RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING THE FINAL SUBDIVISION MAP FOR THE STONE RIDGE WEST 108, PHASE 2 SUBDIVISION (#5410)

WHEREAS, a Tentative Subdivision Map for the Stone Ridge West Subdivision (formerly known as Mission 108 and Mission 106) was approved on May 18, 2022, by the Planning Commission; and,

WHEREAS, the Site Plan Review Committee approved a modification to the Tentative Subdivision Map on April 13, 2023; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section

15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

2. The Final Map is in substantial compliance with the Tentative Map.

3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.

4. The Final Map is consistent with applicable general and specific plans.

5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

6. The site is physically suitable for the proposed type of development.

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.

8. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.

9. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

10. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Stone Ridge West 108, Phase 2 Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to

Subdivision improvements), and all easements and dedications as shown on the map as shown on the map at Exhibit "A" attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2024 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

_____
Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY:_____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

BY: Craig Cornwell 1/3/2024
City Attorney Date

EXHIBIT A

TENTATIVE MAP NO. 1319
SUBDIVISION NO. 5410
STONE RIDGE WEST 108 - PHASE 2

BEING A SUBDIVISION OF THE SURVEYED REMAINDER AS SHOWN ON SUBDIVISION NO. 5409, STONE RIDGE WEST 108 – PHASE 1, FILED FOR RECORD IN VOLUME ___ OF OFFICIAL PLATS, AT PAGES ___ TO ___, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
DECEMBER 2023

BENCHMARK ENGINEERING, INC.
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

OWNER'S STATEMENT

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

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

ALL PUBLIC UTILITY EASEMENTS AS INDICATED ON THIS MAP.

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

LONG TRAIL LANE, NORTH COUNTY TRAIL LANE, ICE AGE TRAIL LANE, STONE RIDGE WEST AVENUE, STONE RIDGE EAST AVENUE, AND LOT A

WE FURTHER STATE THAT WE 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: STONEFIELD HOME, INC, A CALIFORNIA CORPORATION

BY: _____ DATE: _____
GREG HOSTETLER, PRESIDENT

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

BY: _____ DATE: _____
SIGNATURE

_____
PRINT NAME AND TITLE

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
COUNTY OF _____ } S.S.

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: _____

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
COUNTY OF _____ } S.S.

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: _____

DATE: 2023-11-28 17:36 FILE: M:\209253\Survey Drawings\PHASE 2 FM\FM-SHEET 01.dwg

PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FFDM-3012300424
DATE : MAY 4, 2023
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. ____, STONE RIDGE WEST 108 – PHASE 2, RECORDED AS DOCUMENT NUMBER _____, MERCED COUNTY OFFICIAL RECORDS

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON JANUARY 10, 2018 BY TECHNICON ENGINEERING SERVICES, INC. TES NO. 170805.001, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

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

TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANALS AND INCIDENTAL PURPOSES
IN FAVOR OF: CROCKER-HUFFMAN LAND AND WATER COMPANY, A CORPORATION
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 553

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 GREG HOSTETLER ON MAY 1, 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT THE MONUMENTS ARE 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___.

_____
MICHAEL HALTERMAN P.L.S. 8040

PROFESSIONAL LAND SURVEYOR MICHAEL HALTERMAN No. 8040 STATE OF CALIFORNIA

PRELIMINARY

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 THIS MAP IS IN COMPLIANCE WITH ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DATED THIS ____ DAY OF _____, 20___.

_____
MIKE WEGLEY, INTERIM CITY ENGINEER
R.C.E. 45009

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, LONG TRAIL LANE, NORTH COUNTY TRAIL LANE, ICE AGE TRAIL LANE, STONE RIDGE WEST AVENUE, STONE RIDGE EAST AVENUE, LOT A, ALL PUBLIC UTILITY EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

DATE: _____

_____
SCOTT McBRIDE, CITY CLERK

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 BENCHMARK ENGINEERING, INC.

FEE: _____

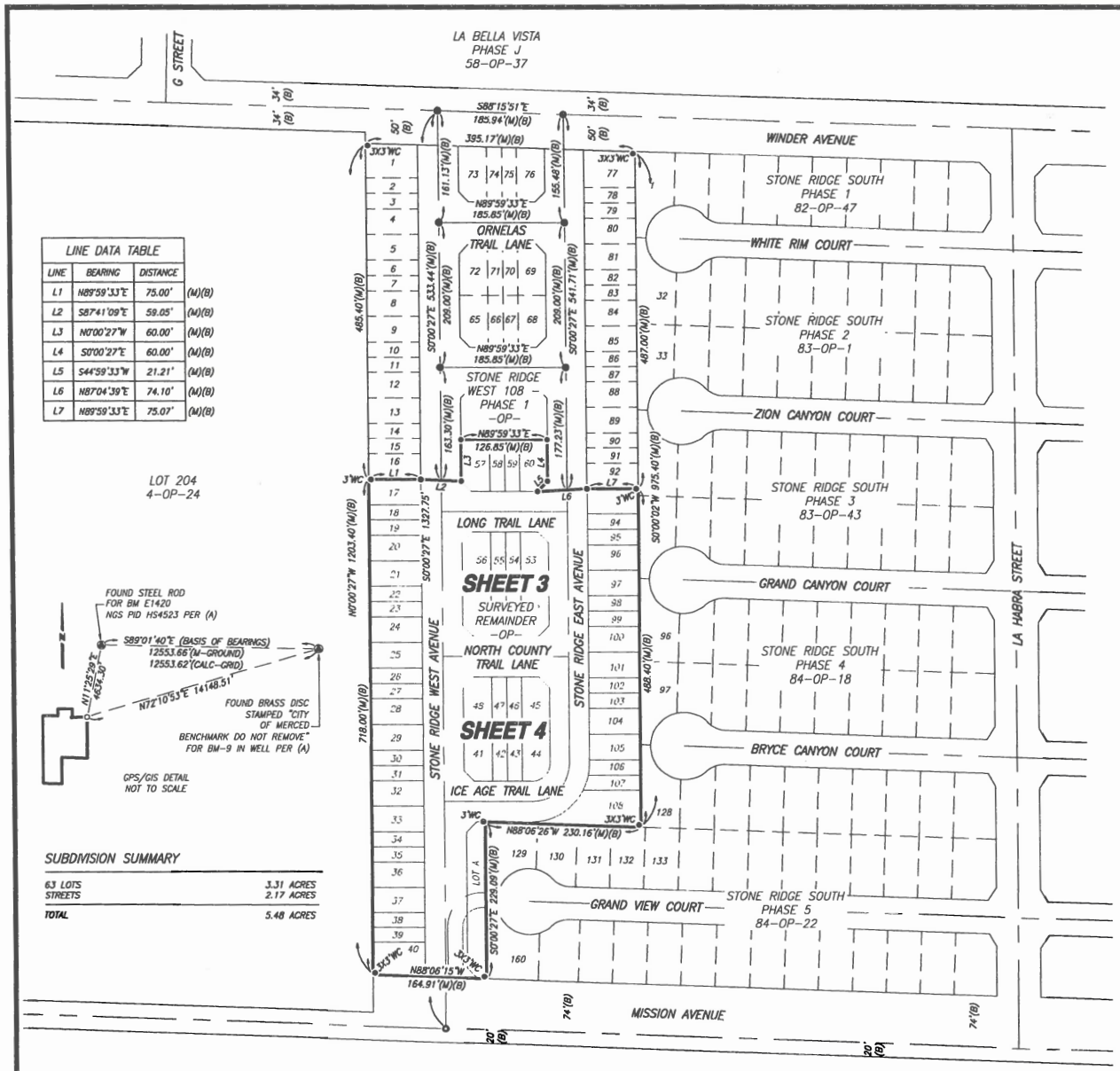
MATT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

VOLUME _____ PAGE _____

TENTATIVE MAP NO. 1319
SUBDIVISION NO. 5410
STONE RIDGE WEST 108 - PHASE 2

BEING A SUBDIVISION OF THE SURVEYED REMAINDER AS SHOWN ON SUBDIVISION NO. 5409, STONE RIDGE WEST 108 – PHASE 1, FILED FOR RECORD IN VOLUME ___ OF OFFICIAL PLATS, AT PAGES ___ TO ___, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
DECEMBER 2023



LINE DATA TABLE			
LINE	BEARING	DISTANCE	
L1	N89°59'33"E	75.00'	(M)(B)
L2	S87°41'09"E	59.05'	(M)(B)
L3	N0°00'27"W	60.00'	(M)(B)
L4	S0°00'27"E	60.00'	(M)(B)
L5	S44°59'33"W	21.21'	(M)(B)
L6	N87°04'39"E	74.10'	(M)(B)
L7	N89°59'33"E	75.07'	(M)(B)

GPS/GIS DETAIL
NOT TO SCALE

SUBDIVISION SUMMARY

63 LOTS	3.31 ACRES
STREETS	2.17 ACRES
TOTAL	5.48 ACRES

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE STAMPED LS 8040 PER (B) UNLESS NOTED OTHERWISE.
- FOUND 3/4" IRON PIPE STAMPED LS 8040 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE
- 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
- 3'WC / 3'X3'WC — SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A 3' OR 3'X3' WITNESS CORNER, UNLESS NOTED OTHERWISE.
- RESTRICTED ACCESS

OP	OFFICIAL PLATS
(M)	MEASURED ON THIS SURVEY
(L99)	LINE TABLE REFERENCE
(C42)	CURVE TABLE REFERENCE
WC	WITNESS CORNER
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT

SCALE 1" = 100'

BASIS OF BEARINGS

A BEARING OF S89°01'40"E WAS MEASURED FOR THE LINE BETWEEN BM-9 AND BM E1420 AS SHOWN ON THE CITY OF MERCED GPS SURVEY CONTROL NETWORK FILED IN BOOK 58 OF SURVEYS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS.

REFERENCES

(A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
(B) STONE RIDGE WEST 108 – PHASE 1, VOLUME ___ OF OFFICIAL PLATS, PAGES ___ TO ___, M.C.R.
(C) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.

NOTES

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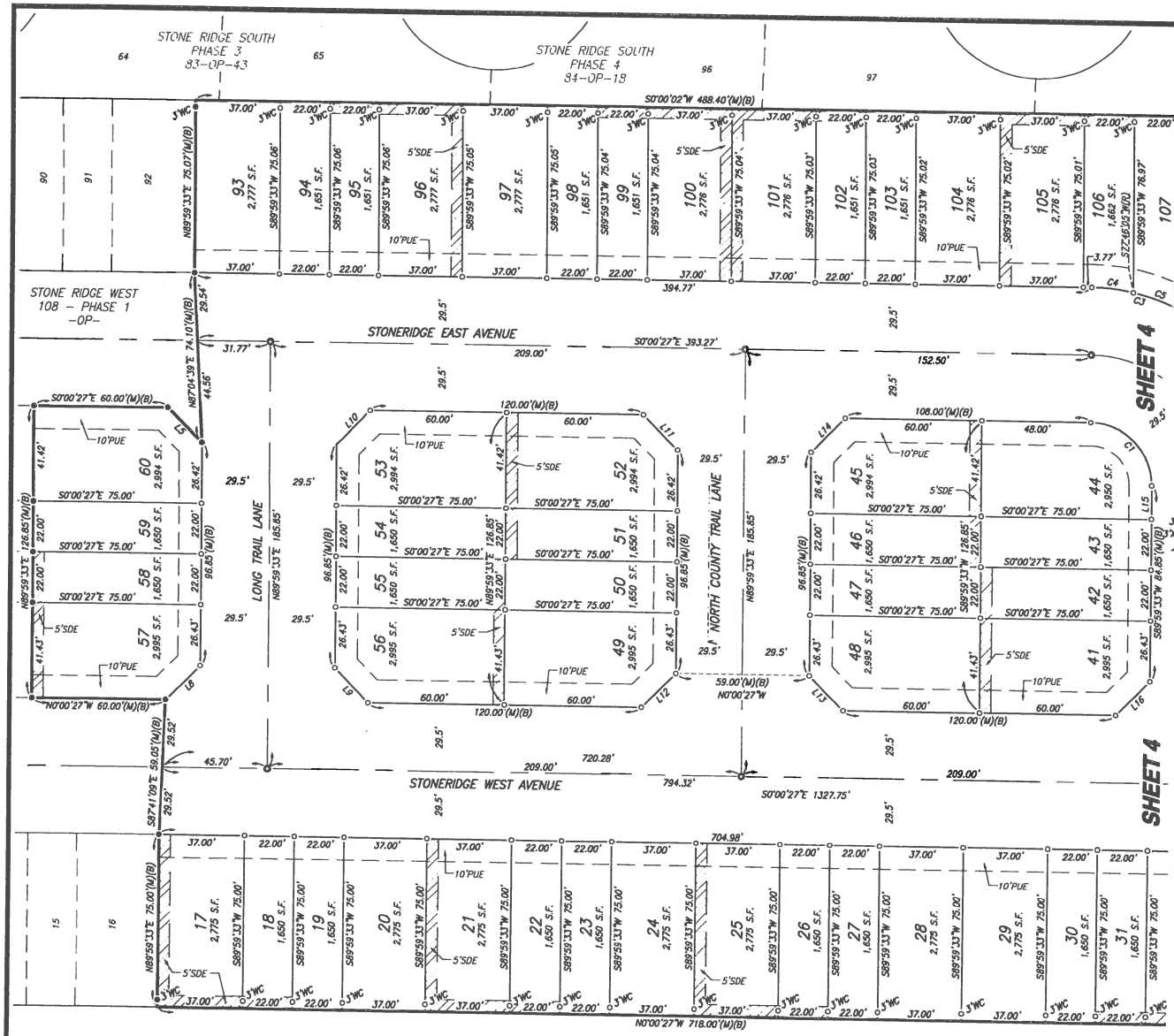
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. THE STORM DRAIN EASEMENTS SHOWN ON THIS MAP ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ADJOINING LOTS AND ARE NOT DEDICATED TO THE PUBLIC BY THIS MAP.

TENTATIVE MAP NO. 1319
SUBDIVISION NO. 5410
STONE RIDGE WEST 108 - PHASE 2

BEING A SUBDIVISION OF THE SURVEYED REMAINDER AS SHOWN ON SUBDIVISION NO. 5409, STONE RIDGE WEST 108 – PHASE 1, FILED FOR RECORD IN VOLUME ___ OF OFFICIAL PLATS, AT PAGES ___ TO ___, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
DECEMBER 2023

BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354



LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

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- FOUND 3/4" IRON PIPE STAMPED LS 8040 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE
- 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
- 3"WC SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A 3' OR 3'x3' WITNESS CORNER, UNLESS NOTED OTHERWISE.
- RESTRICTED ACCESS
- OP OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (L99) LINE TABLE REFERENCE
- (C42) CURVE TABLE REFERENCE
- WC WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SDE STORM DRAIN EASEMENT

SCALE 1" = 30'

NOTES

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(M)(B)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L5	N44°59'33"E	21.21'
L8	N45°00'27"W	21.21'
L9	N44°59'33"E	21.21'
L10	S45°00'27"E	21.21'
L11	S44°59'33"W	21.21'
L12	N45°00'27"W	21.21'
L13	N44°59'33"E	21.21'
L14	S45°00'27"E	21.21'
L15	S89°59'33"W	14.42'
L16	N45°00'27"W	21.21'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	27.00'	42.41'
C2	90°00'00"	56.50'	88.75'
C3	90°00'00"	86.00'	135.09'
C4	12°14'21"	86.00'	18.37'
C5	15°39'10"	86.00'	23.49'

REFERENCES

(A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
(B) STONE RIDGE WEST 108 – PHASE 1, VOLUME ___ OF OFFICIAL PLATS, PAGES ___ TO ___, M.C.R.
(C) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.

VOLUME _____ PAGE _____

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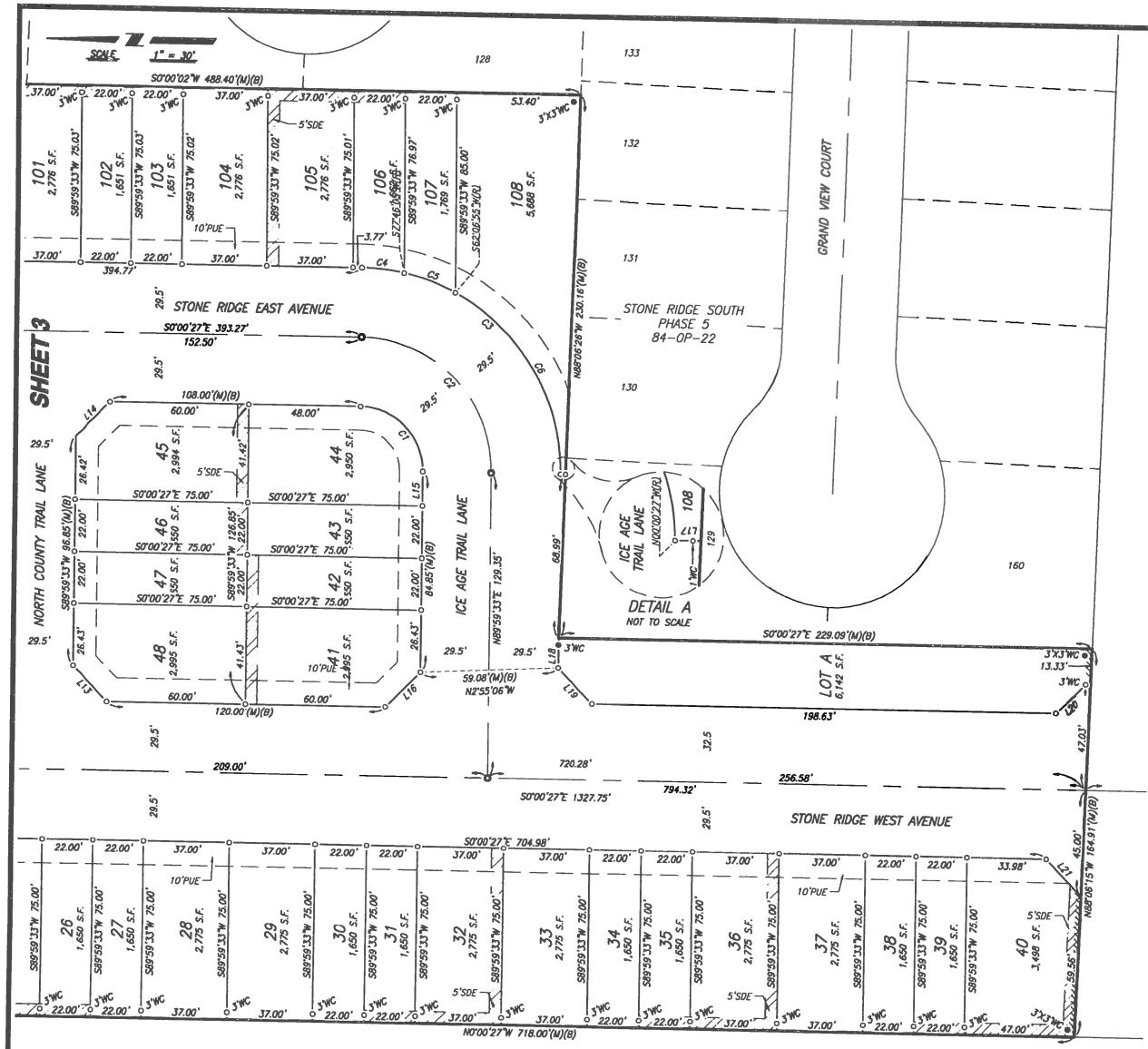

TENTATIVE MAP NO. 1319
SUBDIVISION NO. 5410
STONE RIDGE WEST 108 - PHASE 2

BEING A SUBDIVISION OF THE SURVEYED REMAINDER AS SHOWN ON SUBDIVISION MAP NO. _____, MISSION 108 – PHASE 1, FILED FOR RECORD IN VOLUME ___ OF OFFICIAL PLATS, AT PAGES ___ TO ___, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JULY 2023

BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- ● FOUND 3/4" IRON PIPE STAMPED LS 8040 PER (B) UNLESS NOTED OTHERWISE.
- ● FOUND 3/4" IRON PIPE STAMPED LS 8040 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE
- ◎ 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
- 3'WC 3'X3'WC ○ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A 3' OR 3'X3' WITNESS CORNER, UNLESS NOTED OTHERWISE.
- RESTRICTED ACCESS

OP	OFFICIAL PLATS
(M)	MEASURED ON THIS SURVEY
(L99)	LINE TABLE REFERENCE
(C42)	CURVE TABLE REFERENCE
WC	WITNESS CORNER
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT

NOTES

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2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. THE STORM DRAIN EASEMENTS SHOWN ON THIS MAP ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ADJOINING LOTS AND ARE NOT DEDICATED TO THE PUBLIC BY THIS MAP.

LINE DATA TABLE

LINE	BEARING	DISTANCE	
L13	N44°59'33"E	21.21'	(M)(B)
L14	S45°00'27"E	21.21'	
L15	S89°59'33"W	14.42'	
L16	N45°00'27"W	21.21'	
L17	N1°53'34"E	2.29'	
L18	S89°59'33"W	12.82'	
L19	N44°59'33"E	21.21'	
L20	S44°00'51"E	20.87'	
L21	S45°53'58"W	21.55'	

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	27.00'	42.41'
C2	90°00'00"	56.50'	88.75'
C3	90°00'00"	86.00'	135.09'
C4	12°14'21"	86.00'	18.37'
C5	15°39'10"	86.00'	23.49'
C6	62°06'28"	86.00'	93.22'

REFERENCES

(A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38–41, M.C.R.
(B) STONE RIDGE WEST 108 – PHASE 1, VOLUME ___ OF OFFICIAL PLATS, PAGES ___ TO ___, M.C.R.
(C) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22–26, M.C.R.

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