

RECORD OF SURVEY NO. 31-78

BEING A SURVEY OF TWO REMNANT PORTIONS OF LAND PREVIOUSLY DESCRIBED IN VOLUME O, AT PAGES 455 THRU 458 OF OFFICIAL RECORDS BEING PORTIONS OF THE NE1/4 OF THE NE1/4 OF SECTION 12 AND THE SE1/4 OF THE SE1/4 OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 22 EAST AND PORTIONS OF THE W1/2 OF THE NW 1/4 OF SECTION 7 AND THE SW1/4 OF THE SW1/4 OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN
COUNTY OF MONO, STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF
THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE
REQUEST OF THE WILDLANDS CONSERVANCY IN JUNE, 2024.

JOHN R. LANGFORD
P.L.S. 5149
EXPIRATION DATE: 6/30/25

EXPIRATION DATE: 6/30/2025
10/09/2024

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE
WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S
ACT THIS 15th DAY OF October, 2024.

Richard B. Byrem
RICHARD B. BYREM P.L.S. 9129
MONO COUNTY SURVEYOR

PURPOSE OF SURVEY:

THE REASON FOR THIS RECORD OF SURVEY MAP IS AS SET FORTH IN SECTION 8762 (B)(5) OF THE PROFESSIONAL LAND SURVEYOR'S ACT; THE POINTS OR LINES SET DURING THE PERFORMANCE OF THE FIELD SURVEY OF THE PROPERTY BOUNDARIES ARE NOT SHOWN ON ANY SUBDIVISION MAP, OFFICIAL MAP, OR RECORD OF SURVEY.

RECORDER'S STATEMENT

FILED THIS 12 DAY OF November, 2024,
AT 9:51 A.M. IN BOOK 6 OF RECORD OF SURVEYS
AT PAGE 15, 15A, AT THE REQUEST OF THE
WILDLANDS CONSERVANCY.

MONO COUNTY RECORDER

BY: Dylon Huggins
QUEENIE BARNARD
MONO COUNTY RECORDER

DOCUMENT NO: 2024003043
FEE: 163.00

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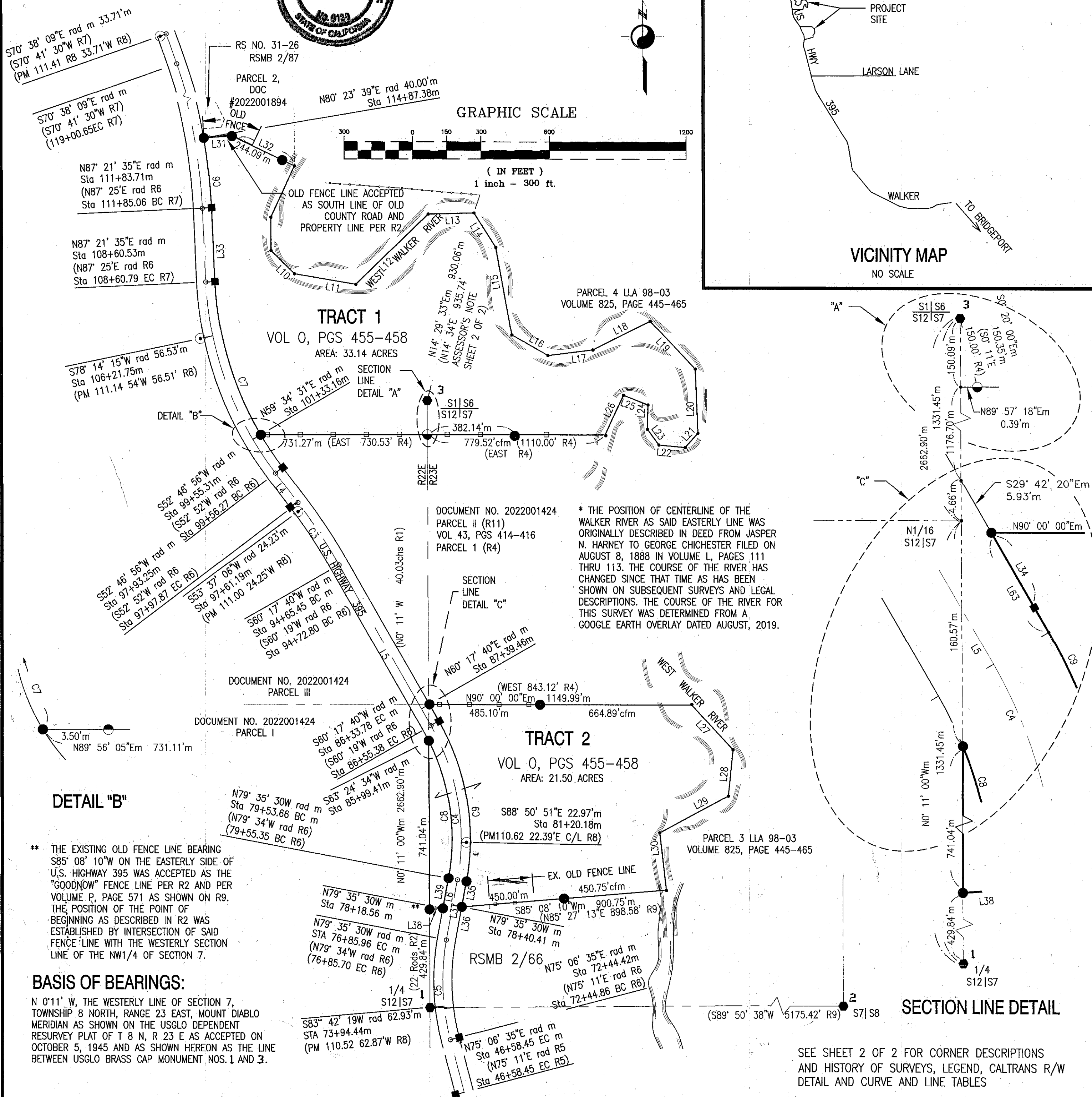
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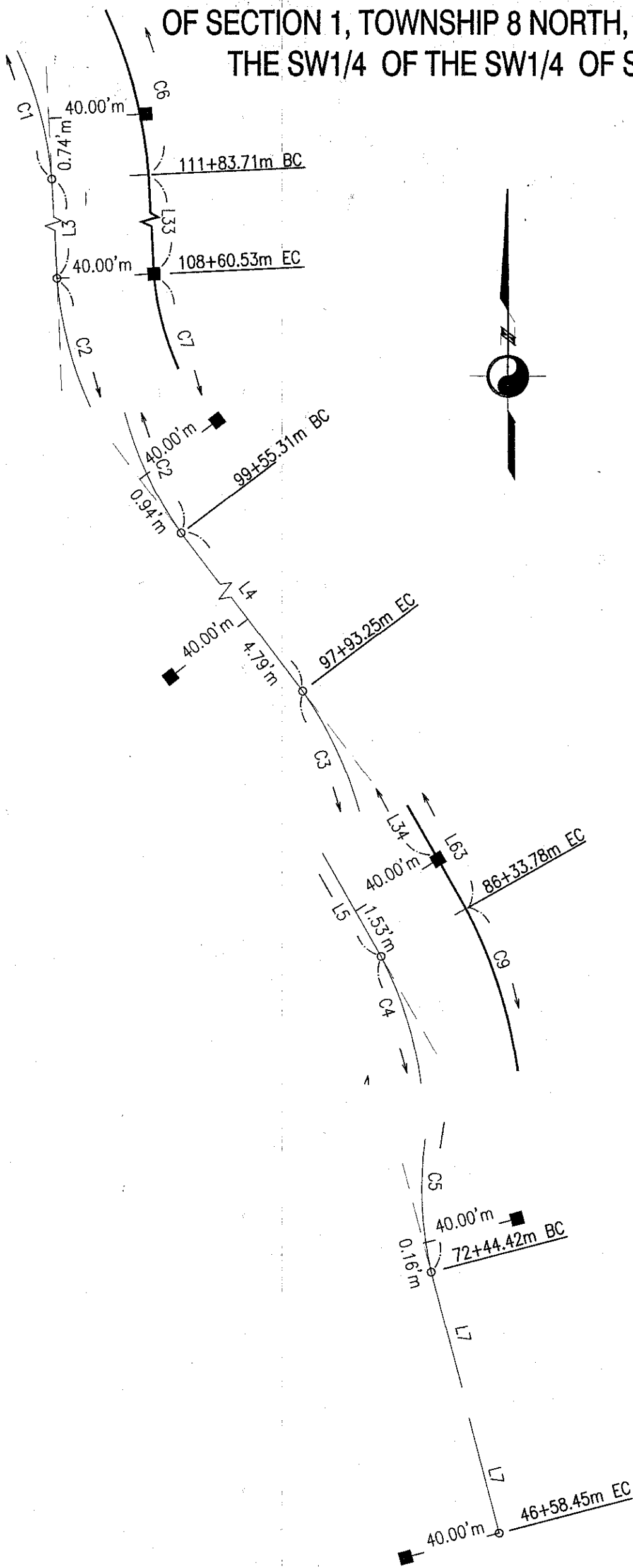
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CALTRANS R/W DETAIL

CORNER DESCRIPTIONS

- Found a 2-1/2" USGLO brass cap inscribed 1/4 S12|S7 1941 on a 1" inner diameter iron pipe up 0.5'. Accepted as the 1/4 corner per R3.
- Found a 2-1/2" USGLO brass cap inscribed 1/4 S7|S8 1941 on a 1" inner diameter bent iron pipe up 0.3'. Accepted as the 1/4 corner per R3.
- Found a 2-1/2" USGLO brass cap inscribed T8N R22E R23E S1|S6 S12|S7 1941 up 0.5'. Accepted as the Section Corner oer R3.

LEGEND

- Found a USGLO Brass Cap as described in the CORNER DESCRIPTIONS.
- Found a 6"x6" Caltrans Concrete Monument with pin in center of monument.
- Found a California Dept. of Transportation 1" metal cap marked as follows:
 - A. PM110.62; down 1.4'
 - B. PM111.00; 7" Bar only- down 1'
 - C. PM111.14; down 0.3'
 - D. PM111.41; flush
- Found a 1" iron pipe adjacent to a fenceline. Monument substantially conforms to the position of a property corner per R4. Accepted as the property corner per R4.
- Found a 2" iron bent bar 2' west of fence corner. Bar substantially conforms to the position of the northwesterly corner per R4. Accepted as on the property line per R4.
- Set a 1-1/2" aluminum cap inscribed LS5149 in a 5/8"x24" rebar.
- Existing fenceline.
- Nothing Found or Set.
- m Based on field measurements.
- cfm Calculated from field measurements.
- (R*) Based on record information per HISTORY OF SURVEYS hereon.

Property Curve Table						
Curve #	Delta m	Radius m	Length m	Delta (R*)	Radius (R*)	Length (R*)
C6	6°57'55"	2540	308.78	-	2540' (R7)	-
C7	27°47'04"	1460	708.00	-	1460' (R7)	-
C8	36°59'56"	960	619.92	-	960' (R6)	-
C9	40°06'50"	1040	728.12	-	1040' (R6)	728.17' (R6)

CalTrans Centerline Curve Table						
Curve #	Delta m	Radius m	Length m	Delta (R*)	Radius (R*)	Length (R*)
C1	16°44'00"	2500.00	730.13	16° 41' 09" (R8)	2499.45' G (R8)	727.90' G (R8)
C2	34°34'33"	1500.00	905.19	34° 33' (R6, R7)	1500' (R6 R7)	904.52' (R6 R7)
C3	7°30'45"	2500.00	327.79	7° 27' (R6)	2500' (R6)	325.07' (R6)
C4	40°06'50"	1000.00	700.12	40° 07' (R6)	1000' (R6)	700.17' (R6)
C5	25°17'55"	1000.00	441.54	25° 15' (R6)	1000' (R6)	440.70' (R6)

G- Grid value per R8.

CALTRANS CENTERLINE LINE TABLE				
Line #	Direction m	Length m	Direction (R*)	Length (R*)
L1	N19° 22' 31"W	138.45	N19° 17' 30"W(R7)	-
L3	N2° 38' 32"W	323.18	N2° 35' W (R7)	324.27' (R7)
L4	N37° 13' 04"W	162.09	N37° 08' W (R6)	158.40' (R6)
L5	N29° 42' 20"W	811.67	N29° 41' W (R6)	817.42' (R6)
L6	N10° 24' 30"E	267.70	N10° 26' E (R6)	270.21' (R6)
L7	N14° 53' 25"W	2873.28	N14° 49' W(R5 R6)	2,873.72' (R5 R6)

PROPERTY LINE TABLE				
Line #	Direction m	Length m	Direction (R*)	Length (R*)
L31	S86° 20' 34"Wm	123.76'm	-	-
L32	N64° 31' 41"Wm	303.36'm	-	-
L33	S2° 38' 25"Em	322.90'm	-	-
L34*	S29° 42' 20"Em	83.72'm	N29° 41' W(R4)(R6)	83.72'*(R4)(R6)
L35	N10° 24' 30"Em	113.25'm	N10° 26' E (R6)	-
L36	N10° 24' 30"Em	154.45'm	N10° 26' E (R6)	-
L37	N10° 24' 30"Em	267.70'm	N10° 26' E (R6)	270.21' (R6)
L38	N85° 08' 10"Em	59.18'm	-	-
L39	N10° 24' 29"Em	135.10'm	N10° 26' E (R6)	-
L63	N29° 42' 20"Wm	85.25'm	-	-

*Note: The measured length is the distance from the found concrete monument to the southwesterly corner of R4 as determined by subtracting the record distance along the right-of-way line per R4 from the total tangent distance per R6.

W. WALKER RIVER LINE TABLE		
Line #	Direction m	Length m
L8	N24° 51' 08"Em	248.75'm
L9	N0° 24' 09"Wm	145.97'm
L10	N45° 32' 28"Wm	144.04'm
L11	N80° 13' 19"Wm	273.74'm
L12	S45° 48' 47"Wm	442.10'm
L13	S88° 28' 40"Wm	201.15'm
L14	N32° 19' 26"Wm	178.66'm
L15	N10° 16' 31"Wm	390.16'm
L16	N60° 18' 32"Wm	181.60'm
L17	S82° 44' 28"Wm	199.04'm
L18	S63° 19' 00"Wm	281.57'm
L19	N43° 12' 17"Wm	288.21'm
L20	N2° 20' 10"Wm	281.79'm
L21	N42° 16' 44"Em	83.91'm
L22	S84° 30' 02"Em	115.22'm
L23	S36° 24' 36"Em	84.60'm
L24	S1° 13' 19"Wm	107.29'm
L25	S68° 23' 32"Em	115.69'm
L26	N24° 48' 21"Em	191.93'm
L27	S42° 53' 48"Em	267.39'm
L28	S5° 51' 07"Wm	203.70'm
L29	S61° 44' 37"Wm	343.01'm
L30	S6° 44' 58"Em	253.16'm

ASSESSOR'S NOTE

Assessor's Map Book 2, Page 06 1951. The measurement shown between the Section Corner and the northeasterly corner of County Road as designated on said Map substantially conforms to the measured bearing and distance between said Section Corner and an existing fence corner. The fence and its extension on the westerly side of the West Walker River are accepted as the boundary of County Road said Road being described as the north boundary of the property described in R2. No other physical evidence of the road exists. No other record evidence has been found describing the location of the road.

HISTORY OF SURVEYS

- USGLO Original Survey plat and notes of Township 8 North, Range 23 East, Mount Diablo Meridian accepted at the Surveyor General's Office, San Francisco, CA on December 9, 1874.
- Deed of Gift from George Chichester to Elizabeth Chichester filed on August 11, 1905 in Volume O, Pages 455 thru 458.
- Dependent Resurvey plat and notes of Township 8 North, Range 23 East, Mount Diablo Meridian accepted at the General Land Office, Washington D.C. on October 5, 1945.
- Deed from Kenneth L. Chichester et al. to Anita Chichester and Warren Chichester filed on April 3, 1959 in Volume 43, Pages 414 thru 416.
- Caltrans R/W Record Map IX-MNO-23-L-1-8 dated 9-59.
- Caltrans R/W Record Map IX-MNO-23-L-2-8 dated 9-59
- Caltrans R/W Record Map IX-MNO-23-L-3-8 dated 9-59
- Caltrans- Coleville Control Listing dated August 1988, District 9 Office, Bishop, Ca. (Note: Data is in NAD27 CCS Zone III; Combined Grid Factor: 0.9997802).
- Record of Survey No. 31-24 filed on December 15, 1989 in Book 2 of Record of Surveys at Pages 66 and 66A.
- Google Map Imaging dated 8/112019.
- Grant Deed from Robert Lee Chichester Jr, et al. to We Are Everywhere RV Park filed on April 1, 2002 as Document #2022001424.

B.C P:15A