

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this parcel map.

We also hereby reserve to ourselves, our heirs, and assigns that 20-foot x 20-foot Drainage Easement for the benefit of Parcel 1 as so designated on this map. We also hereby reserve to ourselves, our heirs, and assigns that reciprocal easement for Bridge and Driveway Maintenance and Sewer Line for the benefit of Parcels 1 and 2 as so designated on this map. We also hereby reserve to ourselves, our heirs, and assigns that 10-foot wide Waterline Easement for the benefit of Parcel 2, as so designated on this map. We also hereby reserve to ourselves, our heirs, and assigns that 10-foot wide Electrical Easement for the benefit of Parcel 1, as so designated on this map.

BY: Yosemite Toad Inn, LLC, a California Limited Liability Company

Zachary Walters, Managing Member

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of _____ } ss.
County of _____ }

On _____ before me,
_____ a Notary Public,
personally appeared Zachary Walters

who proved to me on the basis of satisfactory evidence to be the person whose name are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand:

Signature _____

Print Name _____

A Notary Public in and for said state

Principal place of business is the County of _____

My commission expires: _____

Commission No. of Notary: _____

PLANNING COMMISSION’S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of _____, 2022. The Commission found the Parcel Map to be in substantial conformance with the approved or conditionally approved tentative parcel map and any amendments thereto.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97-06, Section 17.20.170, this Parcel Map is hereby approved.

BY: _____
Sandra Moberly
Community and Economic Development Director

_____ Date

TAX COLLECTOR’S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$ _____ for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

_____ Date

By: _____
Deputy Mono County Tax Collector

TOWN ENGINEER’S STATEMENT

This map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative parcel map have been complied with.

_____ Date

_____ P.E. C 78268
Haislip W. Hayes
Mammoth Lakes Town Engineer

TOWN SURVEYOR’S STATEMENT

This final map was examined by me and I am satisfied that this map is technically correct.

_____ Date

_____ PLS 8663
Randell Scott West
Mammoth Lakes Town Surveyor

RECORDER’S CERTIFICATE

Filed this ____ day of _____, 2022 at _____ M., in Book ____ of Parcel Maps at Pages _____, inclusive, at the request of Dave Billingsley.

Instrument No. _____ Fee: _____

Shannon Kendall
Mono County Recorder

By: _____
Deputy Mono County Recorder

SURVEYOR’S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Dave Billingsley in May, 2021. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative tract map. I hereby state that all the monuments are of the character and occupy the positions indicated, and that such monuments are sufficient to enable the survey to be retraced.



_____ Date

_____ Andrew K. Holmes L.S. 4428

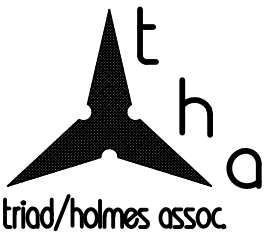
SOILS NOTE

A Preliminary Geotechnical Investigation, Work Order No. 3.30069, was prepared for this property, by Sierra Geotechnical Services, Inc, revised Date January, 1994 under the signature of Thomas A Platz, R.C.E. 41039. Said report is on file with the Town of Mammoth Lakes Public Works Department – Engineering Services Division.

PARCEL MAP NO. 11-001

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF ALL OF BLOCK 9 IN MAMMOTH CAMP TRACT NO. 1, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 1 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF CARTER STREET SHOWN ON SAID MAP, AS VACATED BY THE TOWN OF MAMMOTH LAKES, RESOLUTION NO. 98-42 DATED OCTOBER 7, 1998, RECORDED OCTOBER 16, 1998 IN VOLUME 820 PAGE 120 OF OFFICIAL RECORDS THAT WOULD ORDINARILY PASS WITH A CONVEYANCE OF SAID LAND. EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND DEEDED TO THE TOWN OF MAMMOTH LAKES, A CALIFORNIA MUNICIPAL CORPORATION, IN DEEDS RECORDED AUGUST 13, 2019 A INSTRUMENT NO. 2019002894 AND AUGUST 13, 2019 AS INSTRUMENT NO. 2019002895 OF OFFICIAL RECORDS. THE EASTERLY LINE OF THE ABOVE DESCRIBED LANDS FURTHER BEING SUBJECT TO THE BOUNDARY LINE AGREEMENT PER VOLUME 822, PAGE 125 OF OFFICIAL RECORDS.



THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the Public Records.

(a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.

This herein described land lies within the Mammoth Lakes Community Services District and is subject to any liens or assessments thereof.

This herein described land lies within the Mammoth Community Water District and is subject to any liens or assessments thereof.

The land lies within the Mammoth School Bond District and is subject to any liens or assessments thereof.

Covenants, conditions and restrictions as a general plan for the improvement of said tract, as contained in deed for other lots in said tract, among them being deed recorded in Book V, Page 268 of Official Records.

Conditions and restrictions as a general plan for the improvement of Mammoth Camp Tract, as contained in deeds for other lots in said tract.

Rights and easements in favor of the public over any portion of said land lying within Mammoth Drive, Carter Street and Tamarack Street as shown on the said map of Mammoth Camp Tract No. 1 recorded in Book 1, Page 1 of maps.

Any rights, interests or claims that may exist or arise by reason of the following being shown on the record of survey recorded in book 3 page 32 of Record of Survey maps: "Trash Collection Area"

Resolution No PEDC-2013-08 a Resolution of the Mammoth Lakes Planning and Economic Development Commission approving Tentative Parcel Map 11-01, to allow one lot to be subdivided into two lots for property located at 70 Carter Street (APN: 022-321-001-000), subject to the conditions contained therein Recorded: March 21, 2014, as Instrument No. 2014001036, of Official Records.

*The effect of a Resolution No PEDC 2016-06
A resolution of the Mammoth Lakes Planning and Economic Development Commission approving a six-year time extension request (IER 15-002) for property located at 70 Carter Street (APN: 022-321-001-000)*

*From: Town of Mammoth Lakes
To: Amy Lynn Walters
Dated: February 10, 2016
Recorded: March 29, 2016
Recording No.: 2016001021, Official Records*

*The effect of a Resolution No PEDC 2018-03
A resolution of the Mammoth Lakes Planning and Economic Development Commission approving Use Permit 17-004 to allow a three guestroom Bed and Breakfast located at located at 70 Carter Street (APN: 022-321-001-000)*

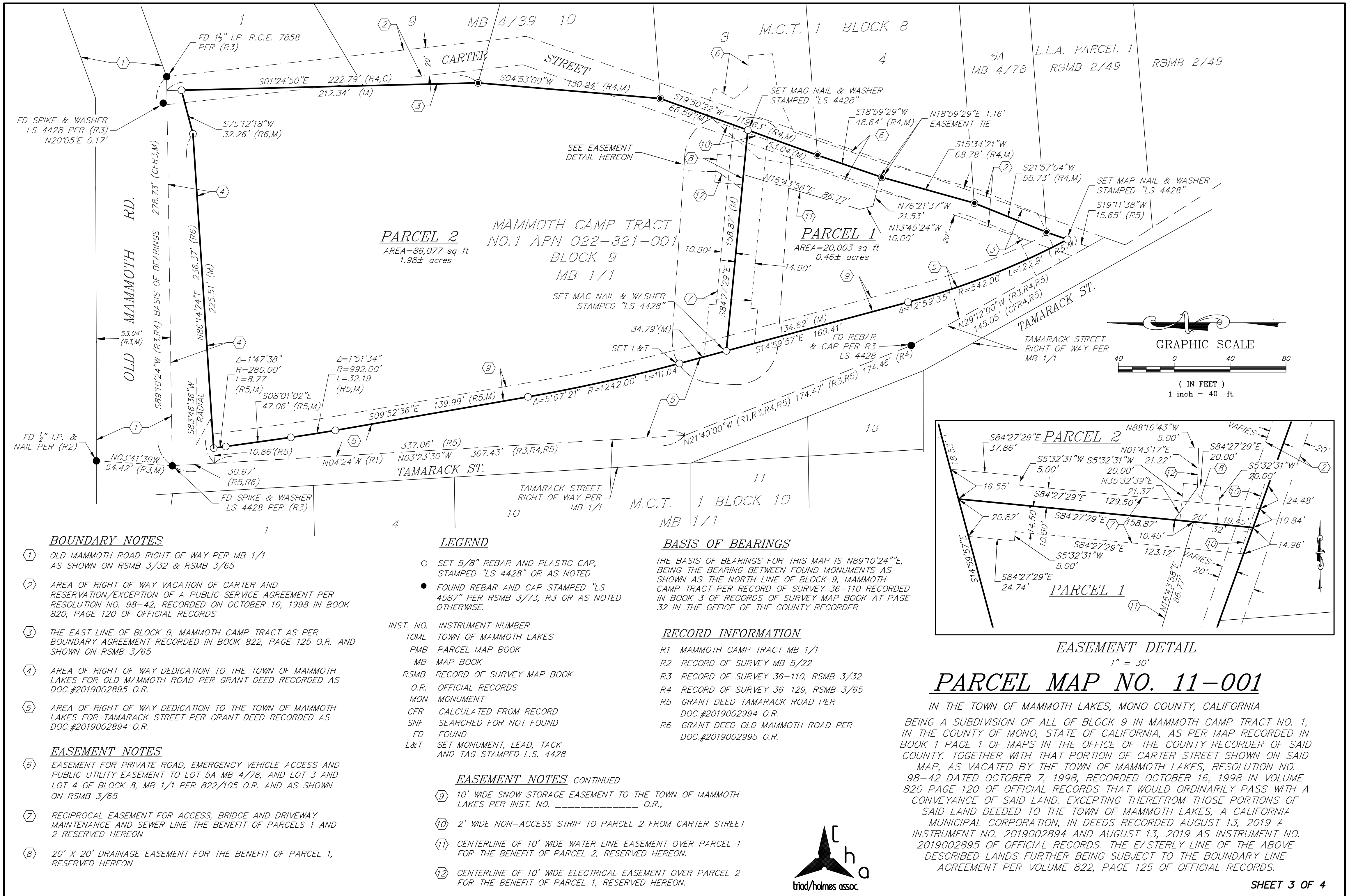
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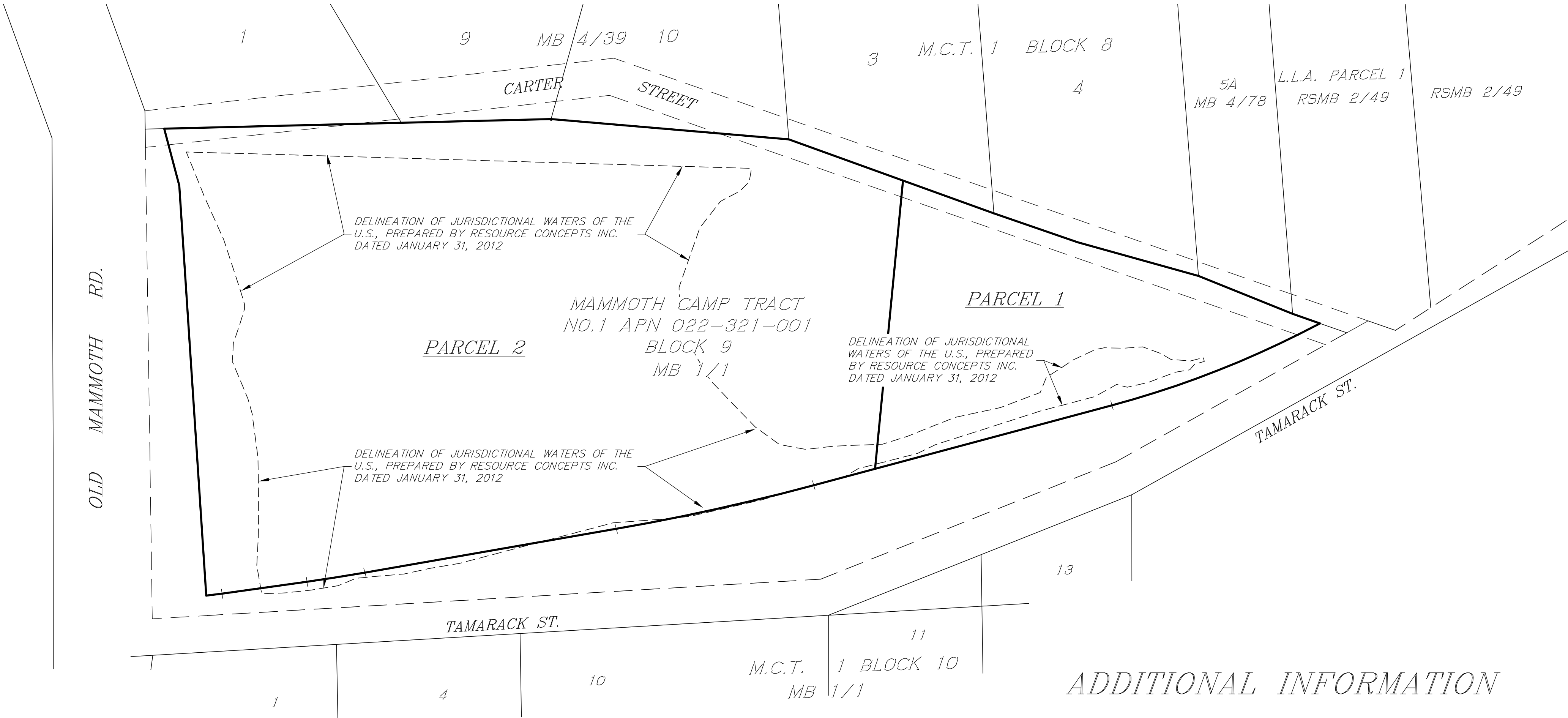
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SCALE: 1"=40'



ADDITIONAL INFORMATION
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