


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 dedicate to the public that 20 foot-wide easement for recreational trail purposes as so designated on this map. We also hereby dedicate to the Town of Mammoth Lakes that 10 foot-wide irrevocable offer of dedication as designated on this map.

As Owner: Manzanita Creek LLC, a California limited liability company
By: The Lehman Family Trust dated October 10, 2017, the sole member


Mark Lehman, Manager


Diana E. Lehman, Manager

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THESE 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 CA
County of Mono } ss.

On July 26, 2018 before me,
J.A. Markham a Notary Public,
personally appeared Mark Lehman and Diana E. Lehman

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 and
Signature J.A. Markham
Print Name J.A. Markham

A Notary Public in and for said state

Principal place of business is the County of Mono

My commission expires: 4/10/22

Commission No. of Notary: 2234099

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

Covenants, conditions and restrictions as attached to the map of Tract No. 1, Sierra Valley Sites, filed August 5, 1946 in the office of the County Recorder and as amended to the restrictions filed with said map, dated July 8, 1949 by John D. Lutz, President and Laura E. Lutz, Secretary.

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of 8-3-18 2018. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract map and any amendments thereto.

The planning Commission did at its meeting of 8-3-18 Accept/Reject on behalf of the public, that 20 foot-wide easement for recreational trail purposes as so designated on this map, and did also Accept/Reject on behalf of the public that 10 foot-wide offer of dedication for road purposes as so designated on this map.

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.

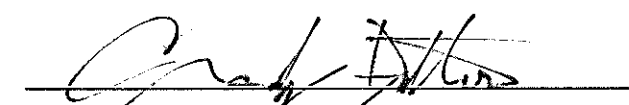
By: Sandra Moberly
Sandra Moberly
Community and Economic Department Director

8-3-18
Date

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.

8-9-18
Date


Grady Dutton P.E. C 32974
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.

7/30/2018
Date




Randell Scott West, PLS 8663
Mammoth Lakes Town Surveyor

RECORDER'S CERTIFICATE

Filed this 13th day of NOVEMBER, 2018 at 11:52 A.M., in Book 11 of Tract Maps at Pages 13-13A, inclusive, at the request of Mark Lehman.

Instrument No. 2018004206

Fee: \$87.00

Shannon Kendall
Mono County Recorder

By: Shannon Kendall
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 \$ 0 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

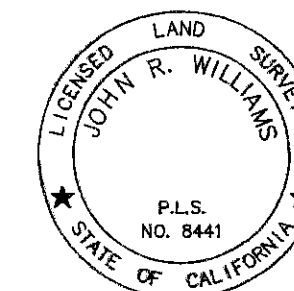
11/13/18
Date

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 Mark Lehman in May, 2018. 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.

7/23/2018
Date




John R. Williams P.L.S. 8441

SOILS NOTE

A Preliminary Geotechnical Investigation, Project No. 3.31470, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated November 21, 2017 under the signature of Thomas A Platz, R.C.E. 41039 and 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 for Lot 1 upon completion of grading operations.

C.C. & R.'s NOTE

The declaration of covenants, conditions, restrictions and reservation affecting this subdivision was recorded on NOVEMBER 13, 2018, as Instrument No. 2018004205. The real property described by this Final Map is also burdened by the Declarations of Covenants, Conditions, Restrictions for the Manzanita Creek Condominium project.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 11 ROOMS WITHIN FIVE (5) RESIDENTIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

MANZANITA CREEK CONDOMINIUMS

TRACT MAP NO. 18-001

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 5 OF TRACT NO. 1 OF SIERRA VALLEY SITES SUBDIVISION PER A MAP RECORDED IN BOOK 1, OF MAPS AT PAGE 26 IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA, AND ALSO SHOWN AS LOTS 5A AND 5B ON THE RECORD OF SURVEY MAP RECORDED IN BOOK 5 OF MAPS AT PAGE 40 IN THE OFFICE OF SAID COUNT RECORDER

