

Town of Truckee Lot Line Final LLA Documents  
**EXHIBIT 'A'**  
2022-00000078/LLA-EA  
Resultant Parcel 1

**REAL PROPERTY** in the Town of Truckee, County of Nevada, State of California, described as follows:

**A PORTION** of that certain parcel of land as described in the Corporation Grant Deed to Tahoe Donner Association, a California non-profit corporation, recorded on December 29, 1976, in Book 832 at Page 536, Official Records Nevada County, said lands hereinafter referred to as "Association Parcel 832-536", being Parcel J as shown on that certain map entitled Tahoe Donner Unit #3, recorded in Book 4 of Subdivisions at Page 25, Nevada County Records, being a portion of Section 1, Township 17 North, Range 15 East, M.D.M., more particularly described as follows:

ALL of said Association Parcel 832-536.

**EXCEPTING THEREFROM** a portion of said Association Parcel 832-536, described as follows: BEGINNING at an angle point on the Northerly boundary of said Association Parcel 832-536, from which the most Westerly corner of Parcel R as shown on said Tahoe Donner Unit #3 map, said corner being an angle point of said Association Parcel 832-536, bears North 44° 11' 35" West 300.00 feet; thence from said point of beginning leaving said Northerly boundary along the parcel being described, the following two (2) consecutive courses and distances:

- 1) South 44° 11' 35" East 255.99 feet;
- 2) South 86° 14' 45" East 412.36 feet

to a point on said Northerly boundary; thence along said Northerly boundary, the following two (2) consecutive courses and distances:

- 1) North 38° 39' 35" West 232.24 feet;
- 2) North 86° 14' 45" West 445.80 feet

to the Point of Beginning.

The above description encompasses one legal parcel of land as approved by Lot Line Adjustment No. 2022-00000078/LLA-EA.

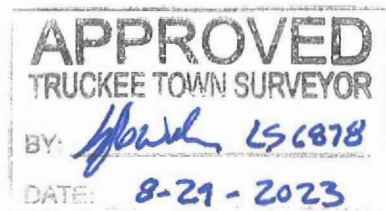
The area contained within Resultant Parcel 1 is 217.07 Acres, more or less.

Description Basis of Bearings

The meridian for the above description is based on Tahoe Donner Unit #3 recorded in Book 4 of Subdivisions at Page 25, Nevada County Records.

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

End of description.



*Handwritten signature and date 07/12/2023*

EXHIBIT "B"  
**RESULTANT PARCEL 1**  
2022-00000078/LLA-EA

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 832 AT PAGE 536,  
O.R.N.C., A PORTION OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, M.D.M.

TOWN OF TRUCKEE

COUNTY OF NEVADA

CALIFORNIA

SCALE: 1" = 800'

JUNE, 2023

THIS PLAT CONFORMS TO LOT LINE ADJUSTMENT CASE ,  
NUMBER 2022-00000078/LLA-EA, APPROVED BY THE TOWN  
OF TRUCKEE ON 12-18-23 *[Signature]*

DANIEL P. WILKINS,  
TOWN ENGINEER RCE 56267

CURRENT OWNER (ALL SUBJECT PARCELS):  
TAHOE DONNER ASSOCIATION  
11509 NORTHWOODS BLVD.  
TRUCKEE, CA 96161

EXISTING PORTION OF PARCEL R PER  
1104/OR/428 (APN: 046-250-009):  
EXISTING AREA: 41,061 SF ±  
RESULTANT AREA: 115,051 SF ±

EXISTING PORTION OF PARCEL R PER  
DOC. NO. 1983-31667 (APN: 046-250-007):  
EXISTING AREA: 420 SF ±  
RESULTANT AREA: 0 SF

APN: 046-250-007  
TAHOE DONNER ASSOC  
DOC. NO. 1983-31667

APN: 046-250-005  
TAHOE DONNER ASSOC  
832/OR/536

APN: 046-250-009  
TAHOE DONNER ASSOC  
1104/OR/428

APN: 046-260-003  
TAHOE DONNER ASSOC  
832/OR/536

PARCEL J

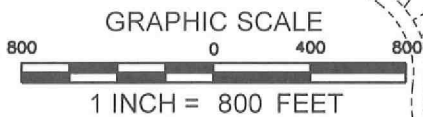
TAHOE DONNER UNIT #3  
04/SUBS/25

PARCEL R

SNOW PEAK

SKI SLOPE

SKI SLOPE



EXISTING PARCEL J PER 832/OR/536  
(APNs: 046-250-005 & 046-260-003):  
EXISTING AREA: 218.76 AC ±  
RESULTANT AREA: 217.07 AC ±

EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION  
SHEET 1 OF 2

TRANSFER PARCEL #1 AREA: 73,570 SF ±  
TRANSFER PARCEL #2 AREA: 420 SF ±  
TOTAL TRANSFER AREA: 73,990 SF ±

BASIS OF BEARING:  
THE MERIDIAN OF THIS SURVEY IS  
IDENTICAL TO TAHOE DONNER UNIT  
#3 FILED IN BOOK 4 OF SUBS AT  
PAGE 25, N.C.R.



**AUERBACH  
ENGINEERING  
CORP** ESTD 1998

PREPARED FOR:  
TAHOE DONNER  
ASSOC.  
J/N: 450.32A

NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 66412(d), and upon, application of the owner(s) of record, the Lot Line Adjustment, 2022-00000078, is hereby approved by the Town of Truckee by its Town Engineer.



Daniel P. Wilkins, RCE 56267  
Town Engineer

#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

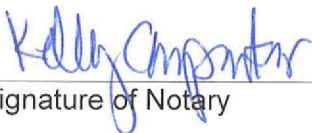
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Nevada

On December 18, 2023 before me, Kelly Carpenter, Notary Public, personally appeared Daniel P. Wilkins who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary

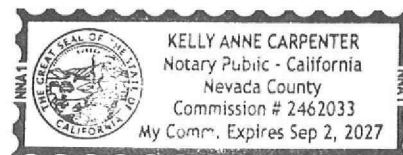
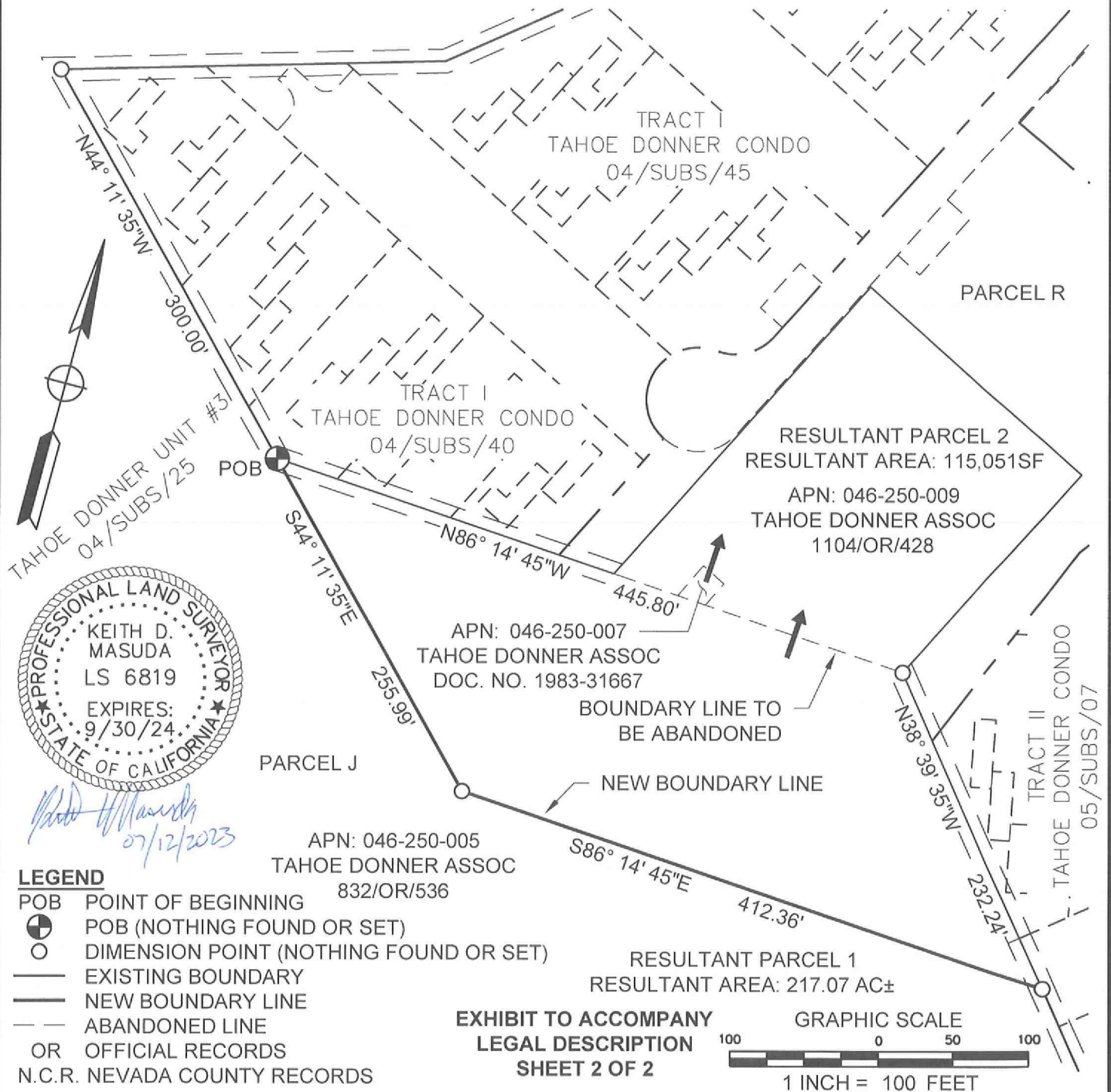




EXHIBIT "B"  
**RESULTANT PARCEL 1**  
2022-00000078/LLA-EA

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 832 AT PAGE 536,  
O.R.N.C., A PORTION OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, M.D.M.  
TOWN OF TRUCKEE COUNTY OF NEVADA CALIFORNIA  
SCALE: 1" = 100' JUNE, 2023



**AUERBACH  
ENGINEERING  
CORP** ESTD 1998

PREPARED FOR:  
TAHOE DONNER  
ASSOC.  
J/N: 450.32A

BASIS OF BEARING:  
THE MERIDIAN OF THIS SURVEY IS  
IDENTICAL TO TAHOE DONNER UNIT  
#3 FILED IN BOOK 4 OF SUBS AT  
PAGE 25, N.C.R.



**EXHIBIT 'A'**  
2022-00000078/LLA-EA  
Resultant Parcel 2

**REAL PROPERTY** in the Town of Truckee, County of Nevada, State of California, described as follows:

**ALL OF** that certain parcel of land as described in the Corporation Grant Deed to Tahoe Donner Association, a California non-profit corporation, recorded on December 31, 1979, in Book 1104 at Page 428, Official Records Nevada County, said lands hereinafter referred to as "Association Parcel 1104-428", together with a portion of that certain parcel of land as described in the Corporation Grant Deed to Tahoe Donner Association, a California non-profit corporation, recorded on December 29, 1976, in Book 832 at Page 536, Official Records Nevada County, said lands hereinafter referred to as "Association Parcel 832-536", being Parcels 'J' and 'R' as shown on that certain map entitled Tahoe Donner Unit #3, recorded in Book 4 of Subdivisions at Page 25, Nevada County Records, being a portion of Section 1, Township 17 North, Range 15 East, M.D.M., more particularly described as follows:

ALL of said Association Parcel 1104-428.

**TOGETHER WITH** a portion of said Association Parcel 832-536, described as follows:  
BEGINNING at the most Westerly corner of said Association Parcel 1104-428, said point of beginning being on the Northerly boundary of said Association Parcel 832-536; thence along said Northerly boundary North 86° 14' 45" West 239.83 feet to an angle point on said Northerly boundary; thence leaving said Northerly boundary along the parcel being described, the following two (2) consecutive courses and distances:

- 1) South 44° 11' 35" East 255.99 feet;
- 2) South 86° 14' 45" East 412.36 feet

to a point on said Northerly boundary; thence along said Northerly boundary North 38° 39' 35" West 232.24 feet to an angle point on said Northerly boundary, and being the most Southerly corner of said Association Parcel 1104-428; thence along said Association Parcel 1104-428 boundary, the following three (3) consecutive courses and distances:

- 1) North 26° 50' 00" East 178.55 feet;
- 2) North 63° 10' 00" West 189.48 feet;
- 3) South 26° 50' 00" West 259.29 feet

to the Point of Beginning.

The above description encompasses one legal parcel of land as approved by Lot Line Adjustment No. 2023-00000078/LLA-EA.

The area contained within Resultant Parcel 2 is 115,051 Square Feet, more or less.

Description Basis of Bearings

The meridian for the above description is based on Tahoe Donner Unit #3 recorded in Book 4 of Subdivisions at Page 25, Nevada County Records.

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

End of description.



*Keith D. Masuda*  
07/12/2023





EXHIBIT "B"  
**RESULTANT PARCEL 2**  
2022-00000078/LLA-EA

ALL THAT PARCEL OF LAND DESCRIBED IN BK. 1104 AT PG. 428, O.R.N.C., AND A  
POR. OF THAT PARCEL OF LAND DESCRIBED IN BK. 832 AT PG. 536, O.R.N.C.,  
A PORTION OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, M.D.M.

TOWN OF TRUCKEE  
SCALE: 1" = 800'

COUNTY OF NEVADA

CALIFORNIA  
JUNE, 2023

THIS PLAT CONFORMS TO LOT LINE ADJUSTMENT CASE  
NUMBER 2022-00000078/LLA-EA, APPROVED BY THE TOWN  
OF TRUCKEE ON 12-18-23 *[Signature]*

DANIEL P. WILKINS,  
TOWN ENGINEER RCE 56267

CURRENT OWNER (ALL SUBJECT PARCELS):  
TAHOE DONNER ASSOCIATION  
11509 NORTHWOODS BLVD.  
TRUCKEE, CA 96161

EXISTING PORTION OF PARCEL R PER  
1104/OR/428 (APN: 046-250-009):  
EXISTING AREA: 41,061 SF ±  
RESULTANT AREA: 115,051 SF ±

EXISTING PORTION OF PARCEL R PER  
DOC. NO. 1983-31667 (APN: 046-250-007):  
EXISTING AREA: 420 SF ±  
RESULTANT AREA: 0 SF

APN: 046-250-007  
TAHOE DONNER ASSOC  
DOC. NO. 1983-31667

APN: 046-250-009  
TAHOE DONNER ASSOC  
1104/OR/428

APN: 046-250-005  
TAHOE DONNER ASSOC  
832/OR/536

APN: 046-260-003  
TAHOE DONNER ASSOC  
832/OR/536

PARCEL J

TAHOE DONNER UNIT #3  
04/SUBS/25

PARCEL R

SNOW PEAK

SKI SLOPE

GRAPHIC SCALE

800 0 400 800  
1 INCH = 800 FEET

EXISTING PARCEL J PER 832/OR/536  
(APNs: 046-250-005 & 046-260-003):  
EXISTING AREA: 218.76 AC ±  
RESULTANT AREA: 217.07 AC ±

EXHIBIT TO ACCOMPANY TRANSFER PARCEL #1 AREA: 73,570 SF ±  
LEGAL DESCRIPTION  
SHEET 1 OF 2

TRANSFER PARCEL #2 AREA: 420 SF ±

TOTAL TRANSFER AREA: 73,990 SF ±

BASIS OF BEARING:  
THE MERIDIAN OF THIS SURVEY IS  
IDENTICAL TO TAHOE DONNER UNIT  
#3 FILED IN BOOK 4 OF SUBS AT  
PAGE 25, N.C.R.



**AUERBACH  
ENGINEERING  
CORP** ESTD 1998

PREPARED FOR:  
TAHOE DONNER  
ASSOC.  
J/N: 450.32A



NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 66412(d), and upon, application of the owner(s) of record, the Lot Line Adjustment, 2022-00000078, is hereby approved by the Town of Truckee by its Town Engineer.



Daniel P. Wilkins, RCE 56267  
Town Engineer

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 December 18, 2023 before me, Kelly Carpenter, Notary Public, personally appeared Daniel P. Wilkins who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.**

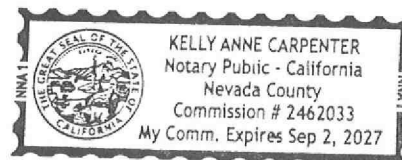
  
Signature of Notary



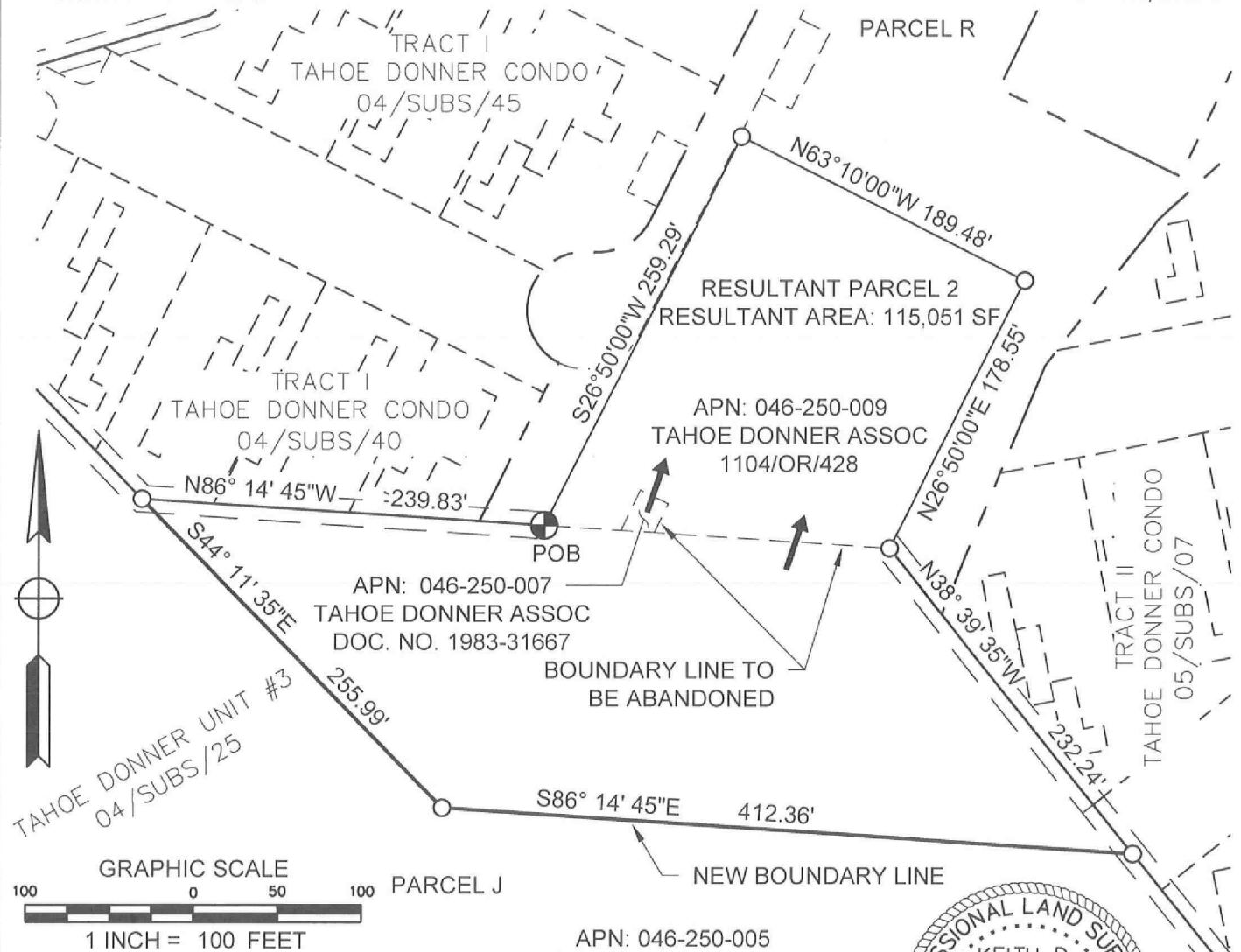
EXHIBIT "B"  
**RESULTANT PARCEL 2**  
2022-00000078/LLA-EA

ALL THAT PARCEL OF LAND DESCRIBED IN BK. 1104 AT PG. 428, O.R.N.C., AND A  
POR. OF THAT PARCEL OF LAND DESCRIBED IN BK. 832 AT PG. 536, O.R.N.C.,  
A PORTION OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, M.D.M.

TOWN OF TRUCKEE  
SCALE: 1" = 100'

COUNTY OF NEVADA

CALIFORNIA  
JUNE, 2023



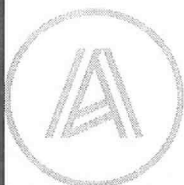
**LEGEND**

- POB POINT OF BEGINNING  
⊕ POB (NOTHING FOUND OR SET)  
○ DIMENSION POINT (NOTHING FOUND OR SET)  
— EXISTING BOUNDARY  
— NEW BOUNDARY LINE  
- - - ABANDONED LINE  
OR OFFICIAL RECORDS  
N.C.R. NEVADA COUNTY RECORDS

APN: 046-250-005  
TAHOE DONNER ASSOC  
832/OR/536  
RESULTANT PARCEL 1  
RESULTANT AREA: 217.07 AC ±  
**EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION  
SHEET 2 OF 2**



*Keith D. Masuda*  
07/12/2023



**AUERBACH  
ENGINEERING  
CORP** ESTD 1998

PREPARED FOR:  
TAHOE DONNER  
ASSOC.  
J/N: 450.32A

BASIS OF BEARING:  
THE MERIDIAN OF THIS SURVEY IS  
IDENTICAL TO TAHOE DONNER UNIT  
#3 FILED IN BOOK 4 OF SUBS AT  
PAGE 25, N.C.R.

**EXHIBIT 'A'**  
2022-00000078/LLA-EA  
Transfer Parcel 1

**REAL PROPERTY** in the Town of Truckee, County of Nevada, State of California, described as follows:

**A PORTION** of that certain parcel of land as described in the Corporation Grant Deed to Tahoe Donner Association, a California non-profit corporation, recorded on December 29, 1976, in Book 832 at Page 536, Official Records Nevada County, said lands hereinafter referred to as "Association Parcel 832-536", being Parcel J as shown on that certain map entitled Tahoe Donner Unit #3, recorded in Book 4 of Subdivisions at Page 25, Nevada County Records, being a portion of Section 1, Township 17 North, Range 15 East, M.D.M., more particularly described as follows:

A portion of said Parcel J, described as follows:

BEGINNING at an angle point on the Northerly boundary of said Parcel J, from which the most Westerly corner of Parcel R as shown on said Tahoe Donner Unit #3 map, said corner being an angle point of said Parcel J, bears North 44° 11' 35" West 300.00 feet; thence from said point of beginning leaving said Northerly boundary along the parcel being described, the following two (2) consecutive courses and distances:

- 1) South 44° 11' 35" East 255.99 feet;
- 2) South 86° 14' 45" East 412.36 feet

to a point on said Northerly boundary; thence along said Northerly boundary, the following two (2) consecutive courses and distances:

- 1) North 38° 39' 35" West 232.24 feet;
- 2) North 86° 14' 45" West 445.80 feet

to the Point of Beginning.

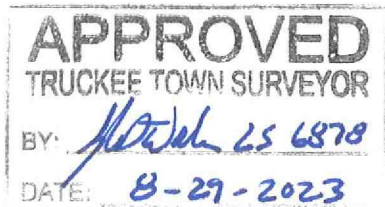
The area contained within Transfer Parcel 1 is 73,570 Square Feet, more or less.

Description Basis of Bearings

The meridian for the above description is based on Tahoe Donner Unit #3 recorded in Book 4 of Subdivisions at Page 25, Nevada County Records.

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

End of description.



*Handwritten signature and date 07/12/2023.*



EXHIBIT "B"  
**TRANSFER PARCEL 1**  
2022-00000078/LLA-EA

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 832 AT PAGE 536,  
O.R.N.C., A PORTION OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, M.D.M.

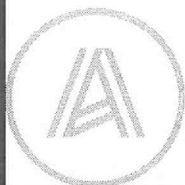
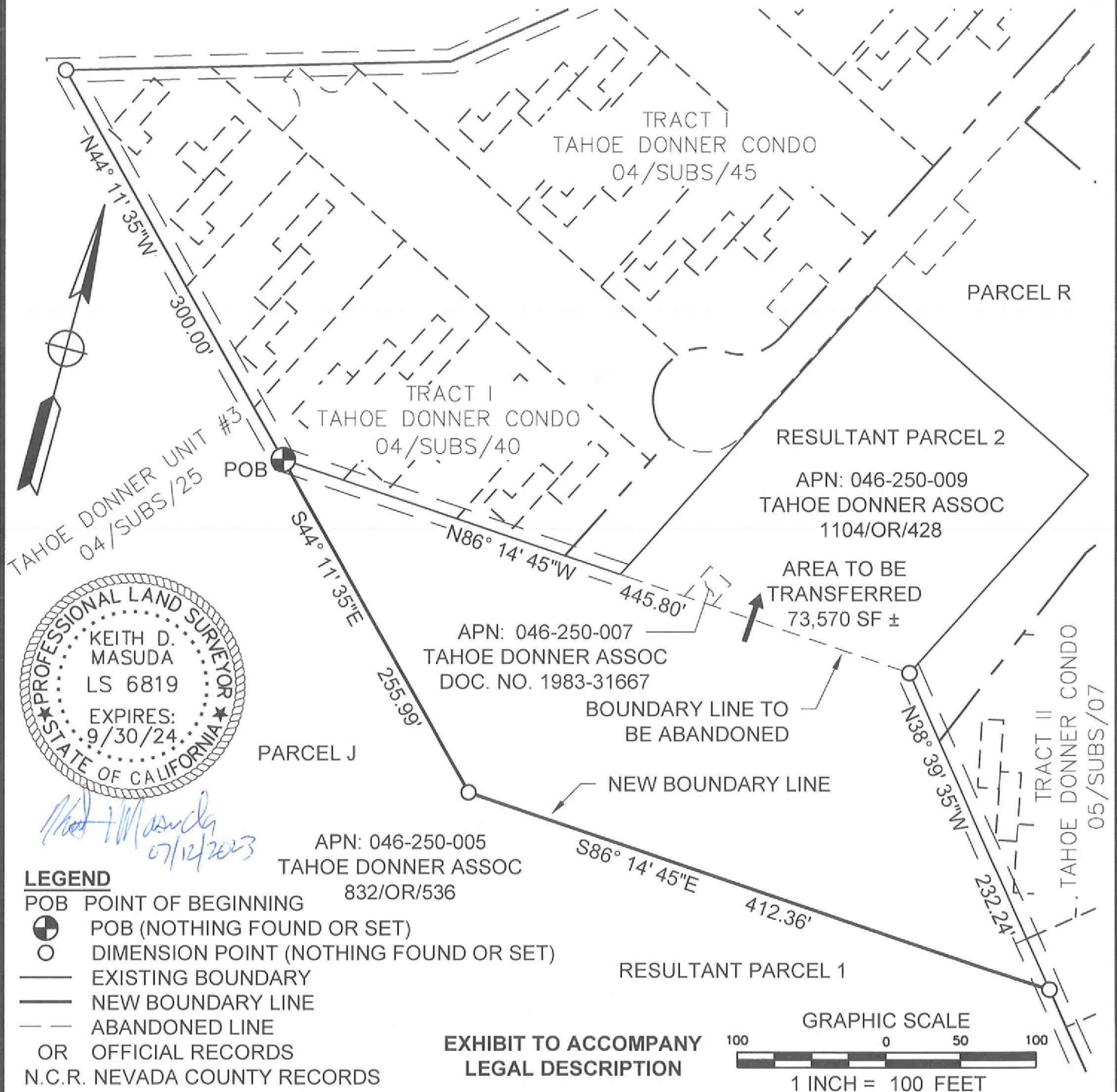
TOWN OF TRUCKEE

COUNTY OF NEVADA

CALIFORNIA

SCALE: 1" = 100'

JUNE, 2023



**AUERBACH  
ENGINEERING  
CORP** ESTD 1998

EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION

PREPARED FOR:  
TAHOE DONNER  
ASSOC.  
J/N: 450.32A

BASIS OF BEARING:  
THE MERIDIAN OF THIS SURVEY IS  
IDENTICAL TO TAHOE DONNER UNIT  
#3 FILED IN BOOK 4 OF SUBS AT  
PAGE 25, N.C.R.

**EXHIBIT 'A'**  
2022-00000078/LLA-EA  
Transfer Parcel 2

**REAL PROPERTY** in the Town of Truckee, County of Nevada, State of California, described as follows:

**ALL OF** that certain parcel of land as described in the Corporation Grant Deed to Tahoe Donner Association, a California non-profit corporation, recorded on December 6, 1983, within Document Number 1983-31667, Official Records Nevada County, said lands hereinafter referred to as "Association Parcel 83-31667", being a portion of Parcels 'R' as shown on that certain map entitled Tahoe Donner Unit #3, recorded in Book 4 of Subdivisions at Page 25, Nevada County Records, being a portion of Section 1, Township 17 North, Range 15 East, M.D.M., more particularly described as follows:

ALL of said Association Parcel 83-31667.

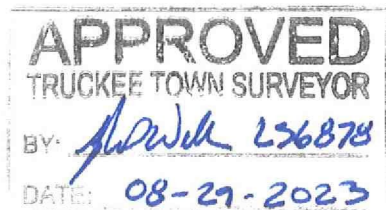
The area contained within Transfer Parcel 2 is 420 Square Feet, more or less.

Description Basis of Bearings

The meridian for the above description is based on Tahoe Donner Unit #3 recorded in Book 4 of Subdivisions at Page 25, Nevada County Records.

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

End of description.



*[Handwritten signature]*  
07/12/2023



EXHIBIT "B"  
**TRANSFER PARCEL 2**  
2022-00000078/LLA-EA

ALL OF THAT PARCEL OF LAND DESCRIBED WITHIN DOC. NO. 1983-31667, O.R.N.C.,  
A PORTION OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, M.D.M.

TOWN OF TRUCKEE

COUNTY OF NEVADA

CALIFORNIA

SCALE: 1" = 100'

JUNE, 2023



**AUERBACH  
ENGINEERING  
CORP** ESTD 1998

PREPARED FOR:  
TAHOE DONNER  
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J/N: 450.32A

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