

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 and future owners of the lots affected by such easements as so delineated on this map. We also hereby dedicate to the public, that 12 foot-wide easement for recreational trail purposes as so designated on this map. We also hereby dedicate to the public, those easements for slope and slope maintenance purposes as so designated on this map. We also hereby dedicate to the public, that easement for storm drain purposes as so designated on this map. We also hereby dedicate to the public, that 40 foot-wide easement for drainage and public access purposes as so designated on this map. We also hereby irrevocably offer for dedication to the public those portions of Minaret Road and Old Mammoth Road, for road purposes, as so designated on this map.

We also hereby relinquish to the Town of Mammoth Lakes all right of vehicular ingress to or egress from Lot 1 over and across the southerly boundary line of that 22'-wide access easement, commonly known as Golden Creek Road, benefiting Snowcreek IV as shown on this map.

As Owner: Snowcreek Hilltop Development Company, L.P., a California Limited Partnership
BY: Chadmar SIC Partners, LLC, a California Limited Liability Company, its General Partner
BY: Chadmar, Inc., a California Corporation, its Managing Member

BY: Charles R. Lande
Charles R. Lande, President

As Beneficiaries: (SEE SHEET 2)

State of CALIFORNIA)
County of LOS ANGELES) ss.
On MAY 21, 2007 before me,

DONNA F. KURTISS
a Notary Public in and for said County and State, personally appeared
Charles R. Lande

☒ personally known to me - OR ☐ 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.

WITNESS my hand and (optional) official seal:

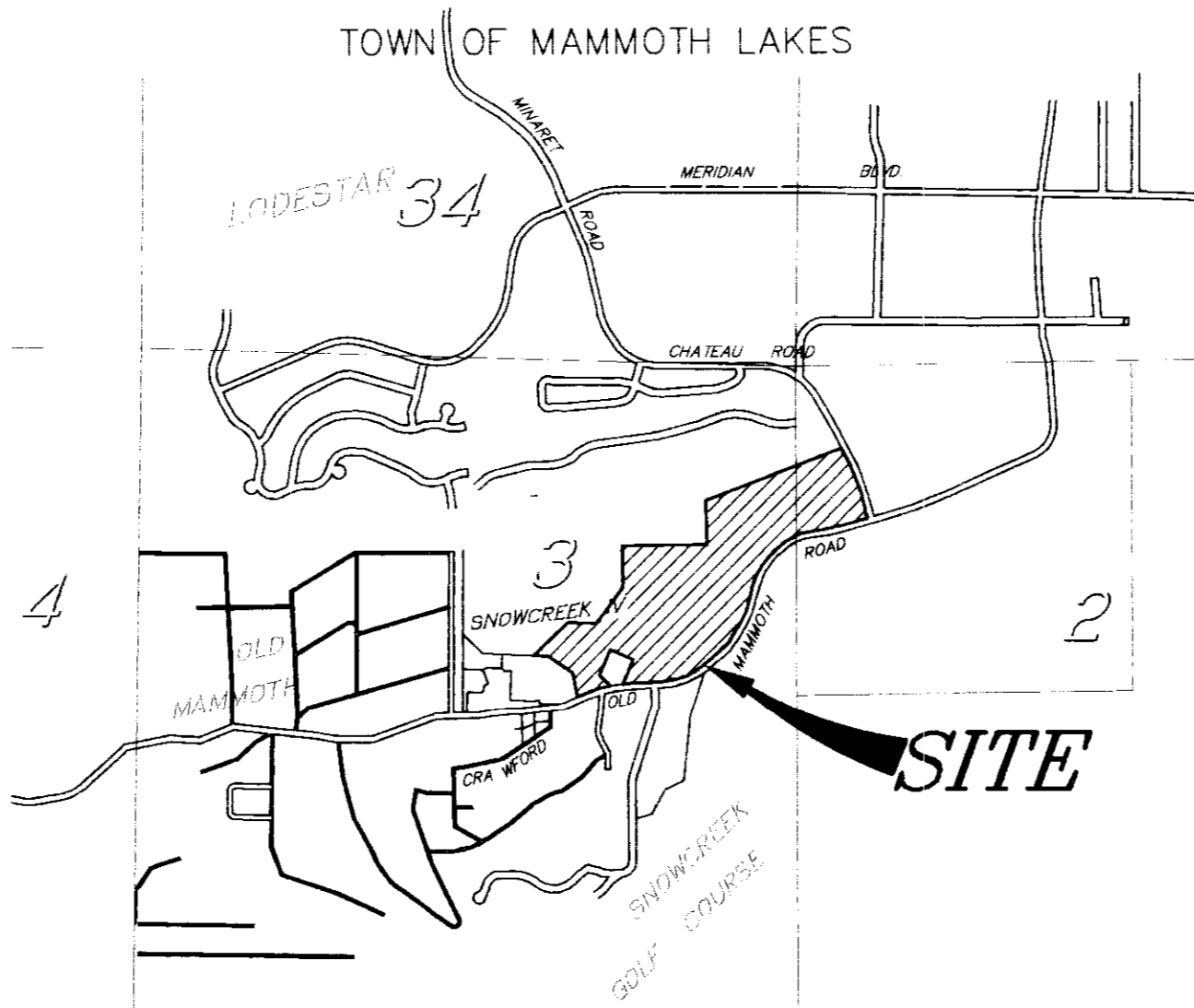
Donna F. Kurtiss DONNA F. KURTISS
Notary Public (sign) and print name)
My commission expires: 5/12/10
County of my principal place of business: LOS ANGELES



SIGNATURE OMISSIONS

The signatures of the following companies, 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:

Interstate Telegraph Company	19/270 O.R.
California Electric Power Company	32/187 O.R.
Continental Telephone Company	114/463 O.R. and 437/253 O.R.
Southern California Edison Company	437/253 O.R.
Mammoth County Water District	465/277 O.R.
Snowcreek Investments, L.P.	Inst. No. 2005003301
Snowcreek IV Owners Association	Inst. No. 2006004629
Thomas J. Dempsey	400/562 O.R.
Mammoth Lakes Fire Protection District	452/153 O.R.



VICINITY MAP
NOT TO SCALE

THIS SUBDIVISION AS SHOWN ON THIS MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 41 RESIDENTIAL DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

ABANDONMENT NOTE

Pursuant to Section 66499.20 and 1/2 of the Subdivision Map Act, the filing of this map shall constitute abandonment of that 20' foot-wide drainage and public access easement as dedicated, or as offered for dedication, to the public on the Final Map of Tract No. 36-134 recorded in Book 9 of Tract Maps at Pages 56 to 56H in the Office of the County Recorder of said County and shall constitute abandonment of that temporary roadway and utility easement for Old Mammoth Road as dedicated, or as offered for dedication, to the public on said Final Map of Tract No. 36-134.

C.C. & R.'S NOTE

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on May 16, 2007, as Instrument No. 2007004802 of Official Records of the Mono County Recorder.

SOILS NOTE

A soils report Project No. 3.02103 entitled "Preliminary Geotechnical Investigation for Snowcreek Hilltop Parcel", dated April 26, 2004, was prepared by Sierra Geotechnical Services, Inc., under the signature of Thomas A. Platz, P.E. C41039 and Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Community Development Department - Engineering Division.

PLANNING COMMISSION'S CERTIFICATE

This final map was been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of 6.13.07. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative map and any amendments thereto.

The Planning Commission did at its meeting of 6.13.07 Accept/Reject on behalf of the public, the Offer of Dedication, 40'-wide easement for drainage and public access purposes as shown on this map, and did also Accept/Reject on behalf of the public that 12 foot-wide easement for recreational trail purposes as so designated on this map, and did also Accept/Reject on behalf of the public those easements for slope and slope maintenance purposes as so designated on this map, and did also Accept/Reject on behalf of the public that easement for storm drain purposes as so designated on this map, and did also Accept/Reject on behalf of the public, the Relinquishment of all rights of vehicular ingress to or egress from Lot 1 over and across the southerly line of that 22 foot-wide easement benefiting Snowcreek IV homeowners, commonly known as Golden Creek Road, as shown on this map, and did also Accept/Reject that Irrevocable Offer of Dedication for road purposes of those portions of Old Mammoth Road and Minaret Road as so shown hereon.

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 Final Map is hereby approved.

BY: Mark Wordlaw
Mark Wordlaw
Community Development Director

7.2.07
Date

RECORDER'S CERTIFICATE

Filed this 10 day of July, 2007 at 12:46 P.M., in Book 10 of Tract Maps at Page 105-105R, at the request of Snowcreek Hilltop Development Company, L.P.

Instrument No. 2007004799 Fee: \$ 86.00

Lynda Roberts
Mono County Recorder

By: Sherris L. Hale
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 \$ 21,421.11 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney
Mono County Tax Collector

7/10/07
Date

By: Shirley A. Cranney
Deputy Mono County Tax Collector

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 July, 2004 at the request of Snowcreek Hilltop Development Company. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative map. I hereby state that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before Sept. 1, 2007, and that such monuments are, or will be, sufficient to enable the survey to be retraced.

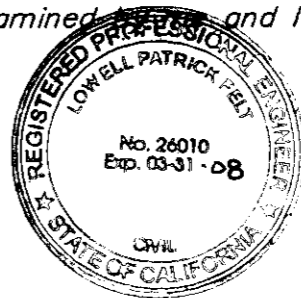
May 23 2007
Date



David A. Laverty L.S. 4587
Lic. exp. 9/30/08

TOWN SURVEYOR'S STATEMENT

This final map was examined and I am satisfied that this map is technically correct.



Lowell P. Felt 5/24/07
Lowell P. Felt, RCE 26010 Date
Mammoth Lakes Town Surveyor
License Expires 03/31/08

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 map have been complied with.



5/24/07
Date

Raymond C. Jarvis
Raymond C. Jarvis P.E. C 42318
Mammoth Lakes Town Engineer
Lic. exp.: 3-31-08

SNOWCREEK VII-PHASE I
TRACT NO. 36-236A

LOT 1 FOR CONDOMINIUM PURPOSES
LOT 2 FOR PARCELIZATION PURPOSES
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 4 OF TRACT NO. 36-134 AS PER MAP RECORDED IN BOOK 9, PAGES 56 THROUGH 56H OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, CALIFORNIA. EXCEPT THEREFROM ANY PORTION LYING WITHIN PARCEL 1 OF PARCEL MAP NO. 36-133 AS PER MAP RECORDED IN BOOK 4, PAGE 7 AND 7A OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

GROSS AREA: 38.39± ACRES
NET AREA: 38.21± ACRES

