

O'SHEA TRUST
Doc. No. 14-003863

SCALE 1"=20'

MITCHELL TRUST
Doc. No. 09-025361

OWNER:
SCOTT RICE
P.O. BOX 2541
GRASS VALLEY, CA. 95945
(530) 210-0038
scottrice@sbcglobal.net

PREPARED BY:
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505 COYOTE STREET - SUITE "B"
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NOTES:

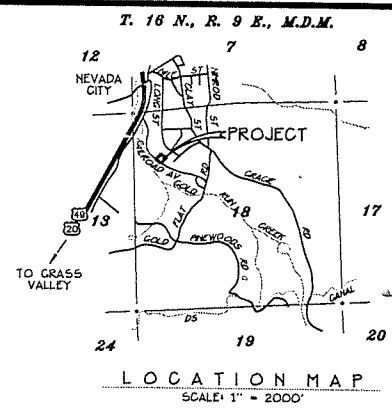
- PROPERTY PROFILE:
A.P.N.'S: 005-490-015
AREA: 0.85 ACS.
ZONING: R1
ADDRESS: 384 RAILROAD AVENUE, NEVADA CITY
- COMMUNITY SERVICE INFORMATION:
SCHOOL DISTRICTS: NEVADA JOINT UNION HIGH SCHOOL DISTRICT
NEVADA CITY SCHOOL DISTRICT
FIRE PROTECTION: NEVADA CITY FIRE
TELEPHONE: AT+T
POWER: PACIFIC GAS AND ELECTRIC
SEWAGE DISPOSAL: NEVADA CITY SEWER
WATER: NEVADA CITY WATER
- TOPOGRAPHIC INFORMATION DERIVED FROM A SURVEY PERFORMED IN OCTOBER 2020.
- ALL IMPROVEMENTS SHOWN ARE EXISTING.
- PIPELINE EASEMENT PER 395 O.R. 441 UNKNOWN LOCATION.

TENTATIVE PARCEL MAP

FOR
SCOTT RICE

BEING A PORTION OF
PORTION OF LOT 7, BLOCK 63 + OF LOTS
18 + 19, BLOCK 53 OF THE CITY OF NEVADA CITY,
AS SHOWN ON OFFICIAL MAP BY H.S. BRADLEY 1989

WITHIN THE INCORPORATED TERRITORY OF
CITY OF NEVADA CITY, CALIFORNIA
SCALE: 1" = 20' OCTOBER, 2020
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA



THIS IS A PLANNING EXHIBIT AND DOES NOT REPRESENT A FORMAL BOUNDARY OR FEATURE SURVEY

LEGEND:

- 20' TO --- EXISTING CONTOUR WITH ELEVATION
- TOP OF SLOPE
- TOE OF SLOPE
- UP ○ UTILITY POLE
- DI DRAIN INLET
- 16" BO ○ TREE SIZE AND TYPE
CMP-MAPLE; MD-MADRONE; BO-BLACK OAK; PP-PONDEROSA PINE; CD-CEDAR; CH-CHERRY; DF-DOUGLAS FIR