DATED 6-94. GRID FACTOR 0.9997605 [D]
- [E] RECORD OF SURVEY 31-40, RSMB 3/110

## BASIS OF BEARINGS

TWO MONUMENTS FROM THE MILL CREEK RANCH SUBDIVISION (MB 1/60), AS INDICATED, COMPRISE THE BASIS OF BEARINGS FOR THIS MAP.

### EASEMENT NOTES:

- BOOK 1, PAGE 236, OFFICIAL RECORDS - EASEMENT FOR ROADS, DITCHES ETC. EXISTING IN 1927 FOR THE BENEFIT OF THE ANTELOPE VALLEY LAND AND CATTLE COMPANY.
- BOOK 36, PAGE 274 OFFICIAL RECORDS - CC & R LIMITS BUILDINGS WITHIN 90 FEET OF U.S. HIGHWAY 395.