

**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 tract map. We also hereby reserve that certain easement for slope purposes for the benefit of Lot 1 as so designated on this map. We also hereby dedicate to the Town of Mammoth that certain Irrevocable Offer of Dedication as designated on this map.

AS OWNER:

LIMELIGHT MAMMOTH LLC, a Delaware Limited Liability Company

BY: AHG Parent Co LLC  
Its sole Member

BY: Aspen Skiing Company, LLC  
Its sole Member

BY: \_\_\_\_\_  
Jeff Toscano  
Chief Executive Officer, Aspen Hospitality

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 \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

On \_\_\_\_\_ before me,  
\_\_\_\_\_ a Notary Public,  
personally appeared JEFF TOSCANO

who proved to me on the basis of satisfactory evidence to be the person whose name is 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 person 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: \_\_\_\_\_

**SIGNATURE OMISSIONS**

The signatures of the following, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a-3Ai of the Subdivision Map Act:

Southern California Edison Company: Inst. No. 2001006640 O.R.  
& Book 78 Page 129 O.R.

**NOTICE REGARDING EASEMENT ABANDONMENT**

Pursuant to Government Code Sections 66434(g) and 66499.20.1/2, the filing of this map constitutes abandonment of the following easement and prescriptive right of way:

Those portions of that slope easement granted to the Town of Mammoth Lakes by the Document recorded July 11, 2003 as Instrument No. 2003007395 O.R. of Official Records that have been vacated by the Town of Mammoth Lakes per the Document recorded on \_\_\_\_\_, 2025 as Instrument No. \_\_\_\_\_, in the office of the Mono County Recorder.

That portion of Millers Siding Road, presumed to be prescriptive, as shown on this map.

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION CERTIFICATE**

This final map has been reviewed by the Town of Mammoth Lakes Planning and Economic Development Commission at its meeting of \_\_\_\_\_, 2025. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract map and any amendments thereto and did Accept/Reject on behalf of the public that certain irrevocable offer of dedication for road purposes as so designated on this map, and did APPROVE the abandonment of that portion of existing right of way as so designated on this map and referenced on this map pursuant to the provisions of Sections 66434(g) and 66499.20.2 of the California Subdivision Map Act.

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 Tract Map is hereby approved.

BY: \_\_\_\_\_ Date \_\_\_\_\_  
Nolan Bobroff  
Community and Economic Development Director

**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 tract map have been complied with.

\_\_\_\_\_ Date \_\_\_\_\_  
Haislip W. Hayes P.E. C 78268  
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 \_\_\_\_\_  
Randell Scott West, PLS 8663  
Mammoth Lakes Town Surveyor

**C.C.& R.'s NOTE**

A declaration of covenants, conditions, restrictions and reservation affecting this subdivision was prepared entitled "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF RECIPROCAL EASEMENTS OF 15 CANYON BLVD RESIDENCES" was recorded on \_\_\_\_\_, 2025, as Instrument No. \_\_\_\_\_ of Official Records of the Mono County Recorder.

A declaration of covenants, conditions, restrictions and reservation affecting this subdivision was prepared entitled "DECLARATION OF CONDOMINIUM AND COVENANTS, CONDITIONS AND RESTRICTIONS OF 15 CANYON BLVD RESIDENCES" was recorded on \_\_\_\_\_, 2025, as Instrument No. \_\_\_\_\_ of Official Records of the Mono County Recorder.



**RECORDER'S CERTIFICATE**

Filed this \_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ M., in Book 12 of Tract Maps at Pages \_\_\_\_\_, inclusive, at the request of Limelight Mammoth LLC.

Instrument No. \_\_\_\_\_ Fee: \_\_\_\_\_

Queenie Barnard  
Mono County Recorder

By: \_\_\_\_\_  
Deputy Mono County Recorder

**TAX COLLECTOR'S CERTIFICATE**

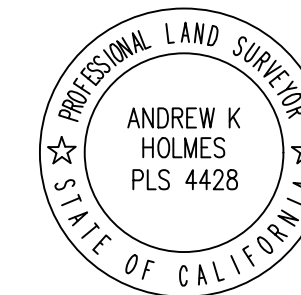
I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments 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

**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 Thomas A. Platz in October, 2022. 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 P.L.S. 4428

**SOILS NOTE**

A Geologic Feasibility and Geologic Hazards Evaluation Report, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated May 16, 2019 under the signature of Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Public Works Department - Engineering Services Division.

An "As-Graded" soils report showing final as-built grades and soils report recommendations shall be provided to the Town of Mammoth Lakes Public Works Department upon completion of grading operations.

**LIMELIGHT HOTEL AND CONDOMINIUMS  
TRACT MAP NO. 22-002**

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA  
BEING A RE-SUBDIVISION OF LOT LINE ADJUSTMENT 04-02 PER DOC.# 2004005560 O.R., PARCELS 1 AND 2 OF PARCEL MAP NO. 36-29 PER BOOK 1 OF PARCEL MAPS AT PAGE 44, LOT 10 OF MAMMOTH SLOPES UNIT NO. 2 PER BOOK 4 OF MAPS AT PAGE 85, THAT PORTION OF LAKE MARY ROAD VACATED BY THE TOWN OF MAMMOTH LAKES PER DOC.# 2006000037 O.R., THAT PORTION OF THE SE1/4, NW1/4, SECTION 34, T3S, R27E, M.D.B.&M. BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 335.00 FEET EAST FROM THE WEST LINE OF SAID SE1/4, NW1/4, AND NORTHEASTERLY OF THE NORTHWESTERLY LINE OF LAKE MARY ROAD, AND PORTION OF SAID SECTION 34 DESCRIBED AS PARCEL 2 IN THE DEED RECORDED IN VOLUME 89, PAGE 398 O.R.

6.91 ACRES

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

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

*This land lies within the Community Facilities District No. 2001-1 (North Village Area) and is subject to any liens or assessments thereof.*

*This land lies within the North Village Benefit Assessment 2002-2 and is subject to any liens or assessments thereof.*

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

*The herein described land lies within the Community Facilities District No. 2013-3 (Transit Services) and is subject to any liens or assessments thereof.*

*The herein described land lies within the Community Facilities District No. 2023-1 (Maintenance Services) and is subject to any liens or assessments thereof.*

*The effect of an instrument entitled "Irrevocable Offer to Dedicate Real Property" executed by Intrawest California Holdings, recorded July 11, 2003 as Instrument No. 2003007394 of Official Records.*

*A Certificate of Compliance by the Town of Mammoth Lakes as Certificate of Compliance 04-02, recorded on June 17, 2004 as Instrument No. 2004005560 of Official Records.*

*Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restrictions is permitted by applicable law, as set forth in the document executed by Mammoth Slopes Development Co., dated October 5, 1965 in Book 77, Page 46 of Official Records. Covenants, Conditions and Restrictions have been modified by an instrument executed by Mammoth Slopes Development Company, recorded on November 9, 1965 in Book 77, Page 455 of Official Records.*

*A covenant and agreement regarding building setback (Mammoth Hillside) recorded June 30, 2004 as Instrument No. 2004006017 of Official Records.*

*A covenant and agreement regarding height limitations (Mammoth Hillside) recorded June 30, 2004 as Instrument No. 2004006018 of Official Records. An Amendment to Construction Easement Agreement recorded February 27, 2005 as Instrument No. 2005001352 of Official Records.*

*Any rights, interests for claims which may exist or arise by reason of the following facts shown up that certain "ALTA/ACSM Land Title Survey for Hillside Properties" dated June 7, 2019 by Triad/Holmes Associates:*

*K-rails, gravel roads, edge of pavement begin/gravel road, existing overhead utilities, existing guy wires, existing wall traffic signal box, blow off riser, slope easement, concrete walk, 2" copper water lateral field verified, back of sidewalk, street light, street light pullbox, fire hydrant on property line, existing bollards, rip-rap swale, soil stockpile, intersection ahead sign, water meter, irrigation box, vertical vent, air release assembly, AC path, electric box, bus stop sign post, 12" drains, water meter, bus stop bench, keystone wall, K-rail, dirt road, existing dirt path, 1' tall RR tie retainer, numerous foot paths, tree house, drainage enters site from adjoiner.*

*An easement for driveway purposes affecting that portion of said land as shown on Parcel Map No. 36-29, recorded in Book 1 of Parcel Maps at Page 44 in the Office of the County Recorder.*

*Seventh amendment to Notice of Special Tax Lien, Town of Mammoth Lakes Community Facilities District No. 2013-3 (transit services) Annexation No. 7, recorded on March 21 2023 as Instrument No. 2023000596 of Official Records.*

*Notice of Special Tax Lien, Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services), recorded on May 1 2023 as Instrument No. 2023000933 of Official Records.*

*Resolution No. 22-53, A Resolution of the Town Council of the Town of Mammoth Lakes approving tentative Tract Map 22-002, Use Permit 22-001, and Design Review 22-001, and Adopting Environmental Findings Pursuant to the California Environmental Quality Act, to Allow the Limelight Hotel Development Project located in the North Village specific plan area at 5, 15, 17, and 49 Canyon Boulevard, 107 Lakeview Boulevard, 106 and Unaddressed Parcel on Lake Mary Road (APNs: 033-390-004-000, 033-390-005-000, 033-390-006-000, 033-390-007-000, 031-110-027-000, 033-390-002-000, and 033-390-003-000), recorded on May 25, 2023 as Instrument No. 2023001139 of Official Records.*



**LIMELIGHT HOTEL AND CONDOMINIUMS**  
**TRACT MAP NO. 22-002**

**IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA**

**BEING A RE-SUBDIVISION OF LOT LINE ADJUSTMENT 04-02 PER DOC.# 2004005560 O.R., PARCELS 1 AND 2 OF PARCEL MAP NO. 36-29 PER BOOK 1 OF PARCEL MAPS AT PAGE 44, LOT 10 OF MAMMOTH SLOPES UNIT NO. 2 PER BOOK 4 OF MAPS AT PAGE 85, THAT PORTION OF LAKE MARY ROAD VACATED BY THE TOWN OF MAMMOTH LAKES PER DOC.# 2006000037 O.R., THAT PORTION OF THE SE1/4, NW1/4, SECTION 34, T3S, R27E, M.D.B.&M. BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 335.00 FEET EAST FROM THE WEST LINE OF SAID SE1/4, NW1/4, AND NORTHEASTERLY OF THE NORTHWESTERLY LINE OF LAKE MARY ROAD, AND PORTION OF SAID SECTION 34 DESCRIBED AS PARCEL 2 IN THE DEED RECORDED IN VOLUME 89, PAGE 398 O.R.**

**6.91 ACRES**

**SHEET 2 OF 5**

**MONUMENT LEGEND**

- FOUND MAG NAIL AND WASHER STAMPED LS4587 PER TRACT MAP 36-210, MB 10/89, R4
- ⊙ FOUND DISK IN MONUMENT WELL STAMPED "LS4587" PER TMB 10/89, R4
- ⊕ FOUND REBAR AND CAP STAMPED LS 4587 PER RSMB 2/100, R3
- FOUND MONUMENT AS NOTED
- ⊙ SET BRASS DISC STAMPED "LS 4428" IN MONUMENT WELL
- SET 1" IRON PIPE AND PLASTIC CAP STAMPED "LS 4428"

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS S00°57'14"W, BEING THE BEARING BETWEEN FOUND MONUMENTS AS SHOWN ALONG THE CENTERLINE OF HILLSIDE DRIVE AS SHOWN ON RECORD OF SURVEY 36-78 PER MAP RECORDED IN BOOK 2 OF RECORD OF SURVEY MAPS AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER

**EASEMENT LEGEND**

- ② AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL AND COMMUNICATIONS SYSTEMS, PER DOC.# 2001006640 O.R., RECORDED SEPTEMBER 20, 2001.
- ③ AN EXISTING EASEMENT GRANTED TO THE TOWN OF MAMMOTH LAKES FOR TRANSIT IMPROVEMENT PURPOSES PER DOC.#2003007393 O.R., RECORDED JULY 11, 20003.
- ④ AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR POLE LINES AND CONDUITS PER R2 AND 78/129 O.R., RECORDED DECEMBER 8,1965.
- ⑤ AN EASEMENT AGREEMENT BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS PER DOC.# 2004006021 O.R., RECORDED JUNE 30, 2004.
- ⑥ AN EXISTING 3' WIDE EASEMENT GRANTED TO THE TOWN OF MAMMOTH LAKES FOR SIDEWALK, STREETLIGHTS UTILITY AND SIGNAGE PER DOC.# 2004006305 O.R., RECORDED JULY 8, 2004.
- ⑦ AN EXISTING 30' AND 60' WIDE EASEMENT AS RESERVED IN NO. RESOLUTION 2005-113 OF THE TOWN OF MAMMOTH LAKES, TOWN COUNCIL, FOR ACCESS AND EXISTING UTILITY PURPOSES PER DOC.#2006000037 O.R., RECORDED JANUARY 3, 2006.

**STREET DEDICATIONS**

- ① PREVIOUSLY DEDICATED FOR PUBLIC STREET RIGHT OF WAY PURPOSES PER DOC.#2003007394 O.R., (R5)
- ② PORTIONS OF MILLERS SIDING ROAD PRESUMED TO BE PRESCRIPTIVE, OFFER OF DEDICATION FOR STREET RIGHT-OF-WAY PURPOSES PER DOC. \_\_\_\_\_ O.R.
- ③ PREVIOUSLY DEDICATED FOR PUBLIC RIGHT-OF-WAY PURPOSES PER TMB 10/60, (R)

**RECORD INFORMATION**

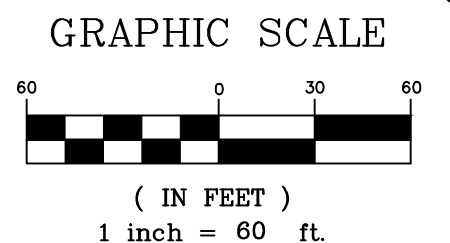
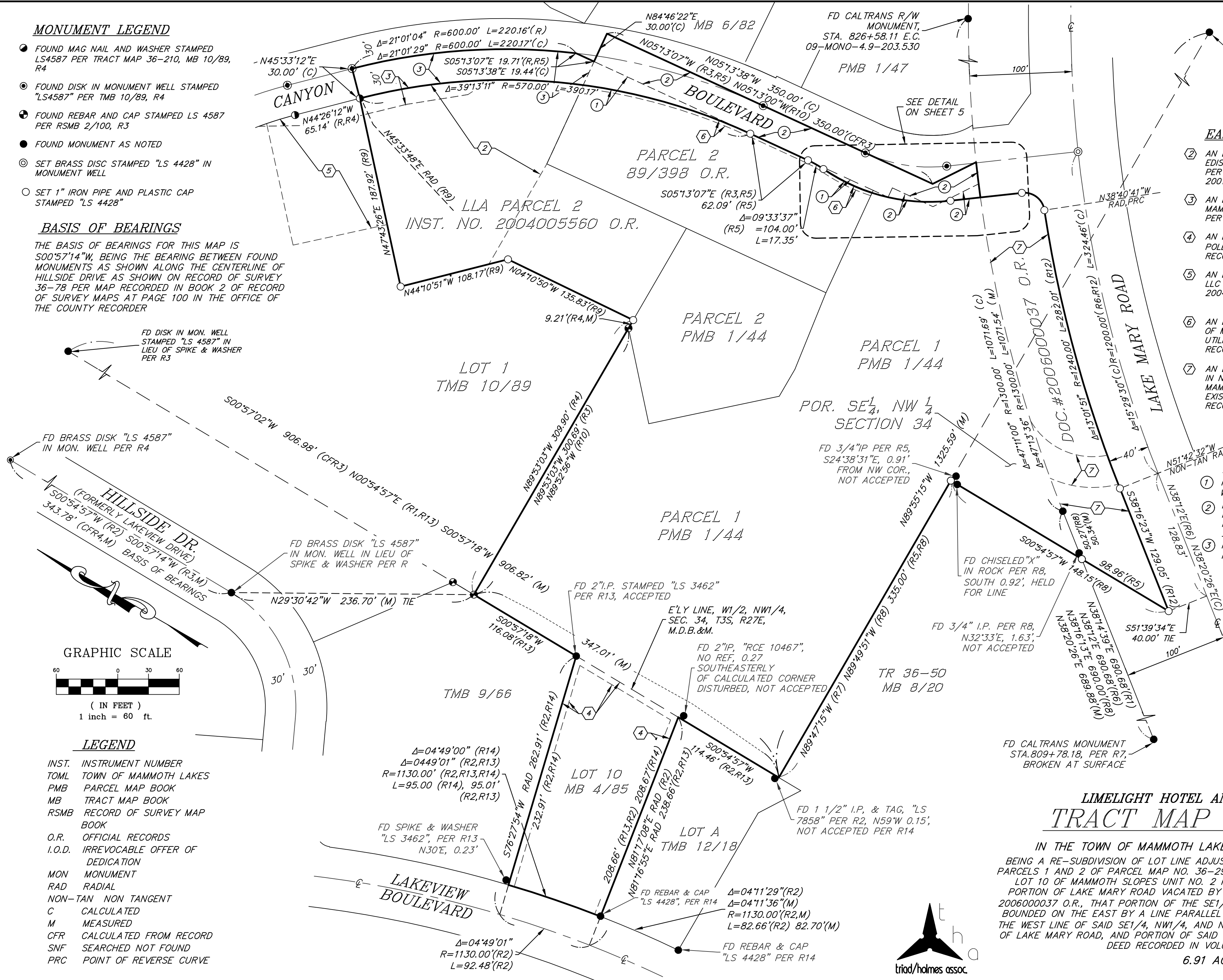
- R = TMB 10/60
- R1 = MB 5/46
- R2 = MB 4/85
- R3 = RSMB 2/100
- R4 = TMB 10/89
- R5 = INSTRUMENT NO. 2003007394 O.R.
- R6 = CALTRANS MAP R/W RECORD MAP, ROUTE 203 POST MILE 4.6
- R7 = PMB 1/44
- R8 = MB 8/20
- R9 = INSTRUMENT NO. 2004005560 O.R.
- R10 = 60/54 O.R.
- R11 = 57/532 O.R.
- R12 = INSTRUMENT NO. 2006000037 O.R.
- R13 = TMB 9/66
- R14 = TMB 12/18

**LIMELIGHT HOTEL AND CONDOMINIUMS  
TRACT MAP NO. 22-002**

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA  
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6.91 ACRES

SHEET 3 OF 5



**LEGEND**

- INST. INSTRUMENT NUMBER
- TOML TOWN OF MAMMOTH LAKES
- PMB PARCEL MAP BOOK
- MB TRACT MAP BOOK
- RSMB RECORD OF SURVEY MAP BOOK
- O.R. OFFICIAL RECORDS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- MON MONUMENT
- RAD RADIAL
- NON-TAN NON TANGENT
- C CALCULATED
- M MEASURED
- CFR CALCULATED FROM RECORD
- SNF SEARCHED NOT FOUND
- PRC POINT OF REVERSE CURVE

**MONUMENT LEGEND**

- FOUND MAG NAIL AND WASHER STAMPED LS4587 PER TRACT MAP 36-210, MB 10/89, R4
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- FOUND MONUMENT AS NOTED
- ⊙ SET BRASS DISC STAMPED "LS 4428" IN MONUMENT WELL
- SET 1" IRON PIPE AND PLASTIC CAP STAMPED "LS 4428"

**EASEMENT LEGEND**

- Ⓔ AN EASEMENT FOR THE BENEFIT OF LOT 1 FOR SLOPE PURPOSES, RESERVED HEREON, SEE DETAIL B, SHEET 5
- Ⓕ TRANSIT SHELTER EASEMENT TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. \_\_\_\_\_ O.R.
- Ⓖ SNOW STORAGE EASEMENT TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. \_\_\_\_\_ O.R.
- Ⓗ TEMPORARY CONSTRUCTION AND PUBLIC ACCESS EASEMENT FOR FUTURE PEDESTRIAN BRIDGE TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. \_\_\_\_\_ O.R.

**RECORD INFORMATION**

R = TMB 10/60  
 R4 = TMB 10/89  
 R5 = INSTRUMENT NO. 2003007394 O.R.  
 R9 = INSTRUMENT NO. 2004005560 O.R.

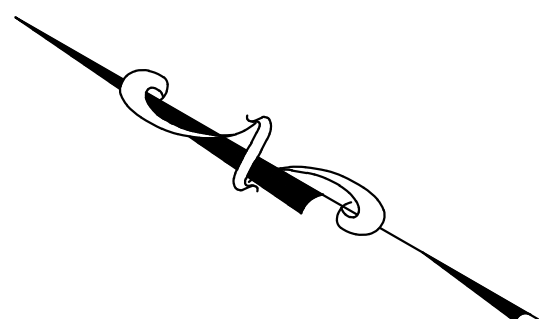
**LEGEND**

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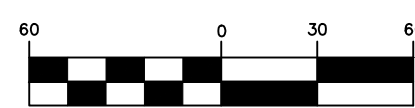
**NOTES**

FOR CLARITY, ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 3 OF 5.

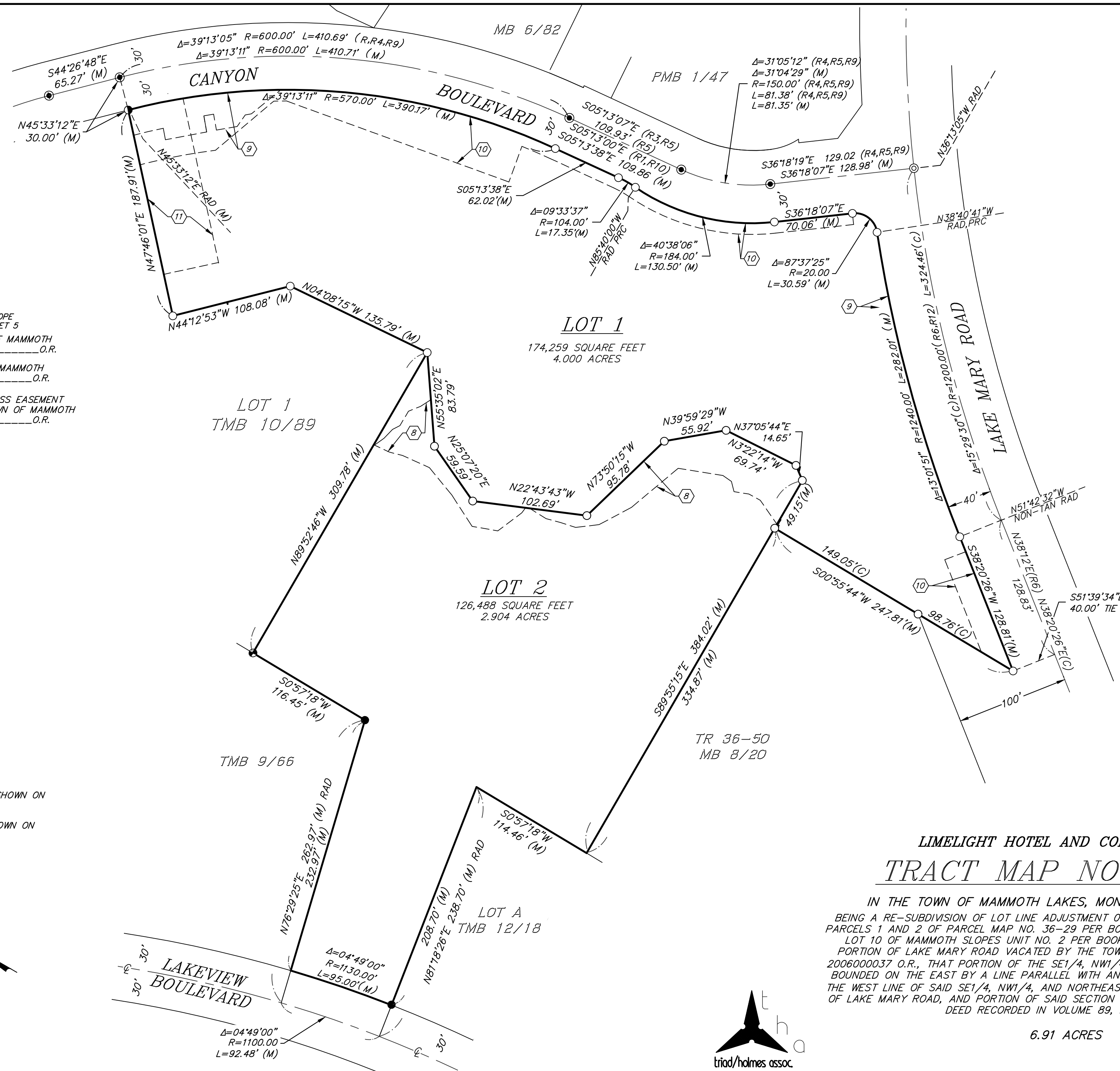
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GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.

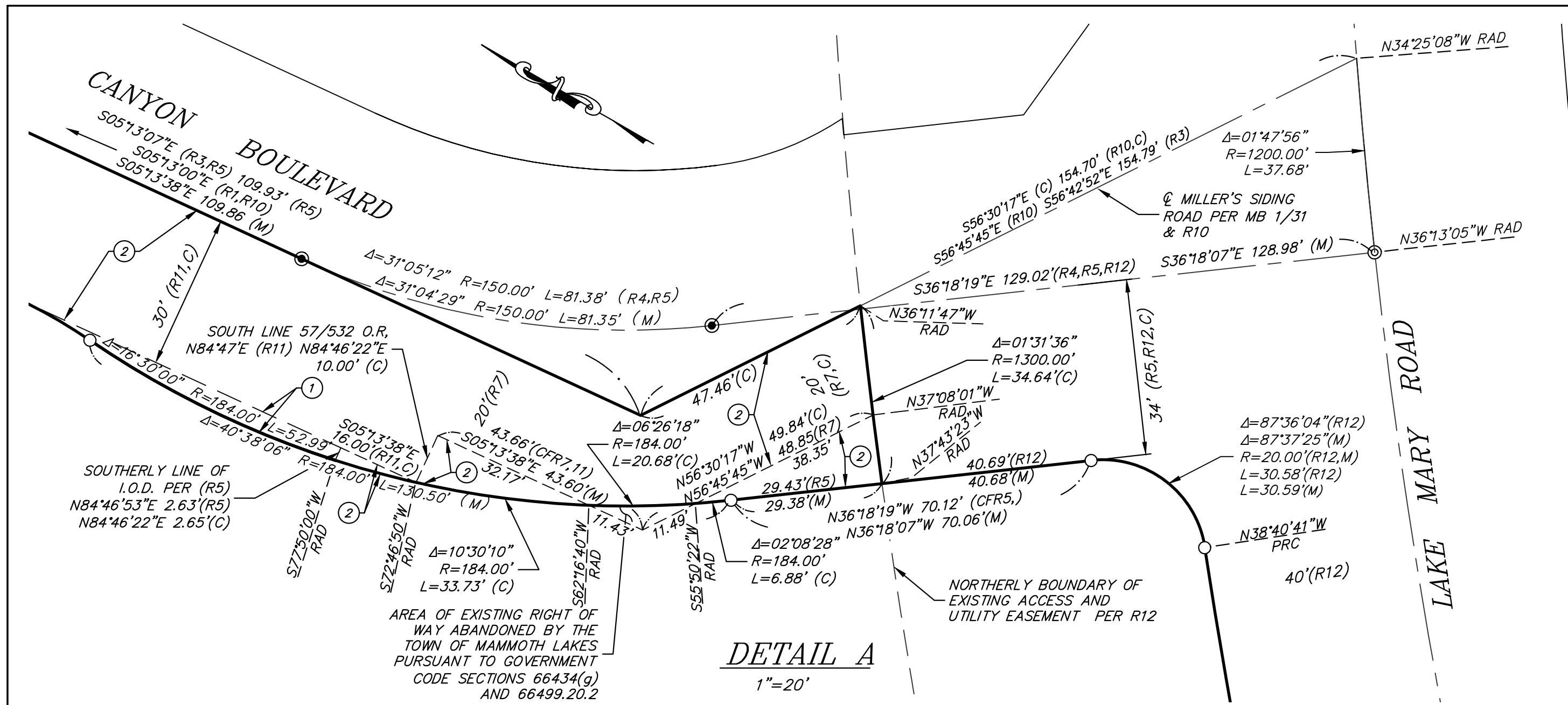


**LIMELIGHT HOTEL AND CONDOMINIUMS  
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6.91 ACRES





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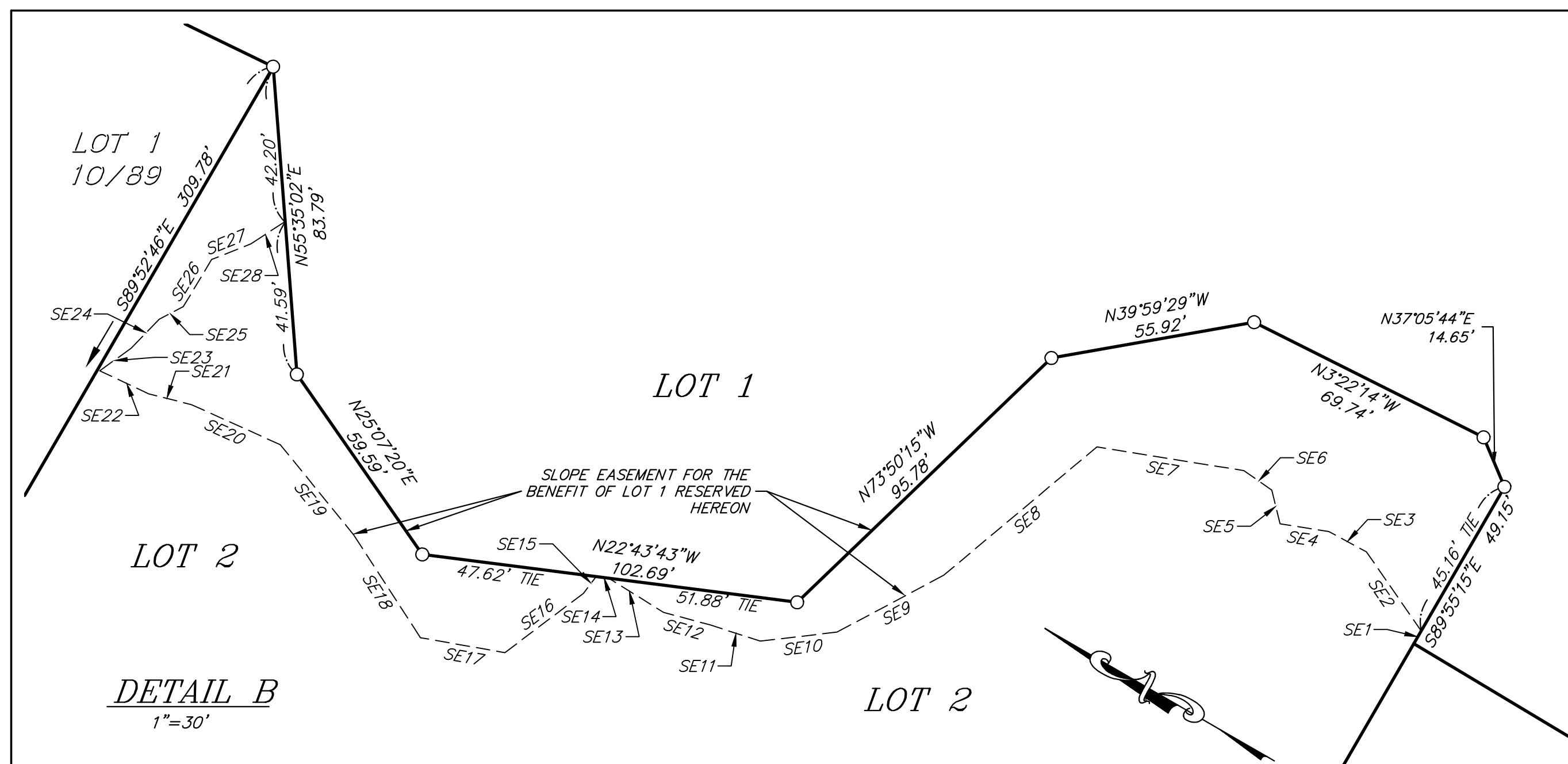
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- R10 = 60/54 O.R.
- R11 = 57/532 O.R.
- R12 = INSTRUMENT NO. 2006000037 O.R.

**STREET DEDICATIONS**

- ① PREVIOUSLY DEDICATED FOR PUBLIC STREET RIGHT OF WAY PURPOSES PER DOC.#2003007394 O.R., (R5)
- ② PORTIONS OF MILLER'S SIDING ROAD PRESUMED TO BE PRESCRIPTIVE, OFFER OF DEDICATION FOR STREET RIGHT-OF-WAY PURPOSES PER DOC. 2024\_\_\_\_\_.O.R.



Slope Easement Course Info			Slope Easement Course Info			Slope Easement Course Info		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
SE1	3.98'	N89°55'16"W	SE11	14.25'	N12°03'44"W	SE21	12.04'	N15°50'14"W
SE2	26.15'	N25°16'46"E	SE12	13.15'	N14°57'03"W	SE22	14.67'	N04°47'24"W
SE3	11.63'	N01°40'21"W	SE13	17.50'	N01°56'23"E	SE23	10.50'	S65°42'00"E
SE4	13.37'	N20°59'44"W	SE14	3.50'	S22°43'43"E	SE24	10.94'	S75°51'41"E
SE5	9.43'	N46°11'25"E	SE15	5.71'	N82°38'58"W	SE25	7.40'	S57°47'06"E
SE6	9.26'	N04°44'52"E	SE16	26.72'	N67°00'47"W	SE26	14.91'	S88°58'04"E
SE7	40.45'	N20°50'07"W	SE17	23.28'	N19°58'47"W	SE27	11.51'	S51°52'32"E
SE8	54.28'	N69°55'43"W	SE18	33.29'	N26°57'58"E	SE28	11.06'	S62°53'43"E
SE9	32.84'	N58°02'53"W	SE19	31.59'	N20°50'03"E			
SE10	21.03'	N36°40'56"W	SE20	26.43'	N05°43'59"W			

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