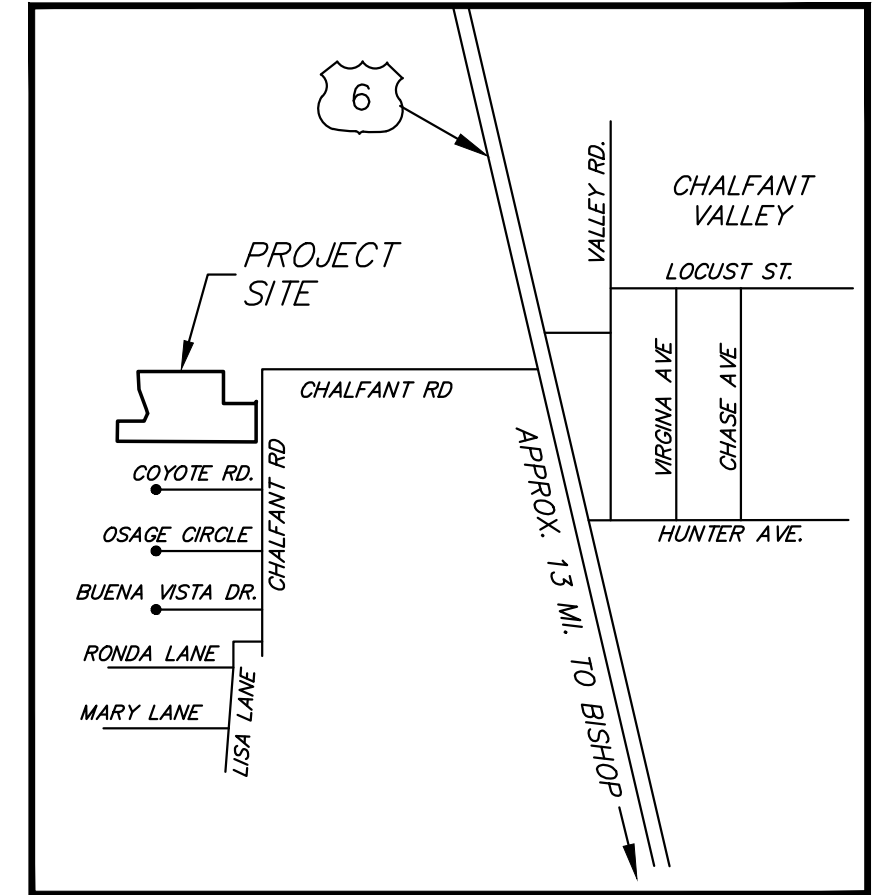


TENTATIVE PARCEL MAP NO.

A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 14-004MC PER DOCUMENT NO. 2014-004953 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER



VICINITY MAP
NTS

LEGAL DESCRIPTION:

LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 14-004MC, RECORDED AS INSTRUMENT NO. 2014-004953 OF OFFICIAL RECORDS, IN THE OFFICE OF THE MONO COUNTY RECORDER

RECORD OWNER /SUBDIVIDER

SUSAN JENSEN
221 ROADRUNNER LANE
CHALFANT, CALIFORNIA

SURVEYOR:

TRIAD/HOLMES ASSOCIATES, INC.
THOMAS A. PLATZ
P.O. BOX 1570
MAMMOTH LAKES, CALIFORNIA
93546(760) 934-7588

DESIGN NOTES:

ASSESSOR'S PARCEL NUMBER : 026-360-005-000
AREA: 668,633 S.F., 15.350 ACRES
LAND USE DESIGNATION : ESTATE RESIDENTIAL (ER)
PROPOSED ZONING : NO CHANGE PROPOSED
WATER SUPPLY : ON SITE WELL
SEWAGE DISPOSAL : ON SITE SEPTIC AND LEACH FIELD
ELECTRICITY : SOUTHERN CALIFORNIA EDISON
TELEPHONE : VERIZON
FIRE PROTECTION : BISHOP VOLUNTEER

FLOODPLAIN NOTES

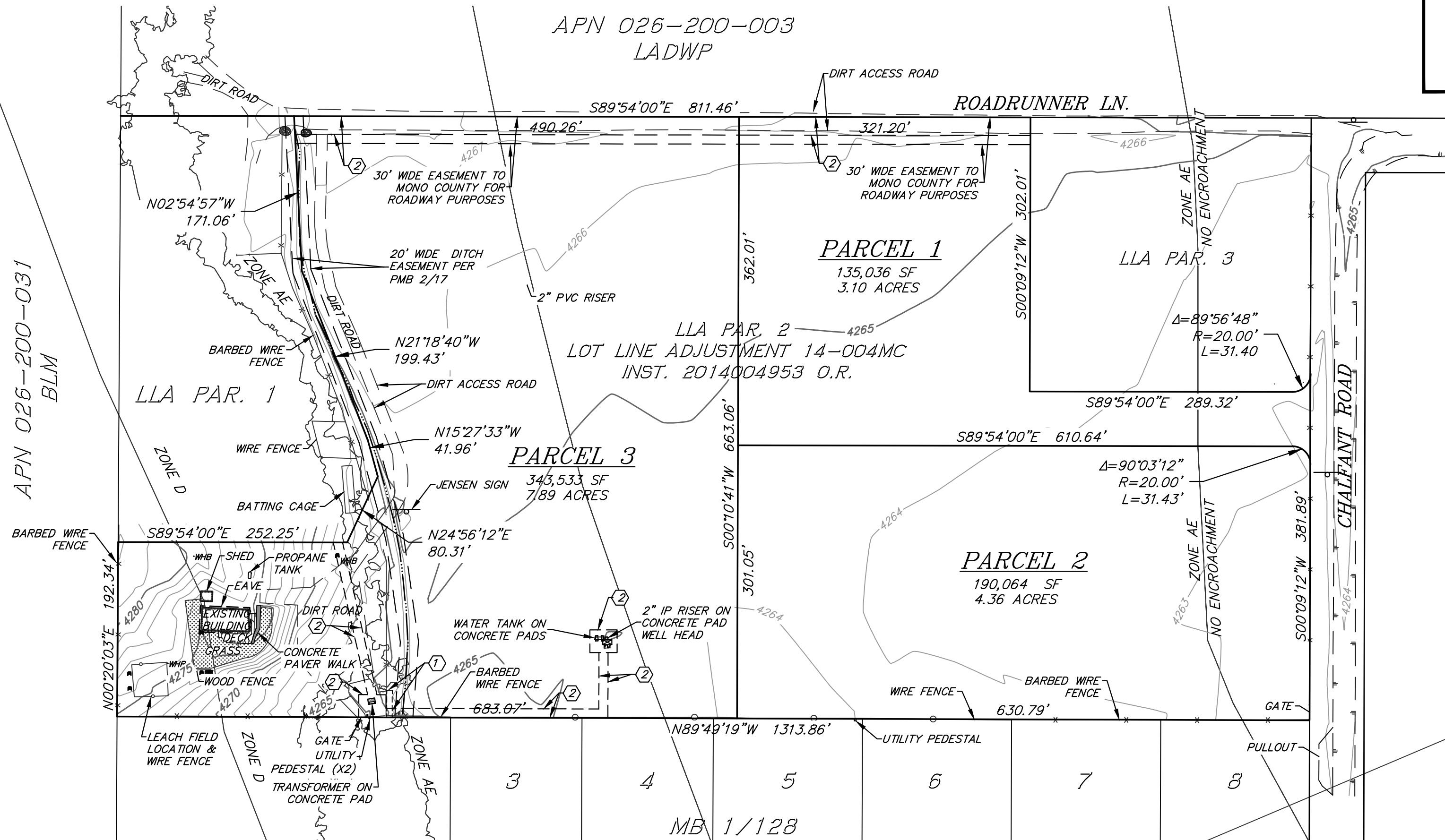
THE MAJORITY OF THE PROPERTY WITHIN THIS PARCEL IS LOCATED WITHIN ZONE AE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 06051C1725E, REVISED DECEMBER 18, 2012. THE AREA OF THE EXISTING RESIDENCE SHOWN TO BE IN ZONE D.

ZONE AE: SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED. THE LIMITS OF THIS ZONE DESIGNATED FOR NO ENCROACHMENT ARE AS SHOWN

ZONE D: AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE.

EASEMENT NOTES:

- ① SCE AND TELEPHONE EASEMENT PER 190/143 O.R.
- ② EASEMENTS FOR ROADWAY, WELL & PRESSURE TANK AND UTILITIES PER DOC#2016002707 O.R. EASEMENTS ARE LOCATED AS ACCURATELY AS POSSIBLE.

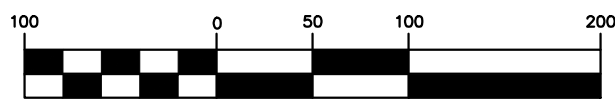


APN 026-200-031
BLM

APN 026-200-003
LADWP

MB 1/128

GRAPHIC SCALE

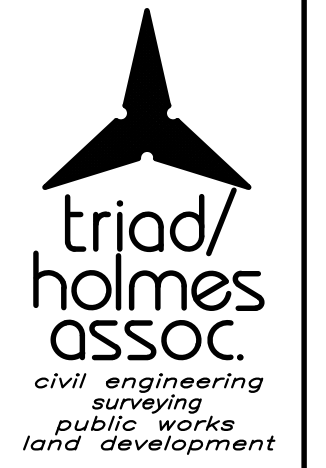


(IN FEET)
1 inch = 100 ft.

LEGEND

	PROPERTY LINE		EDGE OF PAVEMENT
	ADJACENT PROPERTY LINE		WIRE FENCE
	CENTERLINE		EXISTING GROUND CONTOUR & ELEVATION
	FLOWLINE		
	EDGE OF PAVEMENT		

TENTATIVE PARCEL MAP NO.
221 ROADRUNNER LANE, CHALFANT VALLEY
APN 026-360-005
PREPARED FOR: SUSAN JENSEN



post office box 1570
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5619
e-mail triad@triadholmes.com

873 north main st. suite 150
BISHOP, ca 93514
phone (760) 873-4273
fax (760) 873-8024
e-mail bishop@triadholmes.com

777 woodside rd. suite 2g
REDWOOD CITY, ca 94061
phone (650) 366-0216
fax (650) 366-0288
e-mail sf@triadholmes.com

DATE	7-6-2020
SCALE	1"=100'
DRAWN	JSP
JOB NO.	4293
DWG	4293 Jensen TPM
SHEET	1
OF	1 SHEETS