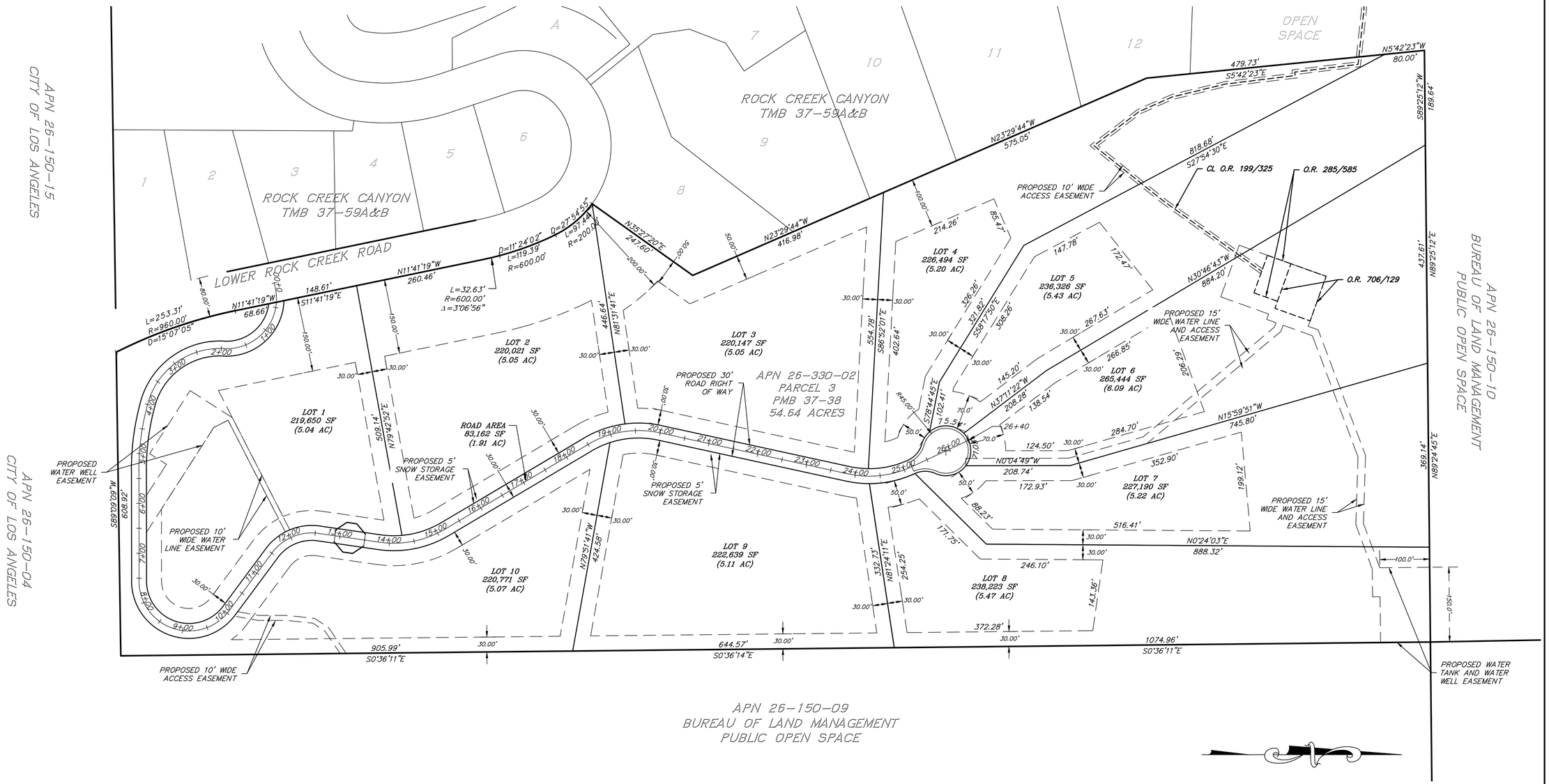

THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY.
THE EXACT LOCATIONS ARE SHOWN HEREON OR ARE NOT DISCLOSED AS OF RECORD*:

2. AN EASEMENT FOR EXISTING UNDERGROUND OR AERIAL ELECTRIC AND COMMUNICATION LINES TO SOUTHERN CALIFORNIA EDISON COMPANY PER 101/172 O.R.

4. AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RESERVOIR, AND PUMPING PLANT SYSTEM TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 107/16 O.R.

5. AN EASEMENT FOR WATER PIPE LINES, RESERVOIR, AND PUMPING PLANT SYSTEM TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 199/325 O.R.

6. AN EASEMENT FOR WATER TANK TO LOWER ROCK CREEK MUTUAL WATER COMPANY PER 285/585 O.R.

7. AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATERLINE, WELL AND EQUIPMENT, AND ACCESS THERETO, TO LOWER ROCK CREEK MUTUAL WATER COMPANY, PER 706/127 O.R.

8. AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATERLINE, WELL AND EQUIPMENT, AND ACCESS THERETO, TO LOWER ROCK CREEK MUTUAL WATER COMPANY, PER 706/129 O.R.

9. AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATERLINE, WELL AND EQUIPMENT, AND ACCESS THERETO, TO LOWER ROCK CREEK MUTUAL WATER COMPANY, PER INST. # 2003004318 O.R.

* NUMBERS REPRESENT NUMBER SHOWN ON TITLE REPORT.

DESIGN NOTES

ASSESSOR'S PARCEL NO.: 26-330-02
EXISTING ZONING: ESTATE RESIDENTIAL
EXISTING LAND USE DESIGNATION: ESTATE RESIDENTIAL
WATER SUPPLY: PRIVATE WATER
SEWAGE DISPOSAL: INDIVIDUAL ENGINEERED ON-SITE TREATMENT
ELECTRICITY: SCE
TELEPHONE: VERIZON
FIRE PROTECTION: WHEELER CREST COMMUNITY SERVICES DISTRICT
F.E.M.A. FLOOD INSURANCE DESIGNATION: NONE
DRAINAGE: EXISTING SITE SHEET FLOWS FROM NORTH TO SOUTH AND THERE ARE NO DEFINED DRAINAGE COURSES.

PROJECT PROPERTY DATA

GROSS AREA:	54.64 ACRES
NUMBER OF LOTS FOR SALE:	10 LOTS
DENSITY:	5.46± ACRE/LOT
MINIMUM LOT SIZE:	5.04 AC
MAXIMUM LOT SIZE:	6.09 AC

RECORD OWNERS

C&L DEVELOPMENT LLC
P.O. BOX 8898
MAMMOTH LAKES, CA 93546
(760) 934-8831

PREPARED BY

MATT SCHOBER
TRIAD/HOLMES ASSOCIATES
873 NORTH MAIN ST.
BISHOP, CA 93514
760-873-4273

EASEMENT NOTES

EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM INYO-MONO TITLE COMPANY DATED FEBRUARY 26, 2002.

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 37-38.

INDEX TO SHEETS

1. TENTATIVE TRACT MAP
2. PRELIMINARY IMPROVEMENTS
3. ROAD PROFILE

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

TENATIVE TRACT MAP

ROCK CREEK RANCH

PREPARED FOR: MATTHEW LEHMAN

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REVISIONS	BY

DATE	8/8/14
SCALE	1"=100'
DRAWN	MS
JOB NO.	2215
DWG	2215_TTM
SHEET	1 OF 3 SHEETS

user:mschober <<C3D_Imperial>> K:\01 Mammoth\2215\ACAD\TENTATIVE\2215_TTM.dwg Aug 08, 2014, 12:40pm