

Date: April 22, 2025

JN. 24097
(MARKS)

EXHIBIT 'A'
LEGAL DESCRIPTION
RESULTANT PARCEL (LOT MERGER)
#2024-00000155/LLA

All of the land granted to Jon David Marks and Romi Felice Marks, husband and wife as community property, in that certain Grant Deed recorded on May 19, 2020 as Document No. 20200010752, Nevada County Official Records, State of California, situate within a portion of the S.E. 1/4 of Section 4, Township 17 North, Range 17 East, Mount Diablo Meridian, more particularly described as follows:

Lot 178 of Glenshire Unit #2, recorded September 30, 1969 in Book 3 of Subdivisions at Page 41 Nevada County Records, together with Lot 'A' of said Glenshire Unit #2, containing 0.794 acres more or less.

End of Description

The above description encompasses one legal parcel of land as approved by the Lot Line Adjustment No. 2024-00000155/LLA

See Exhibit 'B' attached to and made a part hereof.



Prepared by: 

J. Kurt Margraf

P.L.S. 8628 Exp. 12/31/25



SAGE LAND SURVEYING INC.
LAND SURVEYING & GEOMATICS ENGINEERING

10049 Martis Valley Road, Unit A
Truckee, CA. 96161
(530) 550-8006

DATE: 4-22-25

JN. 24097

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR LOT-LINE ADJUSTMENT (MARKS)**

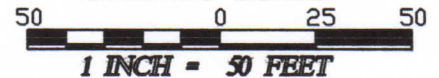
RESULTANT PARCEL

BEING LOT 178 & LOT 'A' GLENSHIRE UNIT#2
SUBDIVISION, BOOK 3 OF SUBDIVISIONS AT PAGE 41 N.C.R.
LYING WITHIN A PORTION OF S.E. 1/4 OF SECTION 4,
TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M.
TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA

LEGEND

O = DIMENSION POINT
N.C.R. = NEVADA COUNTY
RECORDS
N.C.O.R. = NEVADA COUNTY
OFFICIAL RECORDS

GRAPHIC SCALE



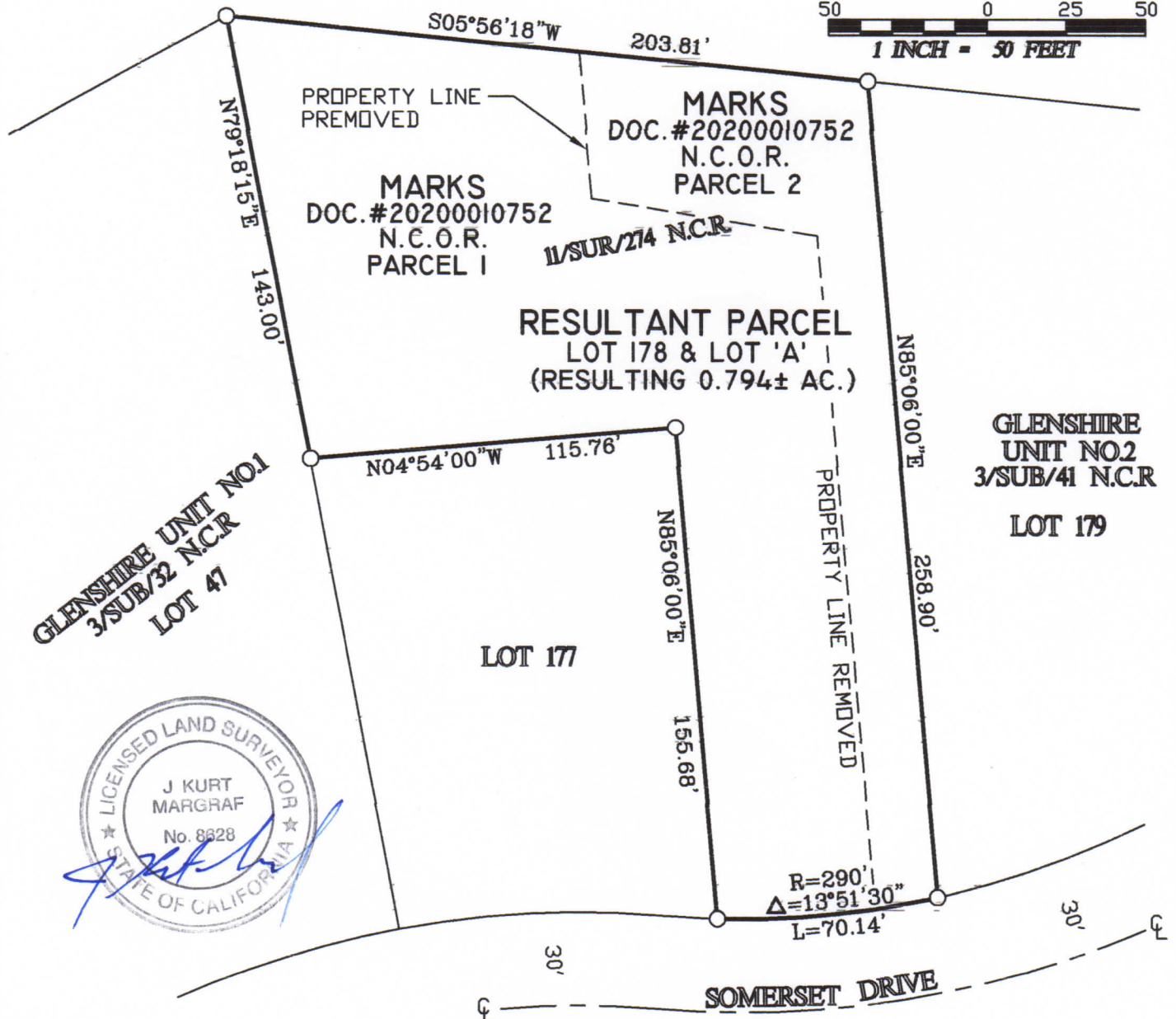
SCALE: 1"=50'

EXHIBIT 'B'
2024-00000155/LLA

BASIS OF BEARINGS

BASED ON GLENSHIRE UNIT#2 FILED IN
BOOK 3 OF SUBDIVISIONS AT PAGE 41,
NEVADA COUNTY RECORDS

OPEN SPACE



THIS PLAT CONFORMS TO LOT LINE ADJUSTMENT CASE NUMBER 2024-00000155/LLA,
APPROVED BY THE TOWN OF TRUCKEE ON _____

DANIEL P. WILKINS, TOWN ENGINEER, RCE 56267
RENEWAL DATE: 12/31/26