

**RECORDED AT THE REQUEST OF:**

**NEVADA COUNTY  
PLANNING DEPARTMENT  
950 Maidu Avenue  
Nevada City, CA 95959-8617**

**RETURN TO:**

**COMMUNITY DEVELOPMENT AGENCY  
NEVADA CO. PLANNING DEPT.,  
Inter Department Mail Box**

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**NOTICE OF TIMBERLAND PRODUCTION ZONING**

**Assessor's Parcel No:** 013-410-001, 013-410-002

**Co. File No.:** PLN23-0024; RZN23-0001

**Owner:** Brent McDermott and Helen McDermott

The Owner possesses real property (hereinafter, "the Property") located within the State of California, County of Nevada, unincorporated area, identified by the Assessor's Parcel Numbers stated above, and more particularly described as follows:

All that real property situated in the unincorporated area of the County of Nevada, State of California, more particularly described as follows:

Parcel 6, as shown on the Parcel Map for California Leisure Lands, being a portion of the North half of Section 31, Township 18 North, Range 12 East, M.D.M., as filed in the office of the Nevada County Recorder on December 2, 1977 in Book 12 of Parcel Maps, Page 37.

EXCEPTING THEREFROM any portion awarded to Nevada Irrigation District by the Final Order of Condemnation, Superior Court of the State of California, County of Nevada, Case No. 32916, recorded February 3, 1987, Official Records Document No. 87-02922.

ALSO EXCEPTING THEREFROM ninety percent of all the mineral, metal matter and rock situate below 50 feet beneath the surface of the above described premises with the right to remove the same without disturbing the surface of said premises, as contained in the deed dated August 16, 1951, recorded August 22, 1951, in Book 165 of Official Records, at page 443, executed by A.S. Stevens et ux, to Grass Valley Sportsman Club.

RESERVING there from and together with easements for ingress, egress and public utility purpose both as, #1 shown and designated as easements and/or right of way upon the map referred to here and, #2 in and as easement now exists.

Parcel 7 as shown on the Parcel map for California Leisure Lands, being a portion of the North half of Section 31, Township 18 North, Range 12 East, M.D.M., as filed in the office of the Nevada County Recorder on December 2, 1987, Official Records, Document No. 87-02922.

EXCEPTING THEREFROM any portion awarded to Nevada Irrigation District by the Final Order of Condemnation, Superior Court of the State of California, County of Nevada, Case No. 32916, recorded February 3, 1987, Official Records Document No. 87-02922.

ALSO EXCEPTING THEREFROM ninety percent of all the mineral, metal matter and rock situate below 50 feet beneath the surface of the above described premises with the right to remove the same without disturbing the

surface of the said premises, as contained in the Deed dated August 16, 1951, recorded August 22, 1951, in Book 165 of Official Records, at page 443, executed by A.S. Stevens et ux to Grass Valley Sportsman Club.

RESERVING there from and together with easements for ingress, egress and public utility purpose both as, #1 shown and designated as easements and/or right of way upon the map referred to here and, #2 in and as easement now exists.

On July 11, 2023, the Nevada County Board of Supervisors established a Timberland Production Zoning (“TPZ”) District for the Property, which, consistent with Section L-II 2.3.C of the Nevada County Land Use and Development Code, shall be restricted for a perpetual minimum of 10 years to the growing and harvesting of timber consistent with the Forest Management Plan prepared for the applicant’s Request for Inclusion into the TPZ District, and shall support compatible uses as allowed under the laws of the State of California and the ordinances of the County of Nevada.

Removal of the TPZ District may only occur pursuant to the provisions of the California Timberland Productivity Act of 1982 (Government Code §§ 51100, *et seq.*) and the Nevada County Land Use and Development Code.

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By: **Brent McDermott** – Owner

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By: **Helen McDermott, MD** – Owner

A notary public or other officer completing this 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 CALIFORNIA)  
 ) ss.  
COUNTY OF NEVADA )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said County and State, personally appeared, \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 official seal.

\_\_\_\_\_

\_\_\_\_\_  
Julie Patterson Hunter, Clerk of the Board  
Nevada County Board of Supervisors

(PLACE SEAL ABOVE)

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