

Answers to Frequently Asked Map Questions

Easements

Most private easements are not reflected on Assessor parcel maps because they are not recognized separately for property tax purposes. The Assessor's Office may be able to assist you with finding relevant recorder document numbers related to public or private easements. Additional information can then be found by contacting:

- **Recorder's Office** (530)-265-1221: For A *Recorded Deed* or a *Recorded Subdivision Map*
- **Title Company**: May help you obtain a title report
- **The County Surveyor** (530)-265-1222: May be able to assist you in understanding easement verbiage
An appointment may be necessary.

Property Boundaries (descriptions/dimensions/boundaries)

Assessor Parcel Number Maps identify and inventory taxable real property for **assessment purposes only**. The maps do not necessarily show legal lot boundaries, or conform to surveyed parcel map boundaries. Assessor maps do not include surveyed corner markers. The Assessor's Office can assist you in finding recently recorded document numbers for you to request the following resources from the Recorder's Office:

- **Recorded Parcel Map (PM), Recorded Survey (RS), Recorded Subdivision Map (SUB), or Recorded Legal description.**
**Not all properties in Nevada County have the above recorded maps. Most rely solely on the description contained within a recorded deed instrument. Should you need your land surveyed, you will need to contact a licensed Land Surveyor.*

Recorded Maps

Recorded maps (parcel maps, subdivision maps, final maps, track maps, etc.) may be obtained at the **Recorder's Office, 950 Maidu Ave, Suite #210, Nevada City (530)-265-1221.**

Property Split/Combine/Lot Line Adjustment

The Assessor's Office may consider combining or splitting a parcel for **assessment purposes only**. Splitting or combining parcels does not imply legal lot status, nor does it constitute legal lot approval by any planning/building authority. The *Assessor's Parcel Boundary Change Request Application* provides additional information and requirements - one can be obtained at the Assessor's Office. **Legal lot splitting, combining, or lot-line adjustments are done with the Community Development Agency/Planning Department, 950 Maidu Ave, Suite #170, Nevada City (530)-265-1222.**

Public vs Private Roads

For information regarding Nevada County public or private roadways, contact **Public Works (530)-265-1411.**

Accessing a Parcel/Landlocked Issues

For information regarding access points on parcels seemingly landlocked, the legal description on a recorded document for the parcel may provide helpful information. The Assessor's Office can assist you with identifying the most recent document number that can then be obtained from the **Recorder's Office.**

Property Situs Addressing

Assignment of a property address is a function of the **Planning Department (530)-265-1222.**