

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL THE PUBLIC UTILITY EASEMENTS AND THE STREET EASEMENT INDICATED ON THIS MAP.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

YUBA RIVER DRIVE, SQUAW VALLEY DRIVE, SQUAW VALLEY COURT.

I FURTHER STATE THAT I KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: _____ DATE: _____
RIDGE SUTTER - SECRETARY

NOTARY 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 } S.S.
COUNTY OF _____ }
ON _____, 20____, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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.

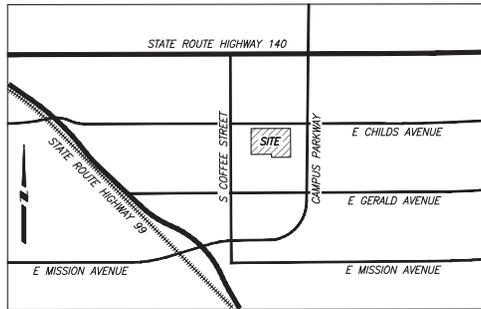
WITNESS MY HAND
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

**TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5423
THE CROSSING AT RIVER OAKS, PHASE 5**

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 4" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
DECEMBER 2024

BE BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4285 SPYRIBS WAY, SUITE A, MODOESTO, CALIFORNIA, 96368 (209) 548-0300

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FFM-3012400969
DATE: SEPTEMBER 19, 2024
AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC. A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5423, CROSSING AT RIVER OAKS, PHASE 5, RECORDED AS DOCUMENT NUMBER _____, M.C.R.

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON SEPTEMBER 12, 2005 BY KLEINFELDER, INC., AND UPDATED ON OCTOBER 28, 2021 BY TECHNICON ENGINEERING SERVICES, INC., AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66436(g)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTERESTS HOLDERS OF RECORD HAVE BEEN OMITTED:

TYPE OF INTEREST: EASEMENT FOR DITCHES AND CANALS
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187
TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STONEFIELD HOME, INC., IN JANUARY 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 31, 2026, OR BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE CITY OF MERCED, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____.

DIPIEL UNTERLINDENBERG (FORMER VIEWEWS) (ONLY)
MICHAEL HALTERMAN, P.L.S. 8040



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____.

JOE M. CARDOSO, P.L.S. 8851

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DARYL JORDAN, CITY ENGINEER
R.C.E. C58036

DATE

CITY CLERK'S CERTIFICATE

I, SCOTT McBRIDE, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MERCED, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____, AND THAT THE COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, YUBA RIVER DRIVE, SQUAW VALLEY DRIVE, SQUAW VALLEY COURT IN FEE (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), AND ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT McBRIDE, CITY CLERK

DATE

RECORDER'S STATEMENT

NO. _____
FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.
AT THE REQUEST OF STONEFIELD HOME, INC.

FEE: _____
MATT H. MAY, COUNTY RECORDER
BY: _____, DEPUTY

Attachment 2

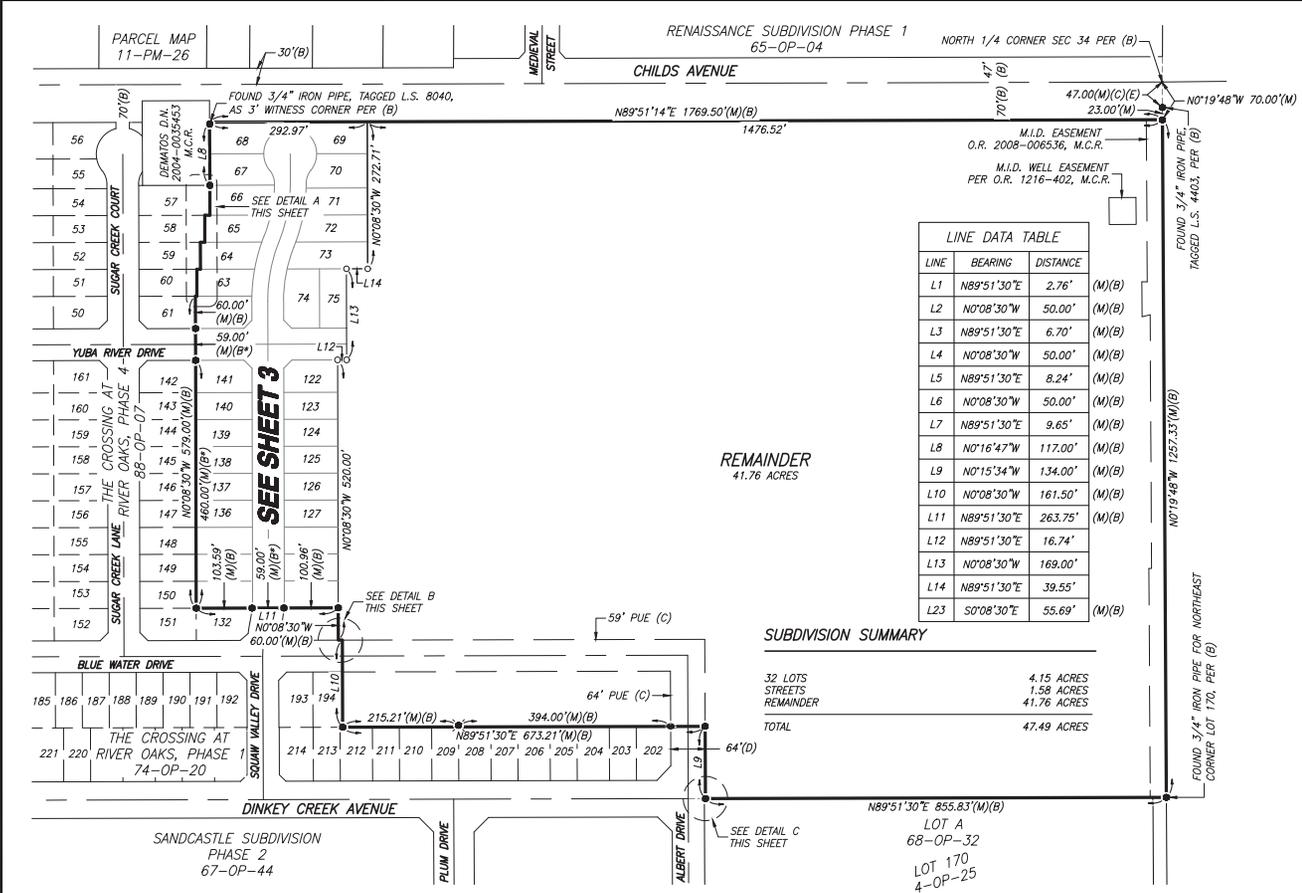
TENTATIVE MAP NO. 1263

SUBDIVISION NO. 5423

THE CROSSING AT RIVER OAKS, PHASE 5

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 4" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
DECEMBER 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4386 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95386 (209) 540-0300



LINE DATA TABLE

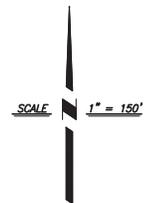
LINE	BEARING	DISTANCE	
L1	N89°51'30"E	2.76'	(M)(B)
L2	N0°08'30"W	50.00'	(M)(B)
L3	N89°51'30"E	6.70'	(M)(B)
L4	N0°08'30"W	50.00'	(M)(B)
L5	N89°51'30"E	8.24'	(M)(B)
L6	N0°08'30"W	50.00'	(M)(B)
L7	N89°51'30"E	9.65'	(M)(B)
L8	N0°16'47"W	117.00'	(M)(B)
L9	N0°15'34"W	134.00'	(M)(B)
L10	N0°08'30"W	161.50'	(M)(B)
L11	N89°51'30"E	263.75'	(M)(B)
L12	N89°51'30"E	16.74'	
L13	N0°08'30"W	169.00'	
L14	N89°51'30"E	39.55'	
L23	S0°08'30"E	55.69'	(M)(B)

SUBDIVISION SUMMARY

32 LOTS	4.15 ACRES
STREETS	1.58 ACRES
REMAINDER	41.76 ACRES
TOTAL	47.49 ACRES

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - FOUND GPS MONUMENT, AS SHOWN ON REF (A)
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 - FOUND AND ACCEPTED 3/4" IRON PIPE 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, NO RECORD
 - FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, PER (D)
 - SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE
- P.M. PARCEL MAP
O.P. OFFICIAL PLATS
(M) MEASURED ON THIS SURVEY
(R) RADIAL BEARING
PUE PUBLIC UTILITY EASEMENT
C42 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE
O.R. OFFICIAL RECORDS



REFERENCES

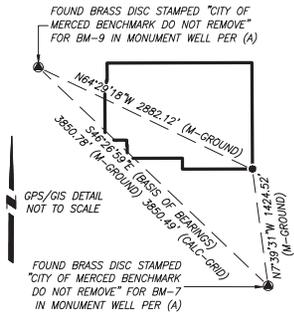
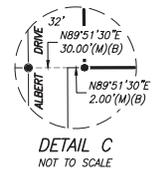
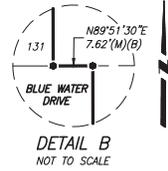
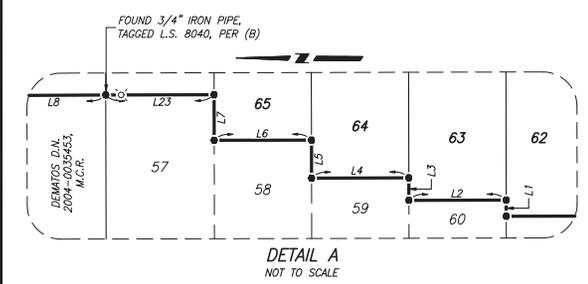
- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 4, VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 2, VOLUME 88 OF OFFICIAL PLATS, PAGES 1 - 3, M.C.R.
- (D) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (E) RECORD OF SURVEY FOR MERCED COUNTY CAMPUS PARKWAY, VOLUME 49, PAGES 15-16, M.C.R.

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

BASIS OF BEARINGS

A BEARING OF S46°26'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



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 CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 DECEMBER 2024



NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. FOR BASIS OF BEARINGS AND REFERENCES, SEE SHEET 2.

LEGEND

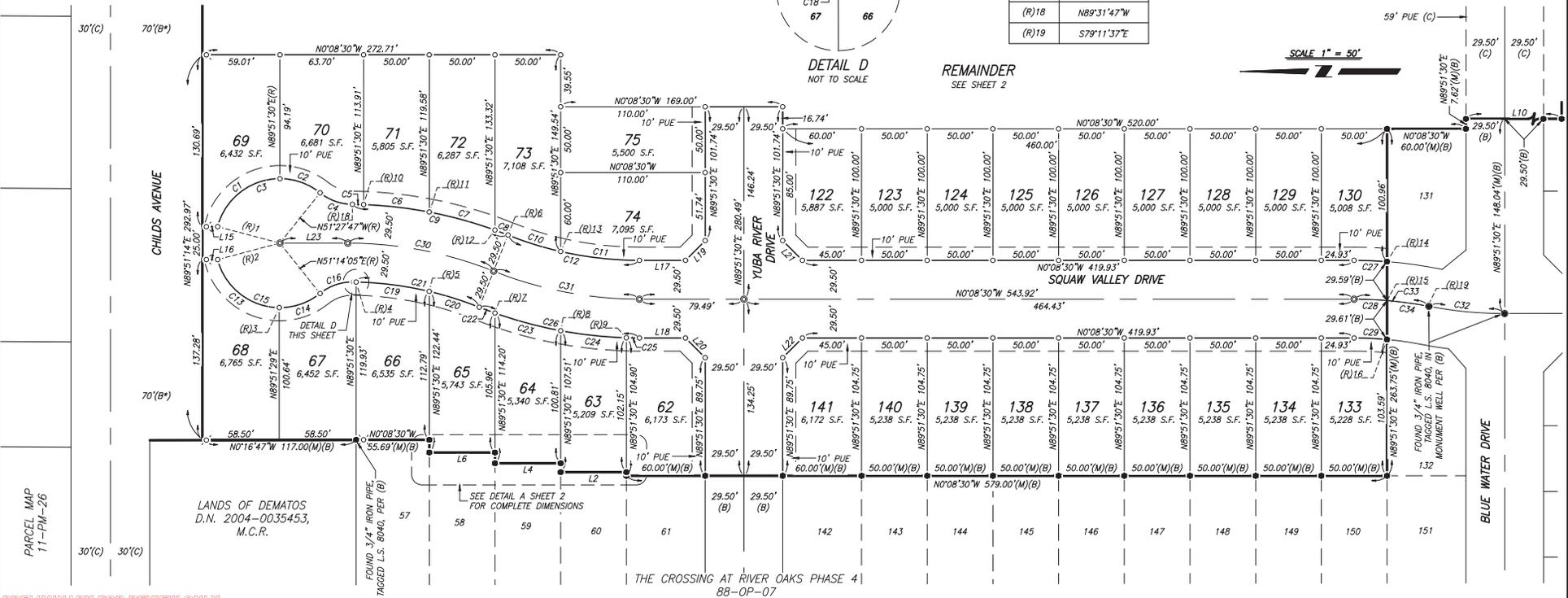
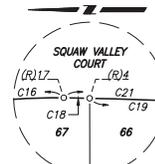
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 - ⊙ SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE
- P.M. PARCEL MAP
 O.P. OFFICIAL PLATS
 (M) MEASURED ON THIS SURVEY
 (R) RADIAL BEARING
 PUE PUBLIC UTILITY EASEMENT
 C42 CURVE TABLE REFERENCE
 L99 LINE TABLE REFERENCE
 O.R. OFFICIAL RECORDS

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L2	S0°08'30"E	50.00'
L4	S0°08'30"E	50.00'
L6	S0°08'30"E	50.00'
L10	N0°08'30"W	161.50'
L15	S0°08'46"E	11.62'
L16	N0°08'46"W	11.62'
L17	S0°08'30"E	34.99'
L18	N0°08'30"W	34.99'
L19	S45°08'30"E	21.21'
L20	N44°51'30"E	21.21'
L21	S44°51'30"W	21.21'
L22	N45°08'30"W	21.21'
L23	N0°08'30"W	51.67'

RADIAL BEARING DATA	
RADIAL	BEARING
(R)1	S14°38'01"W
(R)2	S14°55'33"E
(R)3	N89°34'14"W
(R)4	N88°47'58"W
(R)5	N76°53'10"W
(R)6	N68°25'21"W
(R)7	S70°38'17"E
(R)8	S79°38'54"E
(R)9	S88°24'03"E
(R)10	N88°03'01"W
(R)11	N79°17'30"W
(R)12	N70°15'57"W
(R)13	S77°19'27"E
(R)14	N85°46'41"W
(R)15	N85°20'53"W(M)(B)
(R)16	N84°49'26"W
(R)17	N89°31'47"W
(R)18	N89°31'47"W
(R)19	S79°11'37"E

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	75°13'29"	49.00'	64.33'
C2	38°40'44"	49.00'	33.08'
C3	113°54'13"	49.00'	97.41'
C4	38°04'00"	40.00'	26.58'
C5	1°28'46"	329.50'	8.51'
C6	8°45'31"	329.50'	50.37'
C7	9°01'33"	329.50'	51.91'
C8	1°50'36"	329.50'	10.60'
C9	21°06'26"	329.50'	121.38'
C10	8°54'06"	270.50'	42.03'
C11	12°49'03"	270.50'	60.51'
C12	21°43'09"	270.50'	102.54'
C13	74°38'41"	49.00'	63.84'
C14	39°11'41"	49.00'	33.52'
C15	113°50'22"	49.00'	97.36'
C16	39°35'16"	40.00'	27.64'
C18	0°22'41"	270.50'	1.78'
C19	11°54'48"	270.50'	56.24'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	8°27'48"	270.50'	39.96'
C21	20°45'18"	270.50'	97.99'
C22	2°12'56"	329.50'	12.74'
C23	9°00'37"	329.50'	51.82'
C24	8°45'10"	329.50'	50.34'
C25	1°44'27"	329.50'	10.01'
C26	21°43'09"	329.50'	124.90'
C27	4°21'49"	329.50'	25.09'
C28	4°47'37"	300.00'	25.10'
C29	5°19'04"	270.50'	25.11'
C30	21°43'09"	300.00'	113.72'
C31	21°43'09"	300.00'	113.72'
C32	11°03'58"	300.00'	57.94'
C33	10°56'54"	300.00'	57.33'
C34	6°09'17"	300.00'	32.23'



PRELIMINARY FOR REVIEW ONLY

DATE: 2025-1-8 8:58 FILE: M:\125988\Survey Drawings\FM - PHASE 5\03-MAP.dwg