

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 reserve to ourselves, our heirs, and assigns the certain private road/drainage, utility and fire access easement for the benefit of each Parcel and its Owner as so designated on this map. We also hereby dedicate to the public that 15-foot wide drainage easement as so designated on this map. We also hereby dedicate to the public that 10-foot wide Storm Drain Easement as so designated on this map. We also hereby dedicate to the public those 12-foot wide Recreational Trail Easements as designated on this map.

AS OWNER:

MAMMOTH SPRINGS RESORTS LLC, a California Limited Liability Company

BY: MAMMOTH PEAK INVESTMENTS LLC,

MARK RAfeh, MANAGING MEMBER

OBSIDIAN PRIVATE RESIDENCE CLUB ASSOCIATION

BY: MARK RAfeh, DIRECTOR TO THE BOARD,

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 May 31, 2019 before me,
JA Markham a Notary Public,
personally appeared MARK RAfeh

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:
Signature JA Markham
Print Name JA 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

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of 2019. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract map and any amendments thereto and did Accept/Reject on behalf of the public that certain 15-foot wide drainage easement as so designated on this map, and did also Accept/Reject on behalf of the public that certain 10-foot wide storm drain easement as so designated on this map, and did Accept/Reject on behalf of the public those certain 12-foot wide recreational trail easements as so designated on this map and did APPROVE the abandonment of those Public Trail Easements as so designated on this map and referenced on this map pursuant to the provisions of Sections 66434(g) and 66499.20.1/2 of the California Subdivision Map Act.

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

6.5.19
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.

6.4.19
Date

Haiship Hayes Acting Mammoth Lakes Town Engineer

P.E. C 78268

TOWN SURVEYOR'S STATEMENT

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

7-29-2019
Date



Randell Scott West
Randell Scott West, PLS 8663
Mammoth Lakes Town Surveyor

SIGNATURE OMISSIONS

The signatures of the following, 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-3A1 of the Subdivision Map Act:

Mammoth Community Water District for sewer purposes: 280/409 O.R.
Southern California Edison Inst. No. 2006-001206 O.R.

RECORDER'S CERTIFICATE

Filed this 5 day of AUGUST, 2019 at 11 50 AM, in Book 11 of Tract Maps at Pages 14-14B, inclusive, at the request of Mark Rafeh.

Instrument No. 2019002754

Fee: \$ 21.00

Shannon Kendall
Mono County Recorder

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 \$ 31,254.00 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

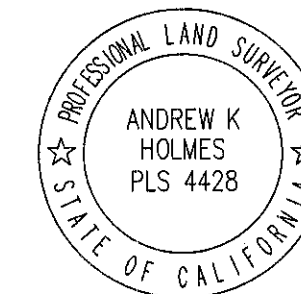
8/5/19
Date

By: [Signature]
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 Thomas A. Platz in October, 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.

05/28/19
Date



Andrew K. Holmes
Andrew K. Holmes P.L.S. 4428

SOILS NOTE

A Preliminary Geotechnical Investigation, Project No. 3.30496, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated February 5, 2004 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 upon completion of grading operations.

THIS SUBDIVISION IS A PLANNED UNIT DEVELOPMENT AS DEFINED IN SECTION 4175 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 29 UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

OBSIDIAN SUBDIVISION

TRACT MAP NO. 15-002

A PLANNED UNIT DEVELOPMENT

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RE-SUBDIVISION OF LOT A, LOT B, & LOTS 10-19 OF TRACT NO 36-216, TALLUS SUBDIVISION AS RECORDED IN TRACT MAP BOOK 10 OF MAPS AT PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, CALIFORNIA

