

I HEREBY CERTIFY
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 recording of this subdivision map as shown within the exterior boundary lines.

We hereby relinquish all direct rights of access of Lots 1, 13-35, 68, 69, 777, and 78 to and from 'G' Street, Monza Drive and Merrill Place as shown on this map.

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 the temporary utility and access easements, the temporary emergency vehicle access easement, the temporary pedestrian access easement, and sidewalk easement as 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.

Monza Drive, Merrill Place, Dahlia Way, Edinburg Lane, Peony Lane, Evita Court and Collarete Way, the 24 foot wide Right of Way along 'G' Street, and Lot 'A' (drainage basin) as shown on this map.

I further state that I know of no easement or structure existing within the land herein offered for dedication to the public, other than public utilities.

Owner: CEB Holdings, LLC. A California Limited Liability Company

By _____ Date: _____

<i>Name</i>	<i>Title</i>
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[illegible]

The temporary access Easement as shown within the boundaries of the subdivision map as granted by and described in the Easement Deed recorded pursuant to Section 66344(g) of the Subdivision Map Act the following Easements and/or dedications are hereby abandoned.

Signature: Stephanie R. Dietz, City Clerk

RECORDOR'S STATEMENT No. _____
Filed this _____ day of _____, 20____, at _____ M. in _____
Volume _____ of Official Plats at Page(s) _____ at the request of _____
Golden Valley Engineering & Surveying, Inc.
Fee: _____

*Matt H. May,
County Recorder*

By: _____ Deputy _____



1405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

h No	FB	Pa	1-7
21011	227	Pa	1-7

PRELIMINARY TITLE REPORT
Prepared by: First American Title Company

Date: April 8, 2021
Affect: Used in preparation of this plat and considered a part hereto by reference

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

1) **EASEMENT** - Great Western Power Company of California, a Corporation, in favor of: Purpose: for Electric Transmission Line and incidental purposes. Document: Book 215 of Official Records, at Page 238, Merced County. Recorded: May 09, 1928

(2) **EASEMENT**
In Favor Of:
*Merced Irrigation District
 for Existing Canals and Roads and incidental
 purposes*
Document:
*Book 533 of Official Records, at Page 454, Merced
 County*
Recorded:
April 16, 1937

(3) **EASEMENT**
In Favor Of:
Purpose: Merced Irrigation District
 for Existing Canals and Roads and Incidental
 purposes
Document: Book 689 of Official Records, at Page 271, Merced
 County
Recorded: May 01, 1941

(4) **EASEMENT**
In Favor Of: Pacific Gas and Electric
Purpose: for a Line of Towers and incidental purposes
Document: Book 1398 of Official Records, at Page 274, Merced
County
Recorded: December 31, 1958

(5) **EASEMENT:**
In Favor Of: *Deane Robert Moulton, as Trustee Under Deed of Trust of Joseph Wallace Moulton Dated January 23, 1969*
Purpose: *for Drainage Purposes and incidental purposes Book 1889 of Official Records, at Page 565, Merced County*
Recorded: *May 22, 1972*

Subdivision Agreement between the City of Merced and CEB HOLDINGS, LLC, for
MERCEZIAN ESTATES PHASE I, recorded as Document Number _____, in
 Official Records of Merced County.

A soils report covering the land within the boundaries of the subdivision was made by ENGEO Incorporated, 17278 Golden Valley Parkway, Lathrop, CA, 95330, bearing the date of August 12, 2021, a copy of which is on file with the City of Merced.

Project No. 17855.000.001

IN WITNESS WHEREOF, the City of Merced has caused this Resolution to be signed by its duly authorized officers and its seal to be hereunto affixed, this 14th day of May, 2017.

OWNER: CEB Holdings, LLC, California Limited Liability Company

ADDRESS: 1620 N. Carpenter Road. Bldg. B. Modesto, CA 95351

This map was prepared by me or under my direction and is based upon a field survey in accordance with the requirements of the Subdivision Map Act and local ordinance. I, the undersigned, certify that this map substantially conforms to the approved or conditionally approved tentative map, if any, and that all monuments shown thereon will be set by August 30, 2024, and will be of the character and will occupy the positions indicated and are sufficient to enable the survey to be reoccupied.

Duane J. Andrews, L.S. 4052

Dated:

I hereby state that I have examined this map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, and that 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.

Signature: _____, R.C.E.

City Engineer

Date: _____

ALL SURVEYOR'S STATEMENT
I hereby state that I have examined this final map and have found that it conforms with all mapping provisions of the Subdivision Map Act and I am satisfied said map is technically correct.

Signature: Joe M. Cardoso, P.L.S. 8851

Date: _____

VESTING TENTATIVE MAP No. 1291
MAJOR SUBDIVISION No. 5398
RZOIAN ESTATES PHASE 1

PAGES 15-17, MERCED COUNTY RECORDS, LYING IN SECTION 5,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SHEET 1 OF 6

	VOLUME	PAGE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
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ACKNOWLEDGEMENT

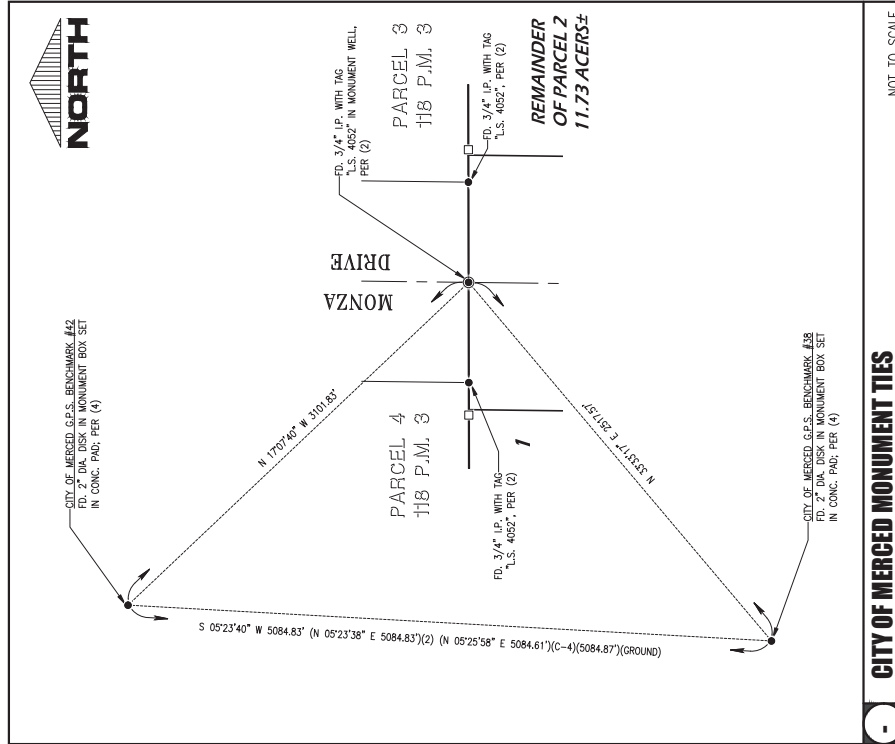
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Slate of California
County of _____
On _____, 2023, 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) 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.

Signature _____
Commission No. _____
Commission Expires _____
(DO NOT STAMP)



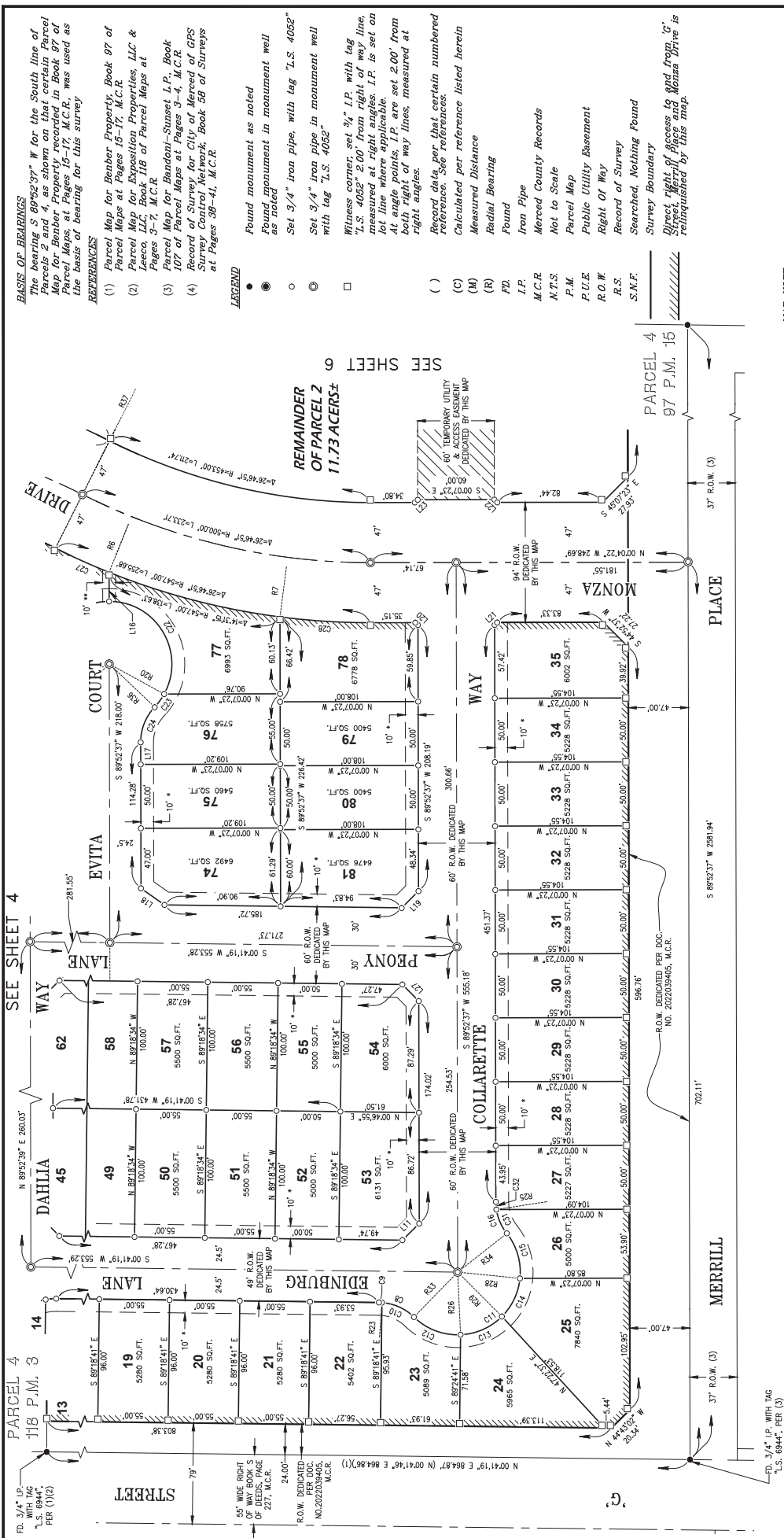
VESTING TENTATIVE MAP No. 1291
MAJOR SUBDIVISION No. 5398
MERZOIAN ESTATES PHASE 1
BEING A SUBDIVISION OF PARCELS 2 & 3, AS SHOWN ON PARCEL MAP
FOR BENEVOLENT PROPERTY, RECORDED IN BOOK 97 OF PARCEL MAPS AT
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.

VOLUME _____ PAGE _____
SHEET 2 OF 6 MAY 2021



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Job No. 21011 F.B. 227 Pg. 1-7



BASIS OF BEARINGS
The bearing S 89°52'37" W for the South line of Parcel 2 and 4, as shown on that certain Parcel Map for Benber Property recorded in Book 97 of Parcel Maps, at Pages 15-17, M.C.R., was used as the basis of bearing for this survey

REFERENCES
(1) Parcel Map for Benber Property, Book 97 of Parcel Maps at Pages 15-17, M.C.R.
(2) Parcel Map for Exposition Properties, LLC & Leeco, LLC, Book 118 of Parcel Maps at Pages 3-7, M.C.R.
(3) Parcel Map for Bandoni-Sunset L.P., Book 107 of Parcel Maps at Pages 3-4, M.C.R.
(4) Record of Survey for City of Merced of GPS Survey Control Network, Book 58 of Surveys at Pages 30-41, M.C.R.

LEGEND
● Found monument as noted
○ Found monument in monument well as noted
○ Set 3/4" iron pipe, with tag "L.S. 4062"
○ Set 3/4" iron pipe in monument well with tag "L.S. 4062"
□ Witness corner, set 3/4" I.P. with tag "L.S. 4062" 2.00' from right of way line, measured at right angles. I.P. is set on lot line where applicable.
At angle points, I.P. are set 2.00' from both right of way lines, measured at right angles.
() Record data, per that certain numbered reference. See references.
(C) Calculated per reference listed herein
(M) Measured Distance
(R) Radial Bearing
FD. Iron Pipe
L.P. Merced County Records
M.C.R. Not to Scale
N.T.S. Parcel Map
P.M. Public Utility Basement
P.U.E. Right of Way
R.O.W. Record of Survey
R.S. Searched, Nothing Found
S.N.F. Survey Boundary
Street, right of way, access to road, trap, 'or' relinquished by this map.

MAP NOTE
* P.U.E. DEDICATED BY THIS MAP
** P.U.E. AND SIDEWALK EASEMENT DEDICATED BY THIS MAP

VESTING TENTATIVE MAP No. 1291
MAJOR SUBDIVISION No. 5398
MERZOIAN ESTATES PHASE 1
BEING A SUBDIVISION OF PARCELS 2 & 3, AS SHOWN ON PARCEL MAP FOR BENBER PROPERTY, RECORDED IN BOOK 97 OF PARCEL MAPS AT PAGES 15-17, M.C.R., AND PARCELS 30-41, M.C.R., OF THE 1/4 SECTION 7 SOUTH, PLANGE 1 EAST, TOWNSHIP 12 NORTH, RANGE 1 EAST, COUNTY OF MERCED, STATE OF CALIFORNIA.

SCALE: 1"=50'
VOLUME
PAGE
SHEET 5 OF 6
MAY 2021

CURVE TABLE		CURVE TABLE		CURVE TABLE	
CURVE #	DELTA	RADIUS	LENGTH	DELTA	RADIUS
C8	043°33'16"	40.00'	30.41'	C21	65°08'29"
C9	003°21'46"	40.00'	2.35'	C22	118°47'49"
C10	04°01'13"	40.00'	28.06'	C23	145°52'27"
C11	17°23'01"	49.00'	147.53'	C24	43°33'16"
C12	04°51'49"	49.00'	40.08'	C27	04°49'16"
C13	04°27'20"	49.00'	36.21'	C28	00°26'20"
C14	03°19'58"	49.00'	33.64'	C31	02°28'32"
C15	04°35'58"	49.00'	37.60'	C32	008°41'47"
C16	03°08'20"	40.00'	26.63'		
C18	26°70'33"	49.00'	228.43'		

LINE TABLE		LINE TABLE		LINE TABLE	
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L11	S44°43'02"E	18.51'	L21	S42°49'57"E	2.69'
L12	N00°41'18"E	10.69'	L22	N42°35'11"E	3.21'
L13	N89°52'37"E	3.87'	L23	N42°49'57"W	3.13'
L16	S89°52'37"W (R)	22.73'	L27	S45°16'58"W	18.25'
L17	N89°52'37"E	17.28'			
L18	S35°14'25"W	22.46'			
L19	N44°43'02"W	18.51'			
L20	S42°35'01"W	2.77'			

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