

**LEGEND:**  
 SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321"  
 DIMENSION POINT  
 FOUND MONUMENT AS NOTED  
 IRON PIPE  
 I.P.  
 O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY  
 (1) DOCUMENT 2023-008563 O.R.N.C.  
 (2) BK 15 PG 40 OF SURVEYS  
 (3) DEPARTMENT OF TOXIC SUBSTANCES CONTROL-  
 OPERATION AND MAINTENANCE PLAN DOCKET No.  
 HSA-FY22/23-060.

JAMES & JAMIE HOPPER  
 DOC 2011-0019471 O.R.N.C.  
 022-160-004-000

RESULTANT PARCEL 1  
 DOC. 2023-0016920  
 25.46 AC (BEFORE ADJUSTMENT)  
 12.26 AC (AFTER ADJUSTMENT)

RESULTANT PARCEL 2  
 DOC. 2023-0016921  
 8.28 AC (BEFORE ADJUSTMENT)  
 21.48 AC (AFTER ADJUSTMENT)

NEVADA COUNTY  
 DOC 2018-022916 O.R.N.C.

NEVADA COUNTY  
 DOC 2011-020473  
 O.R.N.C.

NEVADA COUNTY  
 DOC 2018-022916 O.R.N.C.  
 FOUND 3/4" I.P.  
 TAG ILLEGIBLE

FOUND 1" I.P. WITH  
 CAP "L.S. 6304"  
 N79°30'18"E 1.58'

LINE #	LENGTH	DIRECTION
L1	150.83'	S 75°36'21" E
L2	91.66'	S 78°25'23" E
L3	105.54'	N 66°29'51" E
L4	205.17'	S 53°35'43" E
L5	101.77'	N 00°00'00" E
L6	69.95'	N 36°24'17" E
L7	202.01'	N 87°31'17" E
L8	67.35'	N 06°11'08" E
L9	90.23'	N 73°02'57" E
L10	55.54'	S 11°18'52" E
L11	71.88'	S 84°15'09" E
L12	117.09'	S 87°47'15" E

# RECORD OF SURVEY

## LOT LINE ADJUSTMENT 23PLN-16

FOR  
**COUNTY OF NEVADA,**  
 A POLITICAL SUBDIVISION THE STATE OF CALIFORNIA  
 BEING A PORTION OF THE OF N. 1/2 OF SECTION 1 & 2, T. 15 N., R. 8 E., M.D.M.,  
 CITY OF GRASS VALLEY, COUNTY OF NEVADA, CALIFORNIA.

NOVEMBER, 2023 SCALE: 1" = 100'

### 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 JAMES HOPPER, IN MAY, 2023.



*Martin Wood*  
 MARTIN D. WOOD, P.L.S. 8321  
 11-16-23  
 DATE

### CITY ENGINEER'S STATEMENT

THIS RECORD OF SURVEY CONFORMS TO LOT LINE ADJUSTMENT 23PLN-16 APPROVED BY THE CITY OF GRASS VALLEY ENGINEER ON 28<sup>th</sup> DAY OF November, 2023.

*Bjorn Jones*  
 BJORN JONES, R.C.E. 75378  
 GRASS VALLEY CITY ENGINEER

### COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 30<sup>th</sup> DAY OF November, 2023.



*Kevin J. Nelson*  
 KEVIN J. NELSON, L.S. 8423  
 NEVADA COUNTY SURVEYOR

### RECORDER'S STATEMENT

FILED THIS 15<sup>th</sup> DAY OF December, 2023 AT 9:32 AM IN BOOK 17  
 OF SURVEYS AT PAGE 259, NEVADA COUNTY RECORDS, AT THE REQUEST OF THE  
 NEVADA COUNTY SURVEYOR.

FEE: No Fee

NATALIE ADONA  
 NEVADA COUNTY RECORDER

DOC. NO. 20230016922

BY: *Natalie Adona*  
 DEPUTY

### BASIS OF BEARINGS

ALL BEARINGS IN THIS RECORD ARE BASED UPON MONUMENTS FOUND AND RECORDED IN THAT RECORD OF SURVEY FOR THE COUNTY OF NEVADA RECORDED IN BOOK 15 OF SURVEYS PAGE 40, OFFICIAL RECORDS NEVADA COUNTY.



SHEET 1 OF 1

### NOTES:

- APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT DOES NOT CONSTITUTE APPROVAL NOR GUARANTEE SEWAGE DISPOSAL OR WATER AVAILABILITY ON THESE PARCELS.
- ALL PRE-EXISTING LOT LINES SHALL BE CONSIDERED ERASED OR MERGED BY THIS BOUNDARY LINE ADJUSTMENT.

MAP 259

RS 17/259