

FAIRWAY HOMES II

TRACT MAP NO. 36-183A

LOT 1, FOR CONDOMINIUM PURPOSES
20 UNIT PROJECT

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36-178, SNOWCREEK V, PHASE 7, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

17.44 ACRES

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 final map. We also reserve to ourselves, our heirs, and assigns, certain private roadway and access easements for the use and benefit of the present or future owners of the lots affected by such easements as so delineated on this map.

As Owner:
Dempsey Construction Corporation, a California Corporation

Thomas J. Dempsey
Thomas J. Dempsey,
President

Jay C. Bretton
Jay C. Bretton,
Secretary

BENEFICIARY

First Security Bank of Idaho, N.A., a National Banking Association, beneficiary under deed of trust recorded MAY 1, 1998, in Book 797 page 576 official records of Mono county.

Dean Oberst
Dean Oberst, Vice President

State of California)
County of Mono)

On May 1, 1998 before me,

Diane M. Hager

a Notary Public in and for said County and State, personally appeared
Thomas J. Dempsey and Jay C. Bretton

☒ personally known to me — OR — ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Diane M. Hager Diane M. Hager
Notary Public (sign and print name)
My commission expires: 1-6-99
County of my principal place of business: MOJO

State of Idaho)
County of Ada)

On May 6, 1998 before me,

Terry Lee Hargreaves

a Notary Public in and for said County and State, personally appeared
Dean Oberst

☒ personally known to me — OR — ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Terry Lee Hargreaves Terry Lee Hargreaves
Notary Public (sign and print name)
My commission expires: 4-12-02
County of my principal place of business: Ada

SOILS NOTE

A soils and geological report was prepared for the Snowcreek project by J.H. Kleinfelder and Associates on the 26th day of April, 1989, under the signature of Chris D. Spandau, R.C.E. 32214, and is filed in the office of the Town of Mammoth Lakes Community Development Department.

C.C. & R.'S NOTE

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on October 27, 1997 in Book 778, at page 208 and per Declaration of Annexation recorded in Book 801, at page 001, of Official Records of the Mono County Recorder.

SIGNATURE OMISSIONS

The signature(s) of the following, owner(s) of an easement(s) as disclosed by deed(s) recorded in the referenced books of official records of Mono County, has/have been omitted under the provisions of section 66436 subsection (a)(3)(A)(i) of the subdivision map act.

Continental Telephone Company	Volume 114/Page 463: Public Utility Easement
Mammoth Community Water District	Volume 542 Page 570: Sewer Easement
Mammoth Community Water District	Book 10 Page 21 of Maps: Sewer Easement
Mammoth Community Water District	Volume 576 Page 168: Sewer and Water Easement
Mammoth Community Water District	Volume 567 Page 260: Water Easement
Mammoth Community Water District	Volume 567 Page 262: Sewer Easement
Mammoth Community Water District	Volume <u>800</u> Page <u>588</u> : Sewer Easement
Mammoth Community Water District	Volume <u>800</u> Page <u>595</u> : Water Easement

RECORDER'S CERTIFICATE

Filed this 26th day of May, 1998, at 12:50 P.M., in book 10 of tract maps at page 41-478 at the request of Dempsey Construction Corporation.

Instrument no. #332
Fee \$13.00

Renn Nolan
Mono County Recorder

BY: Vera M. Mills
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, or 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 \$19,396.79 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney
Mono County Tax Collector

BY: Butterfield
Deputy Mono County Tax Collector

Date: 5-26-98

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or the conditionally approved tentative map.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes code section 17.20.170, this map is hereby approved: Said approval having been ratified by the Town of Mammoth Lakes Planning Commission on: May 13, 1998

May 13, 1998
Date

BY: William T. Taylor
Bill Taylor, Secretary

CITY ENGINEER'S STATEMENT

This final 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 map have been complied with. I am satisfied that this map is technically correct.

5/22/98
Date

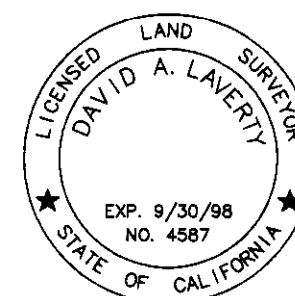


Craig Tackabery
Craig Tackabery P.L.S. 7128
Mammoth Lakes City Engineer
Lic. exp. 12/31/98

SURVEYOR'S STATEMENT

This final map and survey were prepared by me or under my direction and are based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance performed in February, 1998 at the request of Dempsey Construction Corporation. This survey is true and complete as shown. I hereby state that all the monuments are of the character and occupy the positions indicated, or will be set in those positions within 1 year from completion of improvements shown on the approved Tentative map, and are sufficient to enable the survey to be retraced.

April 30, 1998
Date



David A. Lavery
David A. Lavery L.S. 4587
Lic. exp. 9/30/98