

PARCEL MAP NO. 31-70

A DIVISION OF A PORTION OF THE S1/2, SEC 21, T8N, R23E,
MDB&M, MONO COUNTY, CALIFORNIA.



SCALE: 1"=100'

LEGEND:

- FND. IRON ROD PER PMB 2/69. ACCEPTED AS PROP. COR.
- FND NAIL & TAG RCE 27104 IN PVTY PER PMB 2/69.
- FND 1" I.D. I.P. & TAG RCE 27104 PER PMB 2/69.
- SET NAIL IN APPROX & PVTY.
- SET 1 1/2" & ALUM CAP STAMPED L.S. 5149 ON 5/8" & REBAR.
- 20' WIDE SLOPE ESMT. OFFER OF DEDICATION.
- 25' WIDE DRIVEWAY ESMT. FOR PARCELS 1, 2 & 4.
- r BASED ON RECORD INFORMATION PER PMB 2/69 UNLESS OTHERWISE NOTED.
- m BASED ON FIELD MEASUREMENTS.
- PUBLIC UTILITY EASEMENT PER BK. 501, PG. 174, OF OFFICIAL RECORDS RECORDED CONCURRENTLY WITH THIS MAP.
- EXIST. CONTEL & S.P.P. CO. ESMTS. PER OR. 354/193 & O.R. 172/274.

NOTE: ACCESS TO PARCELS 1, 2, & 4 IS RESTRICTED TO THE 25' WIDE DRIVEWAY EASEMENT AS SHOWN ON THIS MAP.

M.B. 5/24

NOTE: & OF EASTSIDE LN. TAKEN AS & OF EXISTING PAVEMENT DUE TO LACK OF OTHER MONUMENTATION.

(N 89° 16' 23" W r/m 2659.67' r/m PMB 4/13)
FND BR. CAP PER PMB 4/13. ACCEPTED AS SW COR. SEC. 21.

BASIS OF BEARINGS: N 88° 51' 00" W, THE SOUTH LINE OF THE SE 1/4 SEC. 21 AS SHOWN ON PMB 2/69.

FND BR. CAP PER PMB 2/69. ACCEPTED AS N 1/4 COR. S 21.

PMB 1/7
PMB 4/13

PMB 1/35

PARCEL ③
AREA = 3.11 ACRES

PARCEL ②
AREA = 3.09 ACRES

PARCEL ①
AREA = 3.43 ACRES

PARCEL ④
AREA = 10.41 ACRES

2/69

PMB

FND BR. CAP PER PMB 2/69. ACCEPTED AS S 1/4 COR. S 21.
FND BR. CAP PER PMB 2/69. ACCEPTED AS SE COR. S 21.

Scale 4 P/M 294