

COPY

**RECORDED AT THE REQUEST OF:
THE NEVADA COUNTY
ZONING ADMINISTRATOR**

RETURN TO:
Planning Department
950 Maidu Avenue
Nevada City, CA 95959

Nevada County Recorder
Gregory J. Diaz
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Thursday July 23 2020, at 09:54:35 AM
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**NOTICE OF VOLUNTARY MERGER
(FILE NO.: PLN20-0094; NOM20-0002)**

Acting at the request of **Donald Ray Walters and Connie Sue Walters, Trustees of the Walters Family Trust, dated 4/20/2007**, the Nevada County Zoning Administrator, pursuant to Government Code, Chapter 3, Article 1.5, commencing with Section 66451.10, and Section L-IV 3.11 of the Nevada County Subdivision Ordinance, does hereby merge into one parcel all that real property situated in the unincorporated territory of the County of Nevada, State of California, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION AND SHOWN ON EXHIBIT "B" MADE A PART HEREOF.

Title to said property or interest at the date hereof is vested to Donald Ray Walters and Connie Sue Walters, Trustees of the Walters Family Trust, dated 4/20/2007

Assessor's Parcel Numbers 011-191-048 and 011-191-049

This merger is based on the Zoning Administrators findings:

1. Donald Ray Walters and Connie Sue Walters, Trustees of the Walters Family Trust, dated 4/20/2007 are the record owners of the herein described properties.
2. Assessor's Parcel Numbers 011-191-048 and 011-191-049 were legally acquired by the record owners by Grant Deeds recorded on October 12, 2010, (Doc-2010-0024613) and May 2, 2007 (Doc-2007-0014140);
3. This merger is voluntary and has been initiated by all record owner(s) of the herein described property;
4. All persons having record title interest in the herein described real property have filed a waiver of right to hearing before the Board of Supervisors and have consented to the merger of these Lots; and
5. The merger will not influence any easements and/or other encumbrances affecting the subject real property.

**NEVADA COUNTY ZONING
ADMINISTRATOR**

7/20/20
Date

Brian Foss
Brian Foss, Planning Director

June 10, 2020

EXHIBIT A
Walters Family Trust
Merged Parcels Resultant Legal Description

Lot 151 and Lot 152, as shown on that certain map entitled "Final Map No. FM 97-08, Darkhorse Phase III" recorded in the office of the Nevada County Recorder on May 19, 2004, in Book 8 of Subdivisions, at Page 119, and more particularly described as follows;

Beginning at the most Northerly corner of Lot 152, of said Final Map No. FM97-08, Darkhorse Phase III; thence Southwest along the Westerly boundary of Lot 152, South 29°47'14" West, a distance of 92.65 feet to the Southwest corner of Lot 152 and the most Northerly corner of Lot 151;

thence along the Westerly boundary of Lot 151, South 29°47'14" West, a distance of 63.47 feet to the angle point in the Westerly boundary line of Lot 151;

thence, continuing along the Westerly boundary of Lot 151, South 08°29'24" West, a distance of 58.18 feet to the Southwest corner of Lot 151;

thence, along the Southwesterly boundary of Lot 151, South 50°15'38" East, a distance of 119.88 feet to the North line of Ironwood Court and the beginning of a curve, concave to the South;

thence, along the North line of Ironwood Court and the Southerly boundary of Lot 151, along the arc of a curve having a radius of 55.00 feet, a central angle of 59°08'36", an arc length of 56.77 feet, a chord bearing of North 69°18'40" East, and a chord distance of 54.29 feet to the beginning of a reverse curve, concave to the North;

thence, continuing along the North line of Ironwood Court and the Southerly boundary of Lot 151, along the arc of a curve having a radius of 30.00 feet, a central angle of 53°44'02", an arc length of 28.13 feet, a chord bearing of North 72°00'57" East, and a chord distance of 27.12 feet to the beginning of a curve concave to the Northwest;

thence, continuing along the North line of Ironwood Court and the Easterly boundary of Lot 151, along the arc of a curve, having a radius of 475.00 feet, a central angle of 6°47'18", an arc length of 56.28 feet, a chord bearing of North 41°45'17" East, and a chord distance of 56.24 feet to the South corner of Lot 152 and the beginning of a curve concave to the Northwest;

thence, continuing along the Northerly line of Ironwood Court and the Easterly boundary of Lot 152, along the arc of a curve having a radius of 475.00 feet, a central angle of 14°28'29", an arc length of 120.00 feet, a chord bearing of North 31°07'24" East, and a chord distance of 119.68 feet to the Northeast corner of Lot 152;

thence, along the Northerly boundary of Lot 152, North 61°45'44" West, a distance of 206.51 feet to the Point of Beginning.

Containing 0.97 Acres, more or less.



All future construction on this property is subject to the Darkhorse Phase III requirements as outlined on the map recorded in Nevada County Records as Book 8 of Subdivisions at Page 119.

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	CHORD BEARING	DIST.
C24	55.00	59°08'36"	56.77	N69°18'40"E	54.29
C23	30.00	53°44'02"	28.13	N72°00'57"E	27.12
C22	475.00	6°47'18"	56.28	N41°45'17"E	56.24
C21	475.00	14°28'29"	120.00	N31°07'24"E	119.68

Area greater than 30% Slope as shown on Page 12 of Subdivision Map Book 8

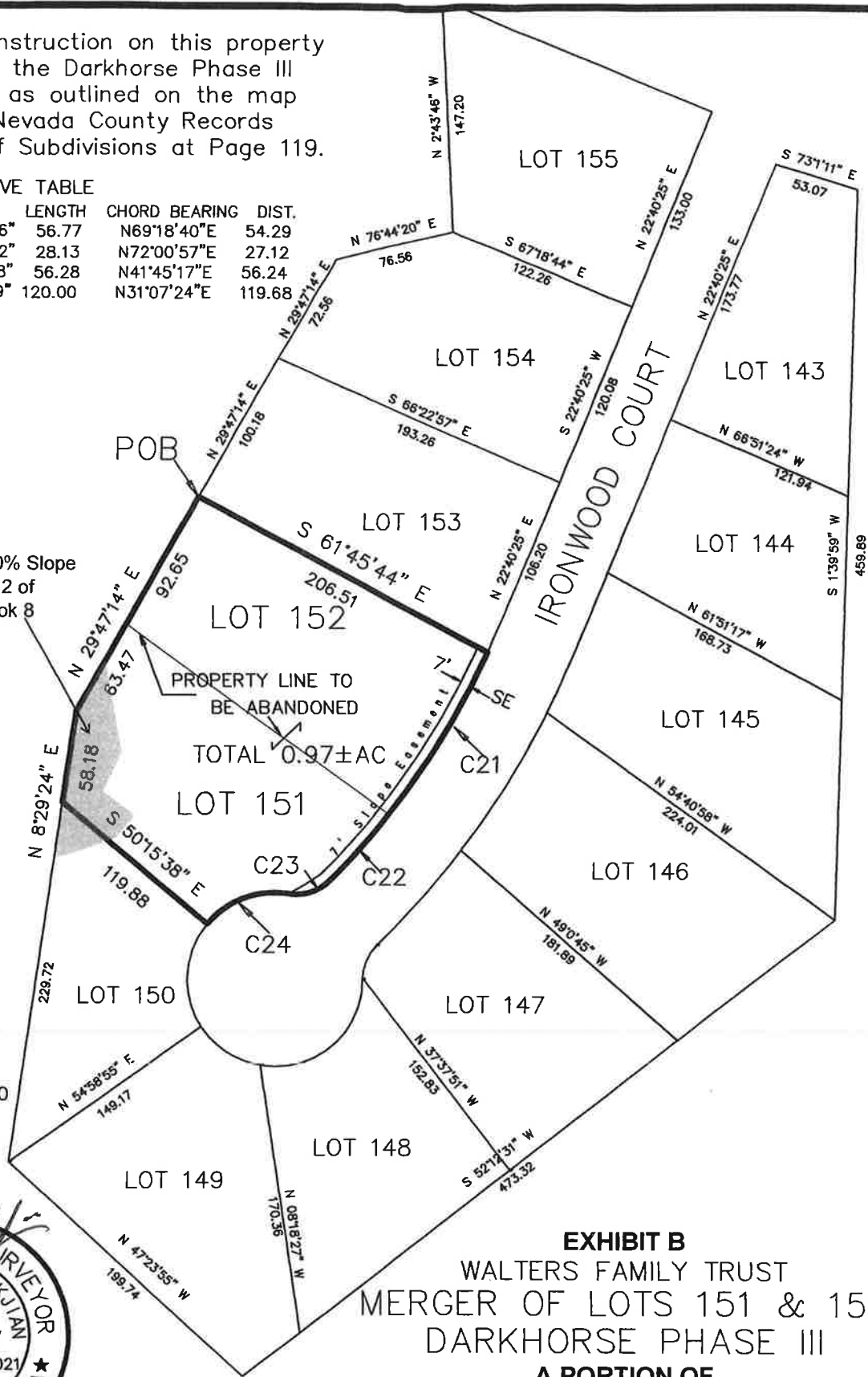
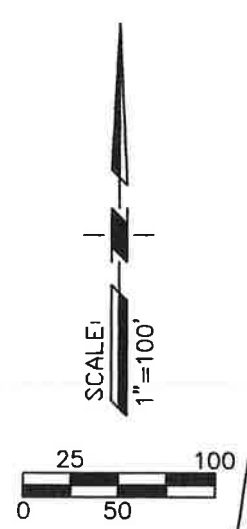


EXHIBIT B
 WALTERS FAMILY TRUST
 MERGER OF LOTS 151 & 152
 DARKHORSE PHASE III
 A PORTION OF
 SECTION 25, T.14 N., R.08 E., M.D.M.
 NEVADA COUNTY, CALIFORNIA
 SCALE: 1"=100' June 10, 2020