

RECORD OF SURVEY NO. 34-25

SHEET 1 OF 2

A LOT LINE ADJUSTMENT OF LOTS 40, 41, 42, & 43, MB 1/11, & PARCEL 2, PMB 2/49, LOCATED IN THE N1/2, N1/2, S21, T2S, R26E, MDB&M, MONO COUNTY, CALIFORNIA.

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF THORNTON MARRER & DENNIS LINDSAY IN NOVEMBER, 1986.

John R. Langford
 L.S. NO. 5149

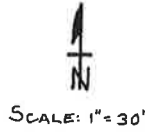
COUNTY SURVEYOR'S CERTIFICATE
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 12 DAY OF APRIL 1987.

James M. Hall
 MONO COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE
 FILED THIS 5th DAY OF May 1987, AT 1:30 P.M. IN BOOK 2 OF RECORD OF SURVEYS, PAGE 2525A, AT THE REQUEST OF THORNTON MARRER & DENNIS LINDSAY.
 INSTRUMENT NO. 7820
 FEE: \$7.50
 RENN NOLAN
 COUNTY RECORDER BY *Salvatore J. Robert*
 DEPUTY COUNTY RECORDER

LEGEND:

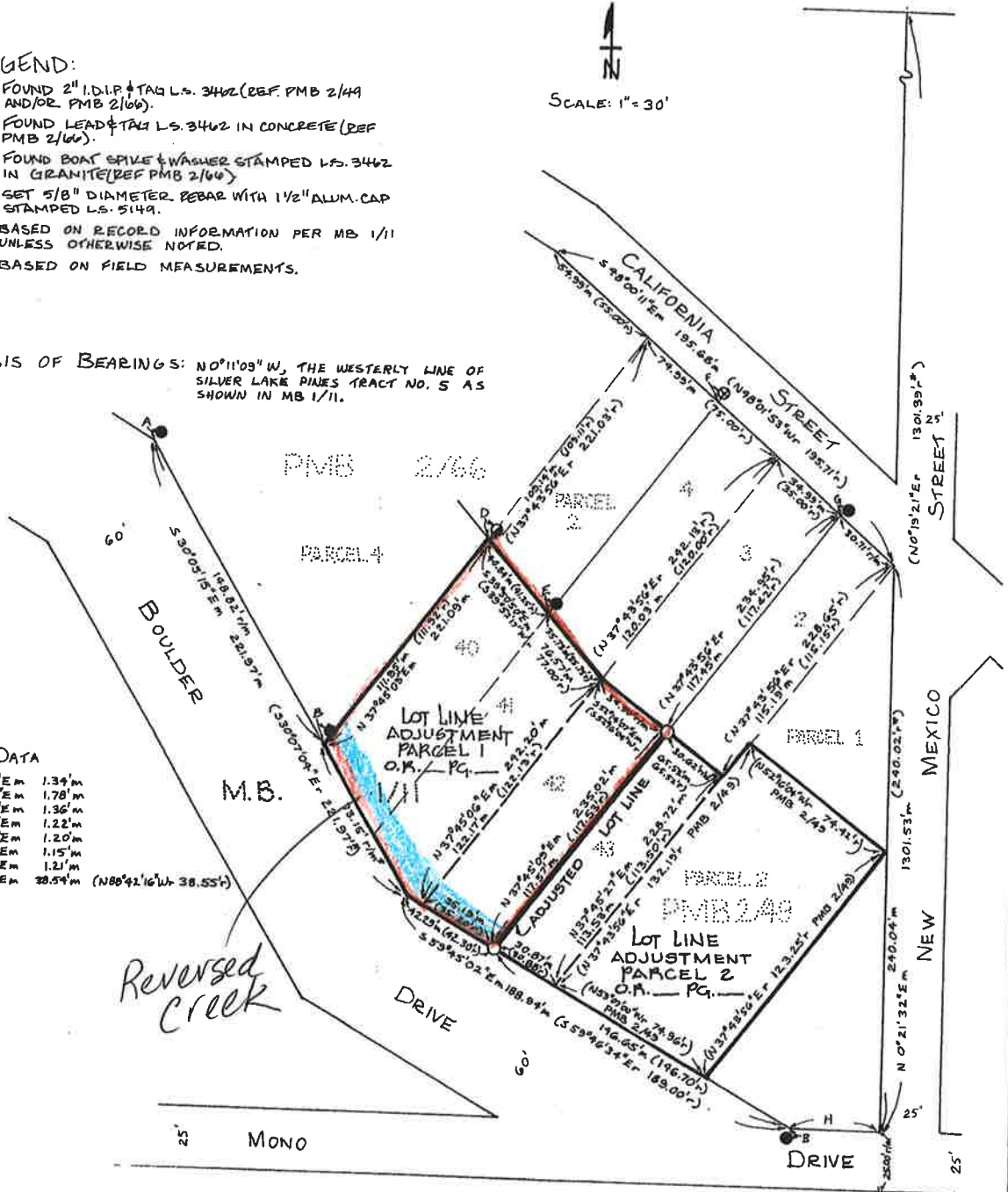
- FOUND 2" I.D.I.P. TAG L.S. 3442 (REF. PMB 2/49 AND/OR PMB 2/66).
- FOUND LEAD & TAG L.S. 3442 IN CONCRETE (REF PMB 2/66).
- ⊗ FOUND BOAT SPIKE & WASHER STAMPED L.S. 3442 IN GRANITE (REF PMB 2/66)
- SET 5/8" DIAMETER REBAR WITH 1/2" ALUM. CAP STAMPED L.S. 5149.
- † BASED ON RECORD INFORMATION PER MB 1/11 UNLESS OTHERWISE NOTED.
- m BASED ON FIELD MEASUREMENTS.



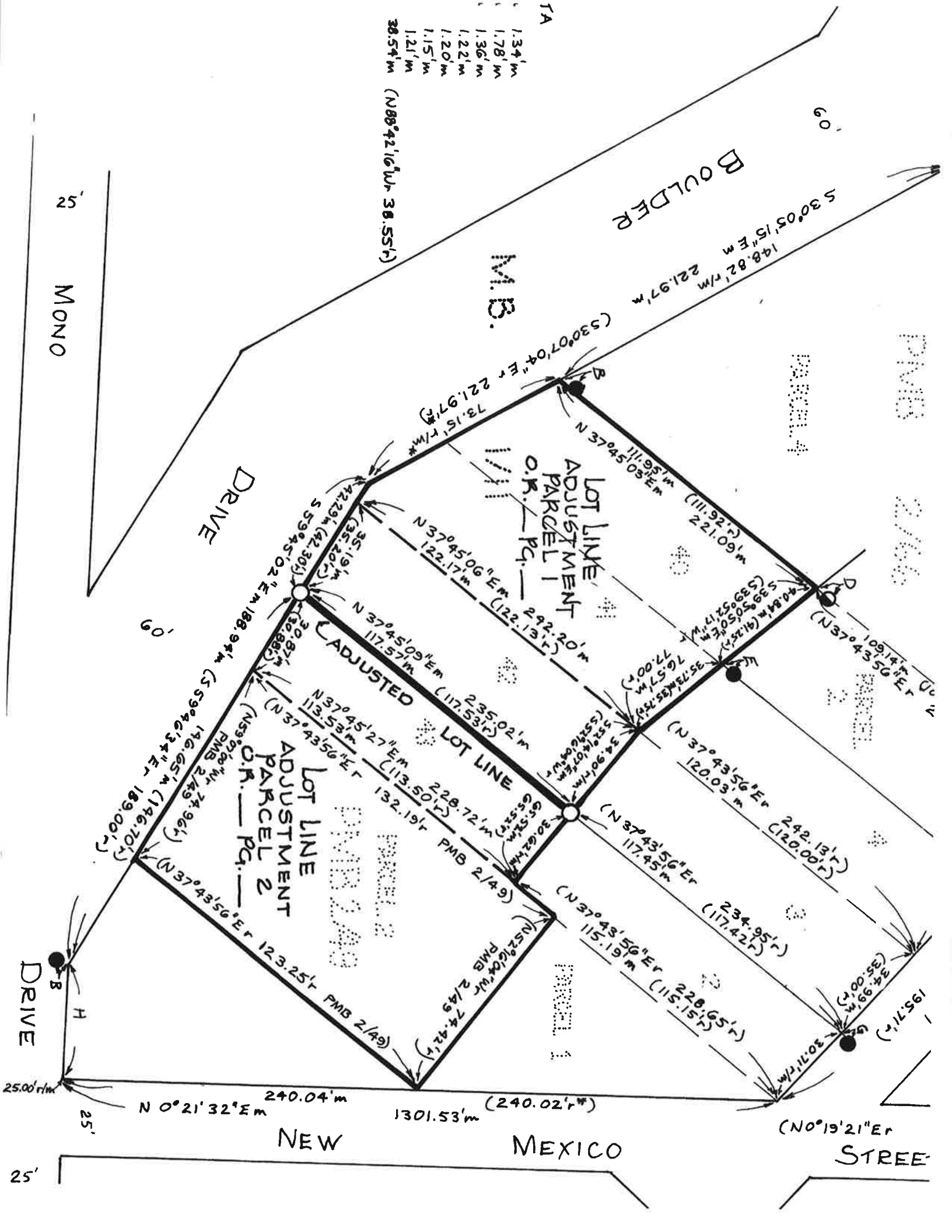
BASIS OF BEARINGS: N0°11'09"W, THE WESTERLY LINE OF SILVER LAKE PINES TRACT NO. 5 AS SHOWN IN MB 1/11.

TANGENT DATA

A	N 30° 15' 36" E	1.34' m
B	S 25° 35' 47" E	1.78' m
C	N 26° 53' 17" E	1.36' m
D	N 41° 08' 47" E	1.22' m
E	N 32° 57' 30" E	1.20' m
F	N 23° 15' 27" E	1.15' m
G	N 53° 45' 17" E	1.21' m
H	S 88° 40' 56" E	38.54' m (N88°41'16"W + 38.55')



* SEE NOTES ON SHEET 2 OF 2.



25' MONO

25'

25'

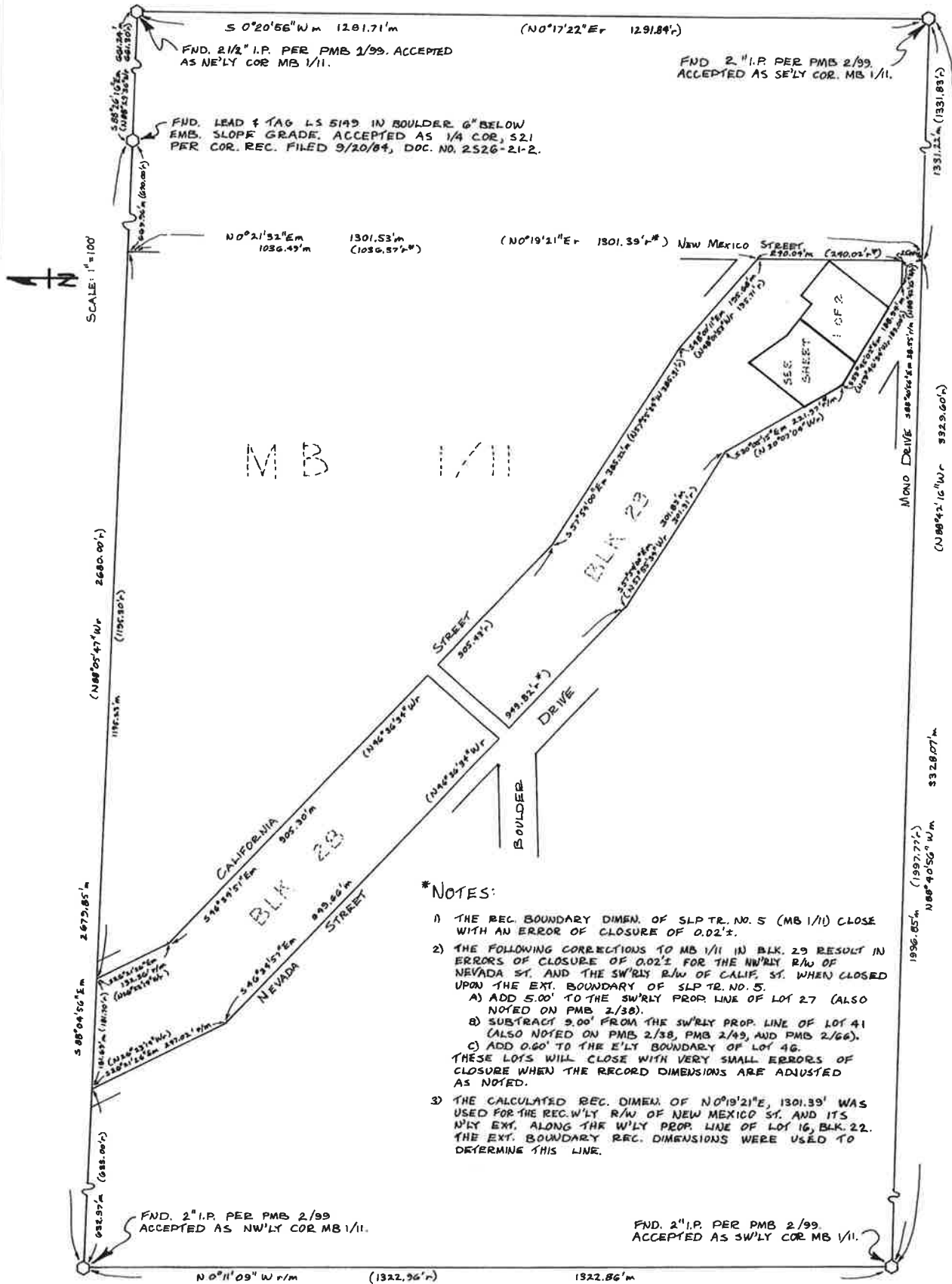
25'

TA
 1.34'm
 1.78'm
 1.36'm
 1.22'm
 1.20'm
 1.15'm
 1.21'm
 38.54'm
 (N88°42'16"W 38.55'r)
 90°
 BOULDER
 S30°05'15"E 148.82'r/m
 221.97'm
 M.B.
 (S30°07'04"E 221.97'r)
 73.15'r/m
 N 37°45'03"E 111.95'r/m
 (111.92'r)
 221.09'm
 DRIVE
 LOT LINE ADJUSTMENT PARCEL 1
 O.R. — PG. —
 292.20'm
 (122.13'r)
 N 37°45'06"E 122.17'm
 42.23'm (42.30'r)
 35.19'm (35.20'r)
 5.59'45"02"E 188.97'r
 (5.59'46"13"E 189.00'r)
 30.87'r
 (30.88'r)
 N 37°45'09"E 117.57'm
 235.02'm
 (117.53'r)
 N 37°45'27"E 113.50'r
 (113.50'r)
 113.53'm
 (113.53'r)
 LOT LINE ADJUSTMENT PARCEL 2
 O.R. — PG. —
 228.72'm
 6.53'm
 30.62'm
 6.53'm
 30.62'm
 74.42'r
 74.96'r
 146.65'm (146.70'r)
 196.65'm (196.70'r)
 123.25'r
 PMB 2/49
 (N 37°43'56"E 123.25'r
 PMB 2/49)
 132.19'r
 PMB 2/49
 (N 37°43'56"E 117.45'm
 (N 37°43'56"E 117.45'm
 234.95'r
 (117.42'r)
 228.65'r
 (115.75'r)
 115.19'm
 (115.19'm
 30.71'r/m
 37.99'r
 (35.00'r)
 195.71'r
 (N 0°19'21"E
 STREET
 NEW MEXICO DRIVE
 N 0°21'32"E 240.04'm
 1301.53'm (240.02'r*)

RECORD OF SURVEY NO. 34-25

SHEET 2 OF 2

A LOT LINE ADJUSTMENT OF LOTS 40,41,42,&43, MB 1/11, & PARCEL 2, PMB 2/49, LOCATED IN THE N1/2, N1/2, S21, T2 S, R26E, MDB&M, MONO COUNTY, CALIFORNIA.



*** NOTES:**

- 1) THE REC. BOUNDARY DIMEN. OF SLP TR. NO. 5 (MB 1/11) CLOSE WITH AN ERROR OF CLOSURE OF 0.02'.
- 2) THE FOLLOWING CORRECTIONS TO MB 1/11 IN BLK. 29 RESULT IN ERRORS OF CLOSURE OF 0.02' FOR THE NW'LY R/W OF NEVADA ST. AND THE SW'LY R/W OF CALIF. ST. WHEN CLOSED UPON THE EXT. BOUNDARY OF SLP TR. NO. 5.
 - A) ADD 5.00' TO THE SW'LY PROP. LINE OF LOT 27 (ALSO NOTED ON PMB 2/38).
 - B) SUBTRACT 5.00' FROM THE SW'LY PROP. LINE OF LOT 41 (ALSO NOTED ON PMB 2/38, PMB 2/49, AND PMB 2/66).
 - C) ADD 0.60' TO THE E'LY BOUNDARY OF LOT 46.
 THESE LOTS WILL CLOSE WITH VERY SMALL ERRORS OF CLOSURE WHEN THE RECORD DIMENSIONS ARE ADJUSTED AS NOTED.
- 3) THE CALCULATED REC. DIMEN. OF N0°19'21"E, 1301.35' WAS USED FOR THE REC. W'LY R/W OF NEW MEXICO ST. AND ITS N'LY EXT. ALONG THE W'LY PROP. LINE OF LOT 16, BLK. 22. THE EXT. BOUNDARY REC. DIMENSIONS WERE USED TO DETERMINE THIS LINE.

ESCROW INSTRUCTIONS (AMENDMENT)

APPROVAL OF CONDITION OF TITLE

TO: SAFECO TITLE INSURANCE COMPANY

Escrow No. 4945
Date: 12-8-86

1. The undersigned has read the preliminary title report no. 26991,
2.
3. dated as of 10-7-86, and approve the policy of title insurance to be
4.
5. issued to us as required by our instructions, to include as encumbrances therein
6.
7. items 1,1A,1C,1D, 2,3,4,5,6, in addition to
8.
9. those specific items described in our escrow instructions or created by the
10.
11. undersigned.

Dennis E. Lindsay

Margarita Lindsay

Original
instructions
for lot line
merger
Record of
Survey
34.25

12.
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Order No. 26991

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

PAUL S. MC GIBBONS, a married man by Deed recorded April 6, 1982 in Book 352 Page 206 of Official Records, subject to Items 7 and 8 as hereinafter shown

3. The land referred to in this Report is situated in the State of California, County of Mono and is described as follows:

Lots 40 and 41, in Block 29, Tract No. 5, SILVER LAKE PINES SUBDIVISION in the County of Mono, State of California, as per map recorded in Book 1, Page 11 of Maps, Mono County Records.

Order No. 26991

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows: (all clauses, if any, which indicate any preference, limitation or discrimination based on race, color, religion, sex or national origin are omitted from all building and use restrictions, covenants and conditions, if any, shown herein):

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 1986-1987.

1st Installment: \$496.26
2nd Installment: \$496.26
Homeowners Exemption: \$none
Code Area: 5115
Assessment No. 16-143-43

1A. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

1B. Said property has been declared taxdefaulted for nonpayment of delinquent taxes for the fiscal year 1982-1983.

Amount to redeem by November 30, 1986 for the above stated fiscal year (and subsequent years if any) is \$2,852.42.

Amount to redeem by December 31, 1986 for the above stated fiscal year (and subsequent years if any) is \$2,882.15.

1C. An assessment by the improvement district shown below. Assessment (or Bond No: 2.061D1

District: June Lake #2
For: Sewers

Total amount to pay in full \$235.00

If paid by: September 30, 1987

(which does not include payments included in the last tax bill)

1D. An assessment by the improvement district shown below. Assessment (or Bond No: 4.043

District: Williams Tract #2

Total amount to pay in full \$4,442.52

If paid by: March 1, 1987

(which does not include payments included in the last tax bill)

2. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: The Nevada California Power Company
(No representation is made as to the present ownership of said easement)

Purpose: pole lines

SCHEDULE B

CLTA Preliminary Report
SAFECO Stock No. CAP-0372B (Rev. 7-86)



Recorded: November 26, 1918 in Book "S" Page 479 of Deeds

The exact location and extent of said easement is not disclosed of record.

3. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: California Electric Power Company and Interstate Telegraph Company
(No representation is made as to the present ownership of said easement)

Purpose: pole lines

Recorded: October 1, 1943 in Book 21 Page 98 and Book 21 Page 100 of Official Records

Affects: Described as follows:

Beginning on the West line of Tract No. 5 at a point 631.1 feet South of the Northwest corner thereof and running thence South 61°10' East 272.5 feet; thence North 84°28' East 909.6 feet; thence South 51°35' East 430 feet; thence South 69°38' East 169.6 feet; thence South 46°33' East 243.4 feet; thence South 62°31' East 176 feet, more or less to a point on the South line of said Tract No. 5.

Also beginning on the North line of said Tract No. 5 at a point 120 feet East of the Northwest corner thereof and running thence South 4°14' West, a distance of 700 feet to a point.

4. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: California Electric Power Company
(No representation is made as to the present ownership of said easement)

Purpose: poles

Recorded: December 8, 1960 in Book 49 Page 241 of Official Records

Affects: The centerline of said right of way easement is described as follows:

Beginning on the North line of said Tract No. 5 at a point 9.9 feet west of the quarter corner common to Sections 16 and 21 and running thence South 6°04' West to a point hereinafter referred to as Point "A"; a distance of 361.4 feet; thence South 46°16' West to a point hereinafter referred to as Point "B", a distance of 305.6 feet; thence North 88°24' West, 144.4 feet; thence South 88°42' West to a point hereinafter referred to as Point "C", a distance

Also beginning at Point "A" and running thence South 63°50' East, a distance of 5.6 feet to a point in the above described property.

Also beginning at Point "B" and running thence South 46°16' West, a distance of 20 feet to a point in the above described property.

Also beginning at Point "C" and running thence South 3°15' West, a distance of 40 feet to a point in the above described property.

Also beginning at Point "D" and running thence North 82°11' West, a distance of 19.5 feet to a point in the above described property.

Also beginning at Point "D" and running thence North 4°36' West, a distance of 40 feet to a point in the above described property.

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Dennis E. Lindsay and Margarita Lindsay, husband and wife as joint tenants
(No representation is made as to the present ownership of said easement)
Purpose: ingress and egress
Recorded: June 12, 1981 in Book 328 Page 187 of Official Records
Affects: the Southwesterly 25 feet of Lot 40 and the Southwesterly 40 feet of Lot 41

6. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: June Lake Public Utility District
(No representation is made as to the present ownership of said easement)
Purpose: sanitary sewer purposes
Recorded: November 9, 1981 in Book 339 Page 590 of Official Records
Affects: 10.00 feet wide, lying 5.00 feet either side of the following described centerline:

Beginning at a point on the Southeasterly line of Lot 41, Block 29, Silver Lake Pines Tract No. 5, as recorded in Book 1 Pages 11 and 11A of Maps, in the office of the County Recorder of said County, distant S 37 deg. 43'56" W 65.50 feet from the most Easterly corner of said Lot 41; thence N 44 deg 38'39" W 35.22 feet to a point on the Northwesterly line Lot 41 of said Silver Lake Pines Tract No. 5, said point being distant S 37 deg. 43'56" W 68.50 feet from the most Northerly corner of said Lot 41; thence N 56 deg. 11'09"W 39.98 feet to a point on the Northwesterly line of



Measure Tool

Search icon

5424 Highway 158

016-143-046-000

[Print or View Value Notice](#)

Address 5424 Highway 158

Community June Lake

Complex

Land Use Designation Single-Family Residential (SFR)

Zoning NA

Transient Rental To Be Determined

Voting Precinct 05 - June Lake

Supervisor District Dist #3: Bob Gardner

GIS Calculated Acres 0.32

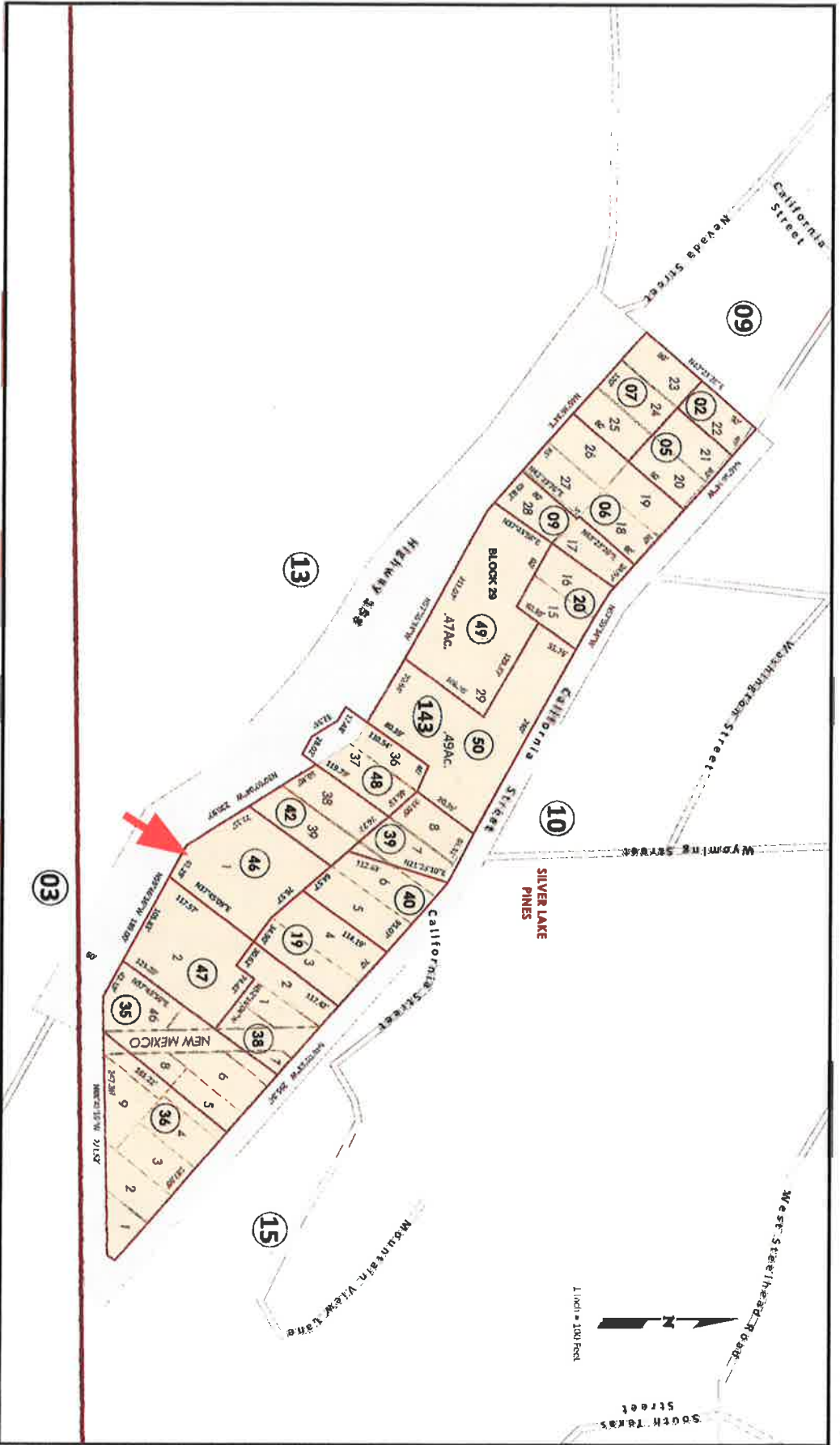
Previous Assessment # 001614346000000

Latitude/Longitude 37.763525, -119.114119

POR. S1/2, N1/2, N1/2, SEC.21, T.2S., R.26E, M.D.B.& M.
SILVER LAKE PINES TRACT 5

Tax Rate Area
51-15

16-14



M.B. 1-11, SILVER LAKE PINES TRACT 5
P.M. 18-001, DOC#2019000295 (019-140-049 & 050)

Note: This map is prepared by the use of the Mono County Assessor's
for assessment purposes only. It does not necessarily represent a
survey of 1/4 or 1/8 sections. No liability is assumed as to the sufficiency
or accuracy of the cadastral system.

Reviewed By: S. Roberts	Created:	Reviewed:
Mono County Cadastre Mapper	1/10/11	12/21/2018

UNINCORPORATED AREA
Book 16, Page 14
MONO COUNTY, CALIFORNIA
Assessor's Office
1221 N. MONO AVENUE
MONO, CALIFORNIA 93741
Phone: (530) 235-2200
Fax: (530) 235-2201

EXHIBIT "A"
Legal Description

LOTS 40, 41 AND 42, IN BLOCK 29, IN SILVER LAKE PINES TRACT NO. 5, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 1, PAGE 11 OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN LOT LINE ADJUSTMENT PARCEL 2, AS SHOWN ON THE RECORD OF SURVEY FOR LOT LINE ADJUSTMENT NO. 34-25, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER RECORDED OF SURVEY MAP RECORDED IN [BOOK 2, PAGE 25 OF RECORDS OF SURVEY](#).

SAID LAND IS ALSO SHOWN AS LOT LINE ADJUSTMENT PARCEL 1, AS SHOWN ON THE RECORD OF SURVEY FOR LOT LINE ADJUSTMENT NO. 34-25, IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER RECORD OF SURVEY MAP RECORDED IN [BOOK 2, PAGE 25 OF RECORDS OF SURVEY](#).

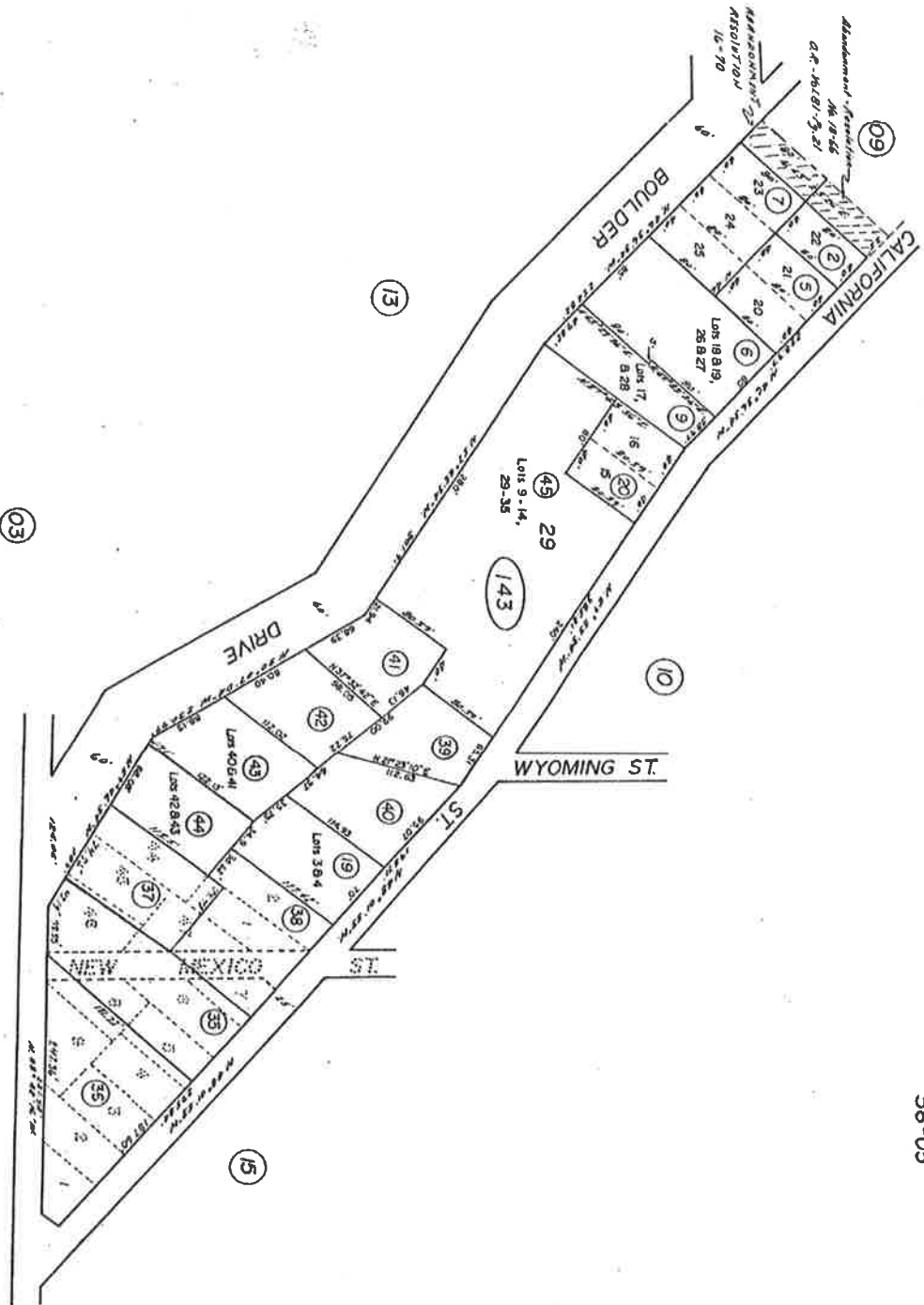


NOTE: This Map is prepared for the use of the Mono County Assessor. It does not represent a warranty of accuracy or liability on the part of the Assessor. It is the duty of the Assessor to verify the accuracy of the data contained herein.

POR. S1/2 N1/2 N1/2 SEC. 21, T.25., R.26E., M.D.B. 8 M.

Tax Area Code
56-05

16-14



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M.B. 1-11 SILVER LAKE PINES TRACK NO. 5

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 16 - Pg. 14
County of Mono, Calif.

11/83