

RECORDED AT THE REQUEST OF
THE NEVADA COUNTY
PLANNING DEPARTMENT
950 Maidu Avenue
Nevada City, CA 95959

Nevada County Recorder
Armando Salud-Ambriz
Document#: 20260001104
Monday January 26 2026, at 10:32:34 AM
Rec Fee: \$24.00
Paid: \$24.00 KP

COPY

RETURN TO:
Ariel Lovett
Nevada County Behavioral Health
950 Maidu Avenue
Nevada City, CA 95959

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

**CORRECTIVE
CERTIFICATE OF COMPLIANCE**
(File No. PLN25-0159; COC25-0001)

This Certificate of Compliance is being re-recorded to correct the error of a Deed Document Number reference in the legal description, Exhibit "A", and Exhibit Map "B" in that previously recorded Certificate of Compliance Document No. 20260000685, Nevada County Official Records.

This recorded Certificate of Compliance document shall replace the previously recorded Document No. 20260000685, Nevada County Official Records.

Assessor's Parcel No.: 005-020-024 (portion)
File No. PLN25-0159; COC25-0001

Pursuant to Section 66499.35 (a) of the Government Code of the State of California, and Title 13, Chapter 2, Section 13.02.200 of the Nevada County Code (Subdivision Ordinance), the following described real property located in the unincorporated area of the County of Nevada, State of California, complies with the applicable divisions of the California Subdivision Map Act and Nevada County Subdivision Ordinance and is hereby issued this Certificate of Compliance.

Property Owner of Record: County of Nevada

Assessor Parcel Number: 005-020-024 (portion)

Property Description: LEGAL DESCRIPTION AND MAP ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A" AND EXHIBIT "B"

NOTICE

This certificate relates to issues of compliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

This certificate does not address the buildability of the parcel or access to the parcel. Buildability and access are a function of the ordinances in effect at the time development is proposed. There is no guarantee that water is available or that sewage can be disposed on the parcel.

FINDINGS OF FACT

- A. The Nevada County Department of Behavioral Health is proposing to create a new parcel for the future construction of a mental health inpatient facility. In accordance with California Subdivision Map Act Section 66428(a)(2), a governmental agency, public entity or public utility is not required to prepare and record a Parcel Map in creating new parcels and, therefore, the local agency may approve a non-conditional Certificate of Compliance.

File No. - PLN25-0159; COC25-0001

B. The Certificate of Compliance was duly circulated to the Nevada County Department of Public Works, the Nevada County Surveyor, and the Environmental Health Department and has been reviewed by those agencies prior to making this determination.

County of Nevada

DATE: 1/26/20

Brian Foss
Brian Foss, Nevada County Zoning Administrator

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)
COUNTY OF NEVADA)

ON Jan 26 2026 before me, Julie A. Miller, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER

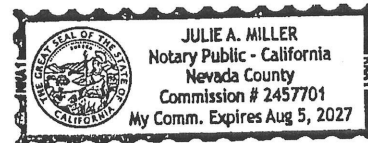
Personally appeared, Brian William Foss

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.

[Signature]
NOTARY PUBLIC SIGNATURE



(PLACE SEAL ABOVE)

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PORTION OF LANDS OF THE COUNTY OF NEVADA, AS DESCRIBED IN DOCUMENT NUMBER 2020-0010105, DATED MAY 8, 2020, IN THE OFFICE OF THE NEVADA COUNTY RECORDER, SITUATED IN THE INCORPORATED CITY OF NEVADA CITY, IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 12, TOWNSHIP(T) 16 NORTH, RANGE(R) 8 EAST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:

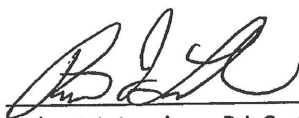
BEGINNING AT A POINT FROM WHICH AN ANGLE POINT IN THE NORTHWESTERLY LINE OF SAID LANDS OF NEVADA COUNTY AND THE MOST SOUTHEASTERLY CORNER OF THE LANDS OF JOHN AND PATRICA FOSTER, TRUSTEES, AS DESCRIBED IN DOCUMENT NUMBER 2015-011168, IN THE OFFICE OF THE NEVADA COUNTY RECORDER, BEARS NORTH 54° 49' 09" EAST A DISTANCE OF 121.06 FEET, THENCE FROM THE **POINT OF BEGINNING** SOUTH 18° 15' 05" EAST A DISTANCE OF 157.06 FEET; THENCE SOUTH 71° 45' 50" WEST A DISTANCE OF 182.26 FEET; THENCE NORTH 18° 04' 05" WEST A DISTANCE OF 45.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75° 35' 35" AND AN ARC LENGTH OF 131.93 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 22' 13" AND AN ARC LENGTH OF 107.95 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

CONTAINING 0.57 ACRES, MORE OR LESS.

TOGETHER WITH A 30-FOOT WIDE INGRESS, EGRESS & PUBLIC UTILITY EASEMENT OVER THAT STRIP OF LAND AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THE HEREIN DESCRIBED AREAS ARE SHOWN ON "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



1-21-2026
Date

EXHIBIT B

BEING A PORTION OF SECTION 12, T. 16 N., R. 8 E,
M.D.B. & M, IN THE INCORPORATED CITY OF NEVADA CITY,
IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA



SCALE: 1' = 60'

MILLENNIUM PLANNING & ENGINEERING

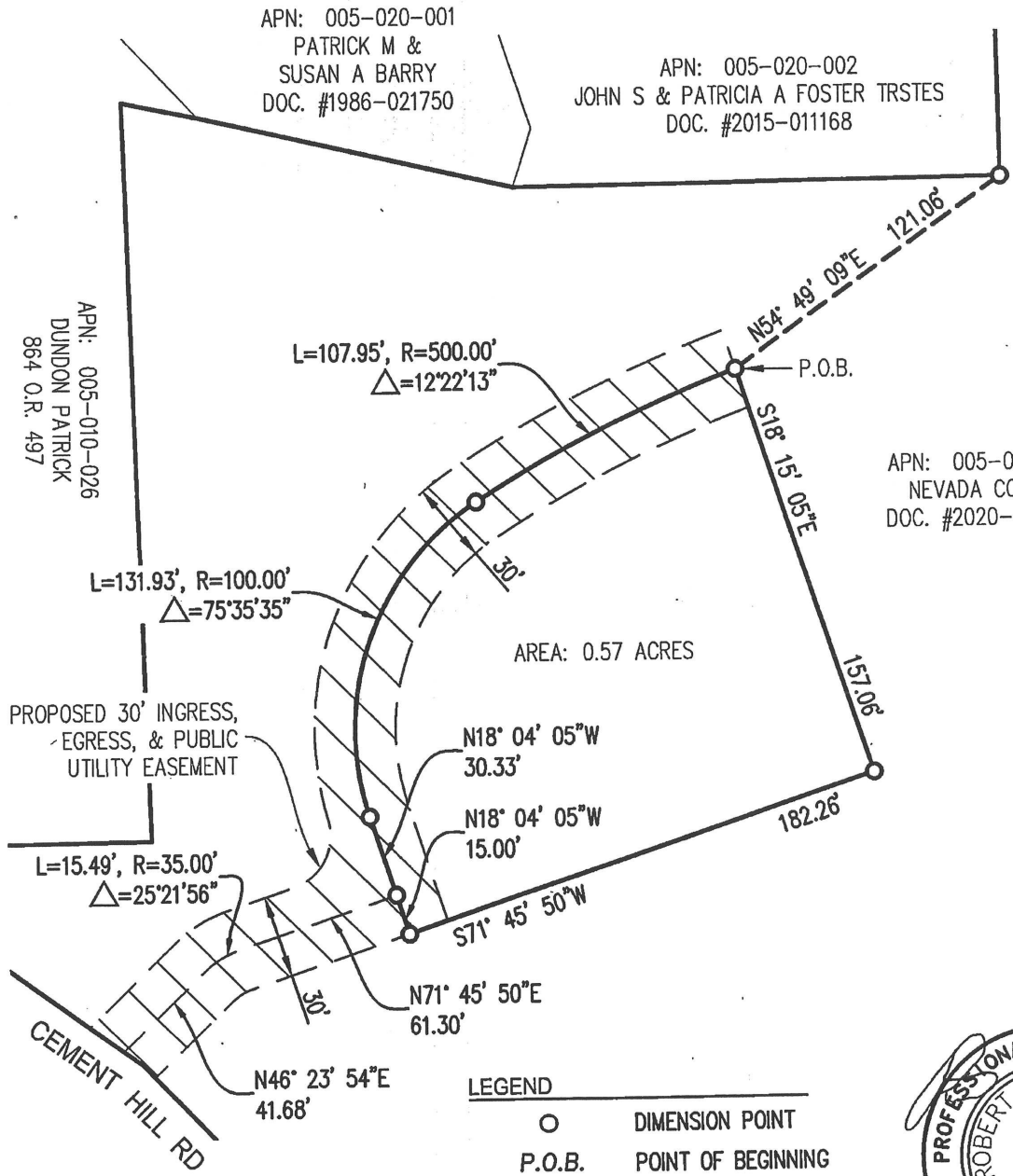
DATE: 01-21-2026

APN: 005-020-001
PATRICK M &
SUSAN A BARRY
DOC. #1986-021750

APN: 005-020-002
JOHN S & PATRICIA A FOSTER TRSTES
DOC. #2015-011168

APN: 005-010-026
DUNDON PATRICK
864 O.R. 497

APN: 005-020-024
NEVADA COUNTY
DOC. #2020-0010105



AREA: 0.57 ACRES

PROPOSED 30' INGRESS,
EGRESS, & PUBLIC
UTILITY EASEMENT

CEMENT HILL RD

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- NEW BOUNDARY LINE
- ▨ PROPOSED INGRESS, EGRESS, & PUBLIC UTILITY EASEMENT

BASIS OF BEARING:

THE MERIDIAN OF THIS SURVEY IS
BASED ON NAD 83 CALIFORNIA
STATE PLANE COORDINATE SYSTEM
ZONE 2.

