OUTBOUND MAMMOTH
TENTATIVE TRACT MAP
WN SN MAMMOTH, LLC.

INDEX TO SHEETS

SHEET 1 TENTATIVE TRACT MAP
SHEET 2 VILLAS UNIT SITE LAYOUT

RECORD OWNER(S):
WH SN MAMMOTH, LLC
437 OLD MAMMOTH RD
MAMMOTH LAKES, CA 93546

PREPARED BY:
TRIAD/ HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760)934-7588 PHONE
(760)934-5619 FAX

LEGAL DESCRIPTION(S):
LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NO. 21-006 RECORDED IN INST. NO. 2023003033 OF DOCUMENTS IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, ALSO BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1, PARCEL 2, AND PARCEL 3 AS SHOWN ON THE MAP ENTITLED "PARCEL MAP 36-47" AND RECORDED IN BOOK 2, PAGE 5 AND 5A OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY.

EASEMENT NOTES:
EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM INYO-MONO TITLE CO., COMMITMENT NO. IMT-00016108-M DATED DECEMBER 15, 2023..

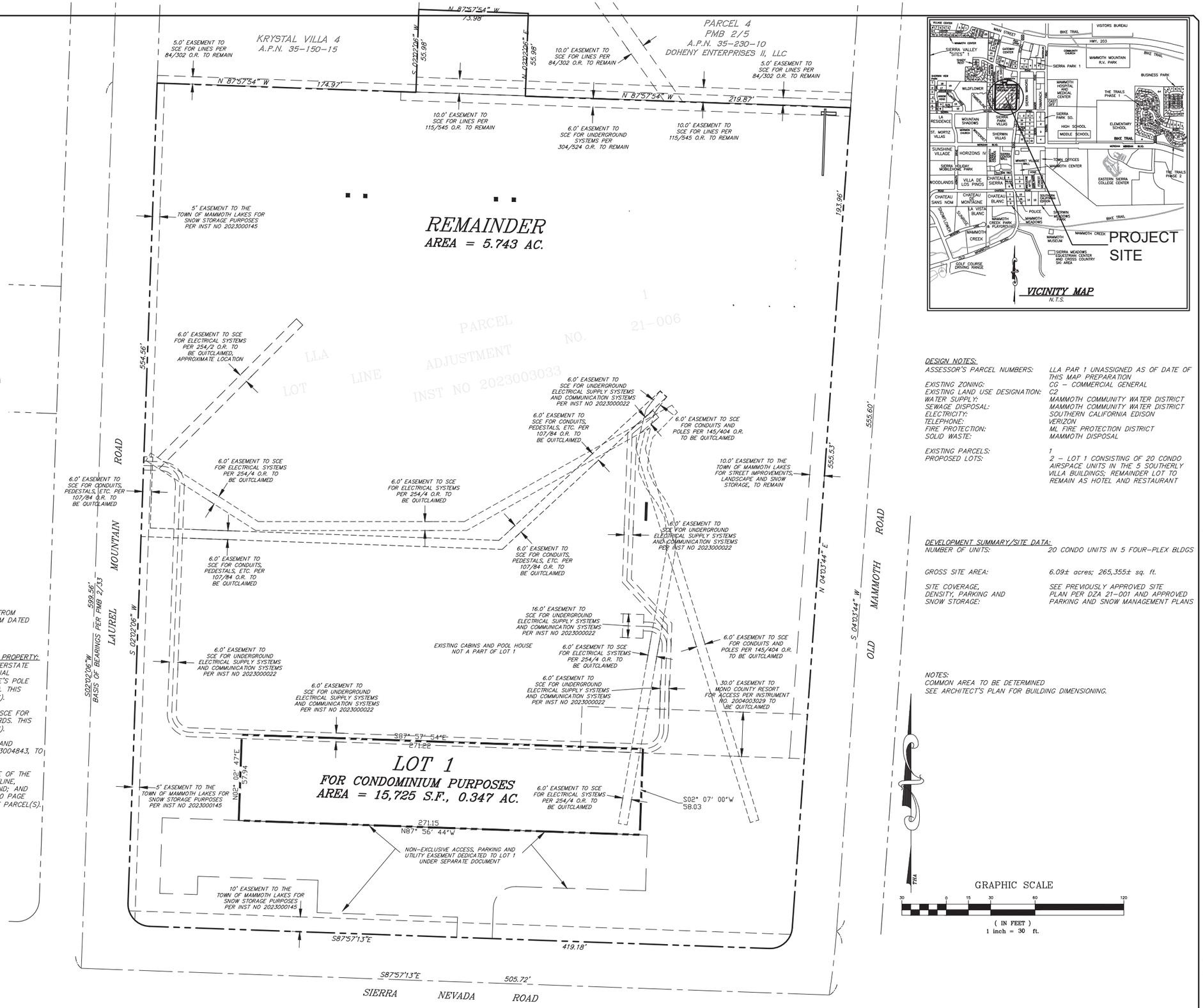
THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY:
NOT LOCATABLE: 10' WIDE EASEMENT TO CALIFORNIA INTERSTATE TELEPHONE COMPANY PER BOOK 79, PAGE 391 OF OFFICIAL RECORDS. EASEMENT IS 5 FEET EITHER SIDE OF GRANTEE'S POLE LINE FACILITIES "AS THEY NOW EXIST" (MARCH 10, 1966). THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

NOT LOCATABLE: EASEMENTS, 20' AND 4' IN WIDTH, TO SCE FOR POLE LINES, PER BOOK 79 PAGE 417 OF OFFICIAL RECORDS. THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

BLANKET EASEMENT ON APN 35-230-05 FOR PARKING AND ACCESS TO APN 35-230-06, PER INSTRUMENT NO. 2003004843, TO BE QUITCLAIMED.

NOT LOCATABLE: 10' WIDE EASEMENT, 5' ON EITHER SIDE OF THE CENTER LINE OF SHADY REST WATER TRANSMISSION PIPELINE, LOCATED IN PLACE, OVER, UNDER AND ACROSS SAID LAND; AND ANY VESTED AND ACCRUED WATER RIGHTS, PER BOOK 80 PAGE 219. THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE CENTER LINE OF LAUREL MOUNTAIN ROAD S02°02'06"W PER PMB 2/33.



DESIGN NOTES:

ASSESSOR'S PARCEL NUMBERS:	LLA PAR 1 UNASSIGNED AS OF DATE OF THIS MAP PREPARATION
EXISTING ZONING:	CG – COMMERCIAL GENERAL
EXISTING LAND USE DESIGNATION:	C2
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
FIRE PROTECTION:	ML FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL
EXISTING PARCELS:	1
PROPOSED LOTS:	2 – LOT 1 CONSISTING OF 20 CONDO AIRSPACE UNITS IN THE 5 SOUTHERLY VILLA BUILDINGS; REMAINDER LOT TO REMAIN AS HOTEL AND RESTAURANT

DEVELOPMENT SUMMARY/SITE DATA:

NUMBER OF UNITS:	20 CONDO UNITS IN 5 FOUR-PLEX BLDGS
GROSS SITE AREA:	6.09± acres; 265,355± sq. ft.
SITE COVERAGE, DENSITY, PARKING AND SNOW STORAGE:	SEE PREVIOUSLY APPROVED SITE PLAN PER DZA 21-001 AND APPROVED PARKING AND SNOW MANAGEMENT PLANS

NOTES:
COMMON AREA TO BE DETERMINED
SEE ARCHITECT'S PLAN FOR BUILDING DIMENSIONING.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
LICENSED LAND SURVEYOR ANDREW K. HOLMES No.4428 STATE OF CALIFORNIA
DATE:

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REVISIONS:	BY:

OUTBOUND MAMMOTH
TENTATIVE TRACT MAP NO.
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	12/27/2023
SCALE	
DRAWN	TP/GP
JOB NO.	2740.3
DWG	1
SHEET	1 OF 2

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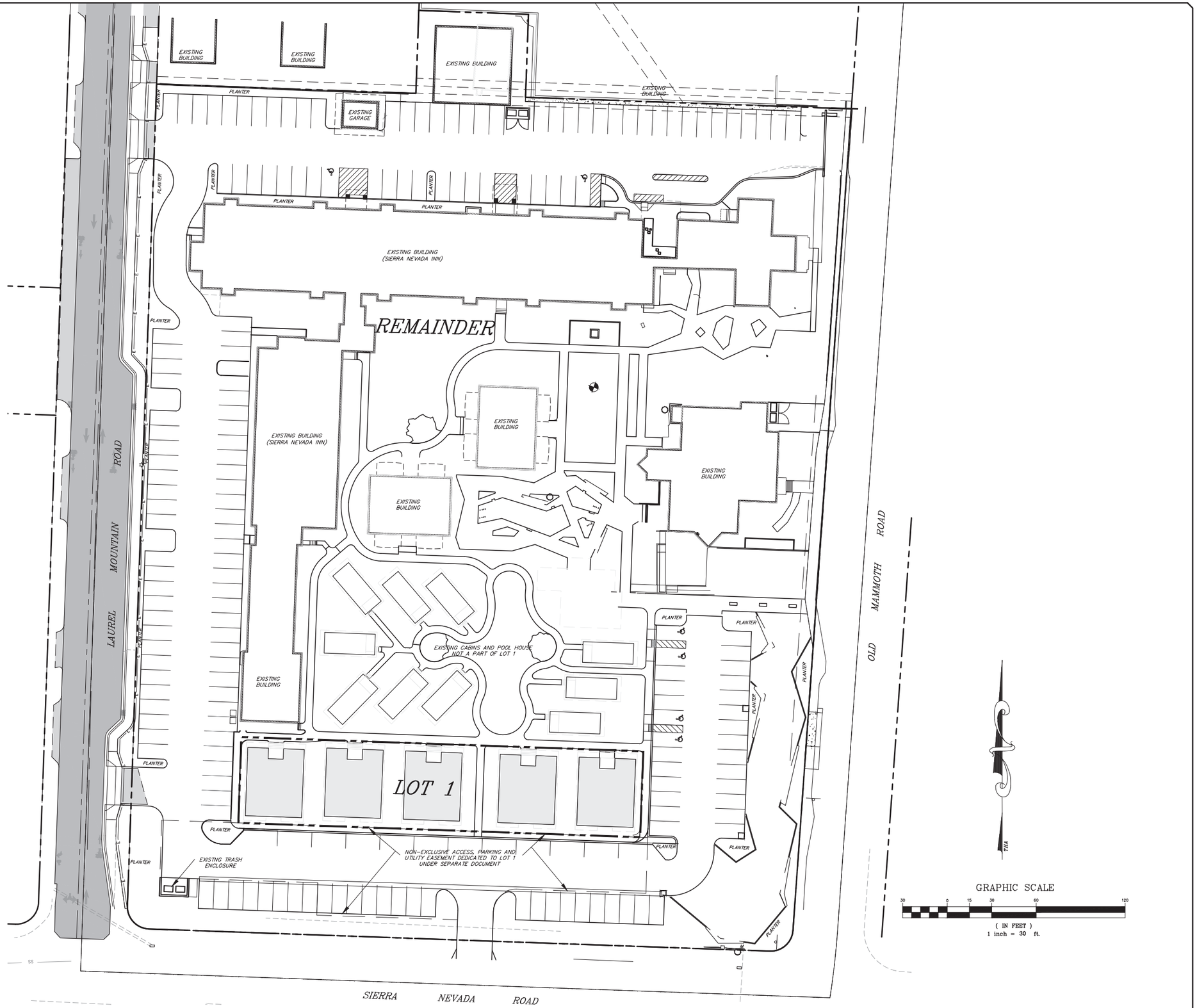

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BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

LICENSED LAND SURVEYOR
ANDREW K. HOLMES
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DATE:

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DATE	12/27/2023
SCALE	
DRAWN	TP/GP
JOB NO.	2740.3
DWG	2
SHEET	2 OF 2