

OWNER'S STATEMENT:

WE, THE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL THE STREETS, AVENUES, ROADS, EASEMENTS, EMERGENCY VEHICLE ACCESS ACROSS ALL OF LOTS G, H, J, & K, PUBLIC UTILITY EASEMENTS ACROSS ALL OF LOTS G, H, J, & K, AND OTHER PUBLIC PLACES AND DEDICATIONS AS SHOWN WITHIN THE EXTERIOR BOUNDARIES OF THE LAND BEING DIVIDED.

OWNERS: LEINAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

Mike Miller
MIKE MILLER, VICE PRESIDENT

9-30-19
DATE

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.

NOTARY'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA

COUNTY OF Fresno

ON Sept 30, 2019, BEFORE ME, Christina Caceres, Notary Public

PERSONALLY APPEARED Mike Miller 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 CAPACITIES, 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 AND OFFICIAL SEAL

SIGNATURE Christina Caceres
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
COMMISSION NO. 2136344
COMMISSION EXPIRATION DATE: 10/17/2019

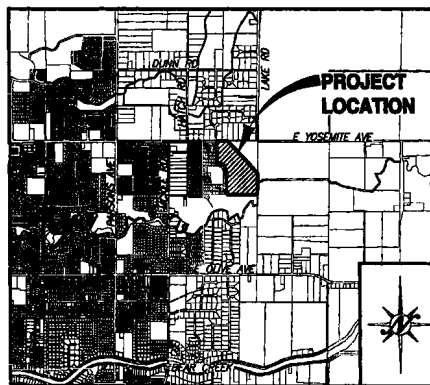
CITY OF MERCED FINAL MAP No. 5370

MORAGA OF MERCED UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2018

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525



VICINITY MAP
N.T.S.

OMITTED SIGNATURES:

PURSUANT TO SECTION 66438 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

CITY OF MERCED, AS TO AN EASEMENT FOR NON-EXCLUSIVE PEDESTRIAN AND BICYCLE PATH, GRANTED BY EASEMENT DEED RECORDED MAY 31, 2012, AS INSTRUMENT NO. 2012-019145 OF OFFICIAL RECORDS.

SOILS REPORT:

A SOILS REPORT COVERING THE LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION WAS MADE BY KRAZAN & ASSOCIATES, INC., 215 WEST DAKOTA AVENUE, CLOVIS, CA 93612, PROJECT NO. 034-09010, DATED JUNE 5, 2009, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

PRELIMINARY TITLE REPORT:

PRELIMINARY REPORT

PREPARED BY: NORTH AMERICAN TITLE COMPANY

ORDER NUMBER: 1578819

DATE: MAY 22, 2018 (AMENDED 7/2/2018)

AFFECT USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

SUBDIVISION AGREEMENT:

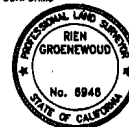
SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND CBGP ASSETS, LLC, FOR MORAGA OF MERCED UNIT NO. 2, RECORDED AS DOCUMENT NO. _____ DATED _____, MERCED COUNTY RECORDS.

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 RAMSON PWD, ON JANUARY 14, 2014. 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 MARCH 1, 2020, 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 RETRACTED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 26TH DAY OF September, 2019.

R. Chonawud
REN GROENEWOLD, PLS 8948

**CITY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
JOE M. CARDOSO, P.L.S. 8851

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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 LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
MICHAEL R. BELTRAN & R.C.E. 63916 CITY ENGINEER

CITY CLERK'S STATEMENT:

I, STEVEN S. CARRIGAN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MERCED, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL STREETS, AVENUES, AND COURTS (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), ALL EASEMENTS, EMERGENCY VEHICLE ACCESS ACROSS ALL OF LOTS G, H, J, & K, PUBLIC UTILITY EASEMENTS ACROSS ALL OF LOTS G, H, J, & K, AND OTHER PUBLIC PLACES AND DEDICATIONS INDICATED ON THIS MAP.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
STEVEN S. CARRIGAN, CITY CLERK

RECORDER'S STATEMENT:

No. _____

FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MERCED, STATE OF CALIFORNIA AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, MERCED COUNTY RECORDS, FILED AT THE REQUEST OF NORTHSTAR ENGINEERING.

FEE: \$ _____

BARBARA J. LEVEY
COUNTY RECORDER

BY: _____ DEPUTY

VOL. _____ PG. _____ SHEET 1 OF 8

ATTACHMENT 2

G.P.S. MONUMENT No. 1070 (58-S-39)
N=1946065.388 (GRID)
E=6577265.976

REFERENCES:

- (A) GRANT DEED - D.N. 2017-040888, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 THRU 56, M.C.R.
- (C) RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-58, M.C.R.
- (D) RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
- (E) CERTIFICATE OF COMPLIANCE, D.N. 2017-040888, M.C.R.
- (F) BOUNDARY ADJUSTMENT, D.N. 2006-025511, M.C.R.

BASIS OF BEARINGS:

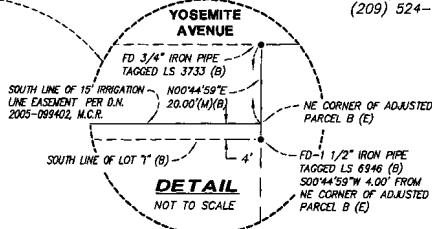
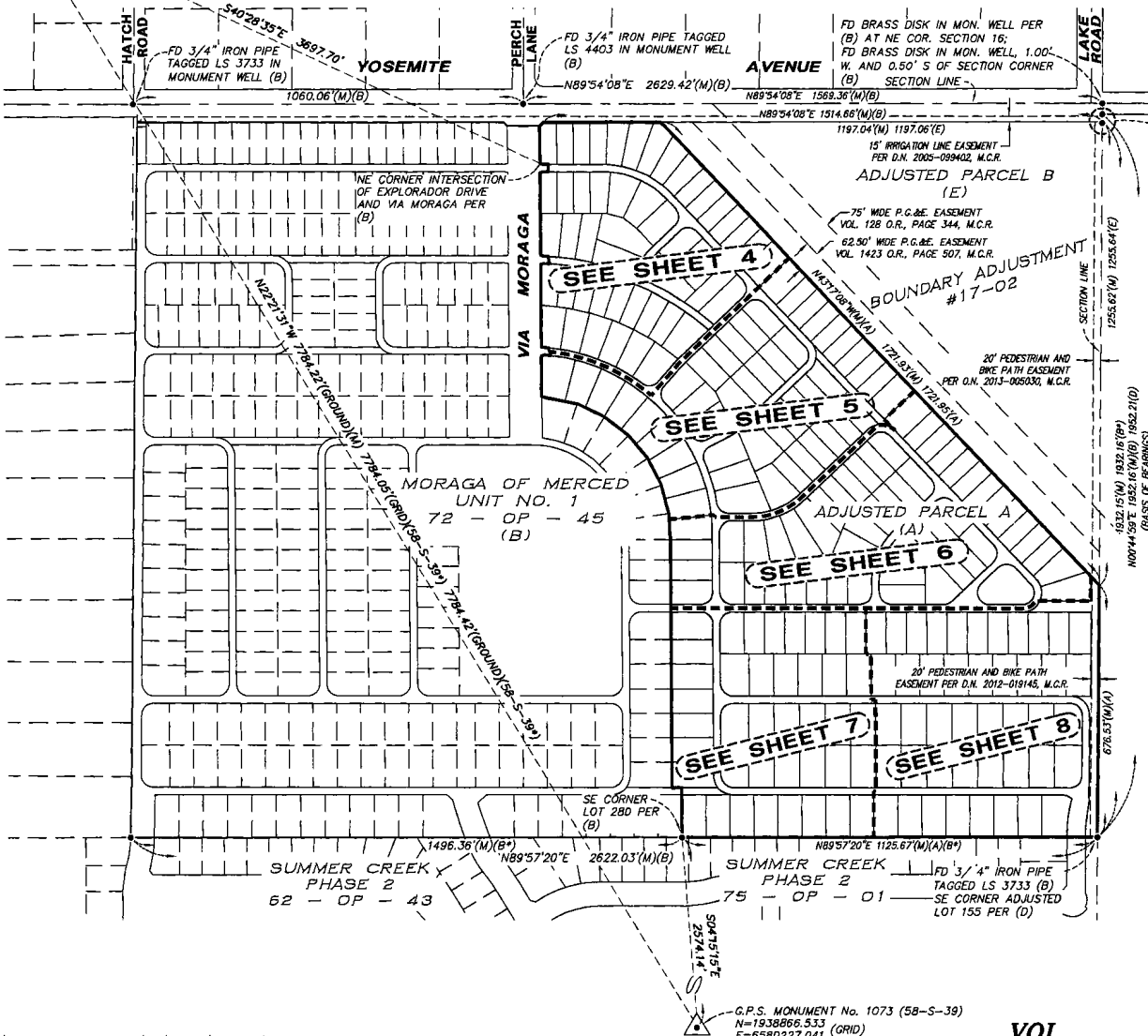
A BEARING OF NORTH 00°44'59" EAST, AS SHOWN FOR THE EAST LINE OF ADJUSTED LOT 155 AS SHOWN ON VOLUME 25 OF SURVEYS, PAGES 23-25, MERCED COUNTY RECORDS IS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

CITY OF MERCED FINAL MAP No. 5370 MORAGA OF MERCED UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2019

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525



SCALE: 1" = 200'

MONUMENTATION NOTES:

1. FRONT LOT CORNERS ALONG INTERIOR STREETS: SET 3/4" IRON PIPE TAGGED LS 6946 OFFSET 2.00 FEET ALONG SIDE LOT LINES INTO LOTS, AS WITNESS CORNERS TO ACTUAL POSITIONS.
2. SIDE LOT CORNERS ALONG RIGHT-OF-WAY OF INTERIOR STREETS: SET 3/4" IRON PIPE, TAGGED LS 6946 OFFSET 7.00 FEET ALONG LOT LINE FROM TRUE LOCATION INTO LOTS, AS WITNESS CORNERS TO ACTUAL POSITIONS ON THE RIGHT-OF-WAY LINE.
3. RIGHT-OF-WAY: SET 3/4" IRON PIPE, TAGGED LS 6946, OFFSET 2.00 FEET PERPENDICULAR FROM TRUE LOCATION INTO LOTS, AT ALL BC'S AND EC'S POINTS, ANGLE POINTS AND POINTS OF CURVATURE, AS WITNESS CORNERS TO ACTUAL POSITIONS, ON THE RIGHT-OF-WAY LINE.
4. CENTERLINE: SET 3/4" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELLS AT LOCATIONS AS SHOWN ON THIS MAP.

NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS MAP REFERS TO APPROVED TENTATIVE SUBDIVISION MAP #1271.
3. ALL REFERENCES ARE TO MERCED COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
4. ALL DISTANCES SHOWN ALONG A LOT LINE THAT CONTAINS A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.
5. GROSS ACREAGE = 40.88 ACRES
6. ALL DISTANCES ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE WITH AN AVERAGE COMBINED SCALE FACTOR OF 0.99994715

LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
- FOUND 3/4" IRON PIPE TAGGED L.S. 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
- FD FOUND
- SFN SEARCHED, FOUND NOTHING
- (A)(B) SEE REFERENCES THIS SHEET
- (M) MEASURED
- M.C.R. MERCED COUNTY RECORDS
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- PM PARCEL MAP
- OP OFFICIAL PLATS
- (R) RADIAL
- CB CURVE DATA, SEE CURVE TABLE THIS SHEET
- * CALCULATED PER REFERENCES LISTED HEREIN
- W.C. WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

G.P.S. MONUMENT No. 1073 (58-S-39)
N=1938866.533 (GRID)
E=6580227.041

CITY OF MERCED FINAL MAP No. 5370
MORAGA OF MERCED
UNIT NO. 2

BEING A PORTION OF THE
 NORTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 7 SOUTH, RANGE 14 EAST,
 MOUNT DIABLO MERIDIAN
 CITY OF MERCED, MERCED COUNTY, CALIFORNIA
 JULY, 2019

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
 (209) 524-3525

REFERENCES:

- (A) GRANT DEED - D.N. 2017-040886, M.C.R.
 (B) MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 thru 56, M.C.R.
 (C) RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-56, M.C.R.
 (D) RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
 (E) CERTIFICATE OF COMPLIANCE, D.N. 2017-040686, M.C.R.
 (F) BOUNDARY ADJUSTMENT, D.N. 2006-025511, M.C.R.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	27°08'04"	32.00'	15.13'(M)(A)(B)
C2	1°10'44"	486.00'	10.00'(M)(A)(B)
C3	1°19'27"00"	508.00'	10.00'(M)(A)(B)
C4	17°45'14"	32.00'	9.92'(M)(A)(B)
C5	25°18'12"	32.00'	14.13'(M)(A)(B)
C6	0°46'57"00"	732.00'	10.00'(M)(A)(B)
C7	0°45'42"00"	752.00'	10.00'(M)(A)(B)
C8	19°05'42"	32.00'	10.66'(M)(A)(B)
C9	22°07'15"	32.00'	12.35'(M)(A)(B)
C10	21°55'32"	32.00'	12.28'(M)(A)(B)
C11	3°46'35"	742.00'	48.90'(M)(A)(B)
C12	5°42'55"	496.00'	49.48'(M)(A)(B)

LINE TABLE

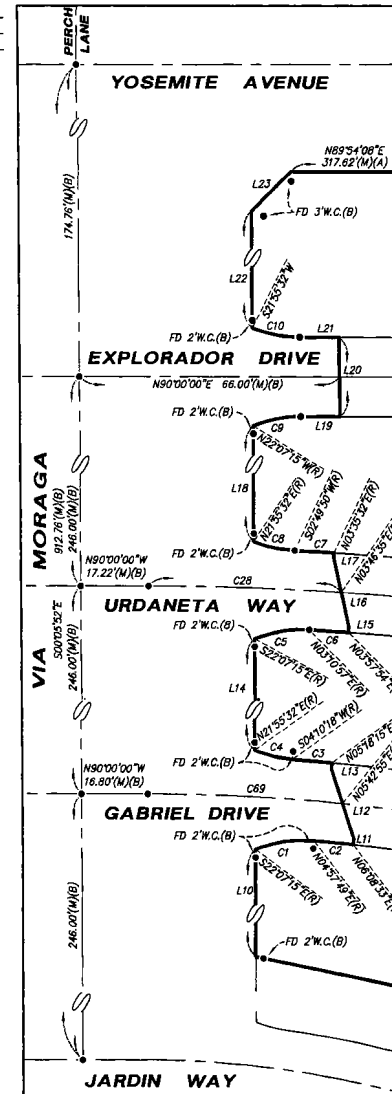
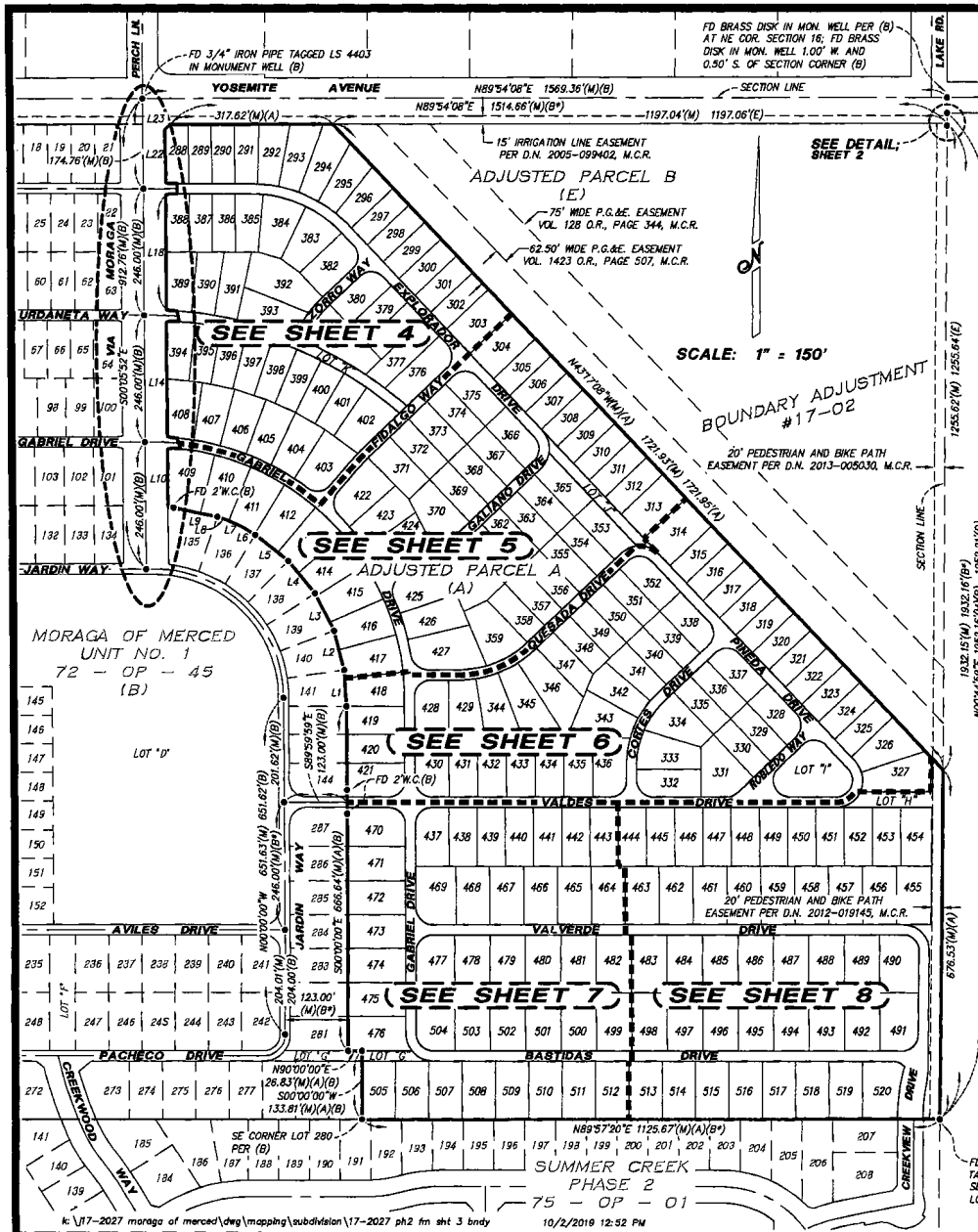
LINE	BEARING	LENGTH
L1	N03°24'47"W	70.97'(M)(A)
L2	S14°09'23"E	70.98'(B)
L3	S26°43'02"E	81.61'(M)(A)(B)
L4	S39°16'42"E	81.61'(M)(A)(B)
L5	S51°50'21"E	81.61'(M)(A)(B)
L6	S59°23'14"E	27.80'(M)(F)
L7	S84°48'14"E	37.27'(M)(F)
L8	S71°48'53"E	16.78'(M)(F)
L9	N76°13'59"W	98.04'(M)(A)(B)
L10	N00°05'52"W	110.00'(M)(A)(B)
L11	N08°08'53"E	1.50'(M)(A)(B)
L12	N17°23'49"W	18.48'(M)(A)(B)
L13	N05°18'14"E	1.50'(M)(A)(B)
L14	N00°05'52"W	221.68'(M)(A)(B)
L15	N03°27'54"E	1.50'(M)(A)(B)
L16	N12°03'58"W	17.67'(M)(A)(B)
L17	N03°35'33"E	1.50'(M)(A)(B)
L18	N00°05'52"W	222.29'(M)(A)(B)
L19	N80°00'00"E	8.99'(M)(A)(B)
L20	S00°22'22"E	23.00'(M)(A)(B)
L21	N80°00'00"E	10.01'(M)(A)(B)
L22	N00°05'52"W	102.57'(M)(A)(B)
L23	N44°57'05"E	14.08'(M)(A)(B)

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS
 AND GENERAL NOTES

LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
 ○ SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
 ● FOUND 3/4" IRON PIPE TAGGED L.S. 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
 FD FOUND
 SFN SEARCHED, FOUND NOTHING
 (A)(B) SEE REFERENCES THIS SHEET
 (M) MEASURED
 M.C.R. MERCED COUNTY RECORDS
 OR OFFICIAL RECORDS
 D.N. DOCUMENT NUMBER
 U.O.N. UNLESS OTHERWISE NOTED
 PM PARCEL MAP
 OP OFFICIAL PLATS
 (R) RADIAL
 C18 CURVE DATA, SEE CURVE TABLE THIS SHEET
 + CALCULATED PER REFERENCES LISTED HEREIN
 W.C. WITNESS CORNER
 PUE PUBLIC UTILITY EASEMENT
 SWE SIDEWALK EASEMENT
 LE LANDSCAPE EASEMENT



DETAIL "A"

SCALE: 1"=20'

VOL. _____ PG. _____

SHEET 3 OF 8

CITY OF MERCED FINAL MAP No. 5370 MORAGA OF MERCED UNIT NO. 2

BEING A PORTION OF THE
NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2018

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
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- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
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- FD FOUND
- SPN SEARCHED, FOUND NOTHING
- (A)(B) SEE REFERENCES THIS SHEET
- (M) MEASURED
- M.C.R. MERCED COUNTY RECORDS
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- PM PARCEL MAP
- OP OFFICIAL PLATS
- (R) RADIAL
- C1B CURVE DATA, SEE CURVE TABLE THIS SHEET
- * CALCULATED PER REFERENCES LISTED HEREIN
- W.C. WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C3	107°57'18"	506.00'	10.00'(M)(A)(B)	C38	430°08'	732.00'	51.56'
C4	107°58'18"	506.00'	10.00'(M)(A)(B)	C39	430°09'	732.00'	51.56'
C5	12°45'14"	32.00'	9.92'(M)(A)(B)	C40	430°09'	732.00'	51.56'
C6	23°18'12"	32.00'	14.13'(M)(A)(B)	C41	430°09'	732.00'	51.56'
C7	0°46'32"	732.00'	10.00'(M)(A)(B)	C42	430°09'	732.00'	51.56'
C8	18°05'42"	32.00'	10.66'(M)(A)(B)	C43	430°09'	732.00'	51.56'
C9	22°07'15"	32.00'	12.35'(M)(A)(B)	C44	61°41'	732.00'	80.63'
C10	21°53'30"	32.00'	12.25'(M)(A)(B)	C45	37°50'00"	732.00'	483.35'
C11	46°44'32"	250.00'	203.81'	C46	21°36'31"	732.00'	276.14'
C12	21°43'32"	260.00'	10.48'	C47	15°26'12"	732.00'	197.22'
C13	9°07'13"	260.00'	41.39'	C48	50°30'24"	52.00'	45.84'
C14	9°07'13"	260.00'	41.39'	C49	27°43'56"	52.00'	25.12'
C15	9°07'13"	260.00'	41.39'	C50	78°14'20"	52.00'	71.01'
C16	9°07'13"	260.00'	41.39'	C51	15°33'06"	240.00'	65.14'
C17	7°52'28"	260.00'	35.86'	C52	6°30'19"	260.00'	29.52'
C18	46°42'52"	260.00'	211.98'	C53	9°02'47"	260.00'	41.05'
C19	51°43'56"	240.00'	86.87'	C54	15°33'02"	260.00'	70.57'
C20	20°44'11"	240.00'	86.87'	C55	10°58'42"	752.00'	144.09'
C21	20°44'11"	240.00'	86.87'	C56	32°29'39"	752.00'	45.93'
C22	46°42'52"	240.00'	195.88'	C57	41°34'45"	752.00'	56.91'
C23	9°00'00"	32.00'	50.27'	C58	18°42'26"	752.00'	246.93'
C24	9°00'00"	32.00'	50.27'	C59	80°00'00"	32.00'	50.27'
C25	15°33'06"	250.00'	67.86'	C60	5°50'46"	390.00'	39.79'
C26	78°14'20"	42.00'	57.35'	C61	2°28'23"	400.00'	17.38'
C27	15°37'31"	742.00'	202.35'	C62	3°21'23"	400.00'	23.43'
C28	34°36'34"	742.00'	48.90'(M)(A)	C63	5°50'46"	400.00'	40.81'
C29	18°24'09"	742.00'	251.26'	C64	54°42'55"	486.00'	49.48'(M)(A)(B)
C30	2°58'53"	752.00'	38.47'	C65	32°09'11"	486.00'	50.41'
C31	3°25'44"	752.00'	45.01'	C66	88°59'39"	486.00'	729.11'
C32	3°25'44"	752.00'	45.01'	C67	44°43'40"	506.00'	41.27'
C33	6°46'54"	752.00'	89.01'	C68	5°57'35"	506.00'	52.63'
C34	15°46'33"	752.00'	207.48'	C69	6°00'22"	506.00'	53.04'
C35	16°34'16"	752.00'	212.48'	C70	5°54'48"	506.00'	52.22'
C36	37°46'18"	732.00'	41.80'	C71	3°39'01"	506.00'	32.24'
C37	430°09'	732.00'	51.56'	C72	32°17'09"	506.00'	284.54'
				C73	85°31'21"	32.00'	42.76'
				C74	78°14'20"	32.00'	43.70'

SCALE: 1" = 50'

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS
AND GENERAL NOTES

REFERENCES:

- (A) GRANT DEED - D.N. 2017-040688, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 - 72
- (C) OP - 45 THRU 56, M.C.R.
- (D) RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-58, M.C.R.
- (E) RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
- (F) CERTIFICATE OF COMPLIANCE, D.N. 2017-040688, M.C.R.
- (G) BOUNDARY ADJUSTMENT, D.N. 2006-025511, M.C.R.

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- MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 THRU 56, M.C.R.
- RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-58, M.C.R.
- RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
- CERTIFICATE OF COMPLIANCE, D.N.
- 2017-040688, M.C.R.
- BOUNDARY ADJUSTMENT, D.N. 2006-025511, M.C.R.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	27°05'04"	32.00'	15.13'(M)(A)(B)	C91	3°45'42"	506.00'	33.22'
C2	17°0'44"	486.00'	10.00'(M)(A)(B)	C92	5°57'35"	506.00'	52.63'
C61	80°00'00"	32.00'	50.27'	C93	3°44'46"	506.00'	33.08'
C63	5°50'46"	380.00'	39.79'	C94	13°28'03"	506.00'	118.94'
C67	1°14'05"	380.00'	8.19'	C95	8°45'38"	32.00'	45.11'
C68	4°36'41"	380.00'	30.58'	C97	9°13'02"	486.00'	78.19'
C69	5°42'56"	496.00'	49.48'(M)(A)(B)	C98	8°44'51"	486.00'	74.20'
C70	35°09'11"	496.00'	304.31'	C99	8°44'51"	486.00'	74.20'
C71	21°56'51"	496.00'	190.00'	C100	8°44'51"	486.00'	74.20'
C72	22°03'03"	496.00'	190.89'	C101	8°44'51"	486.00'	74.20'
C73	5°08'00"	496.00'	44.44'	C102	8°44'51"	486.00'	74.20'
C74	89°58'59"	496.00'	779.11'	C103	8°44'51"	486.00'	74.20'
C84	85°31'21"	32.00'	47.76'	C104	8°44'51"	486.00'	74.20'
C85	3°31'03"	506.00'	31.06'	C105	8°44'51"	486.00'	74.20'
C86	5°57'28"	506.00'	52.61'	C106	5°50'22"	486.00'	49.53'
C87	3°51'03"	506.00'	31.06'	C107	8°52'21"	486.00'	721.30'
C88	12°58'34"	506.00'	114.74'	C108	8°51'22"	486.00'	711.31'
C89	85°31'22"	32.00'	47.76'	C109	80°00'00"	42.00'	65.97'
C90	85°31'21"	32.00'	47.76'	C110	52°01'13"	52.00'	47.21'

CITY OF MERCED FINAL MAP No. 5370 MORAGA OF MERCED

UNIT NO. 2

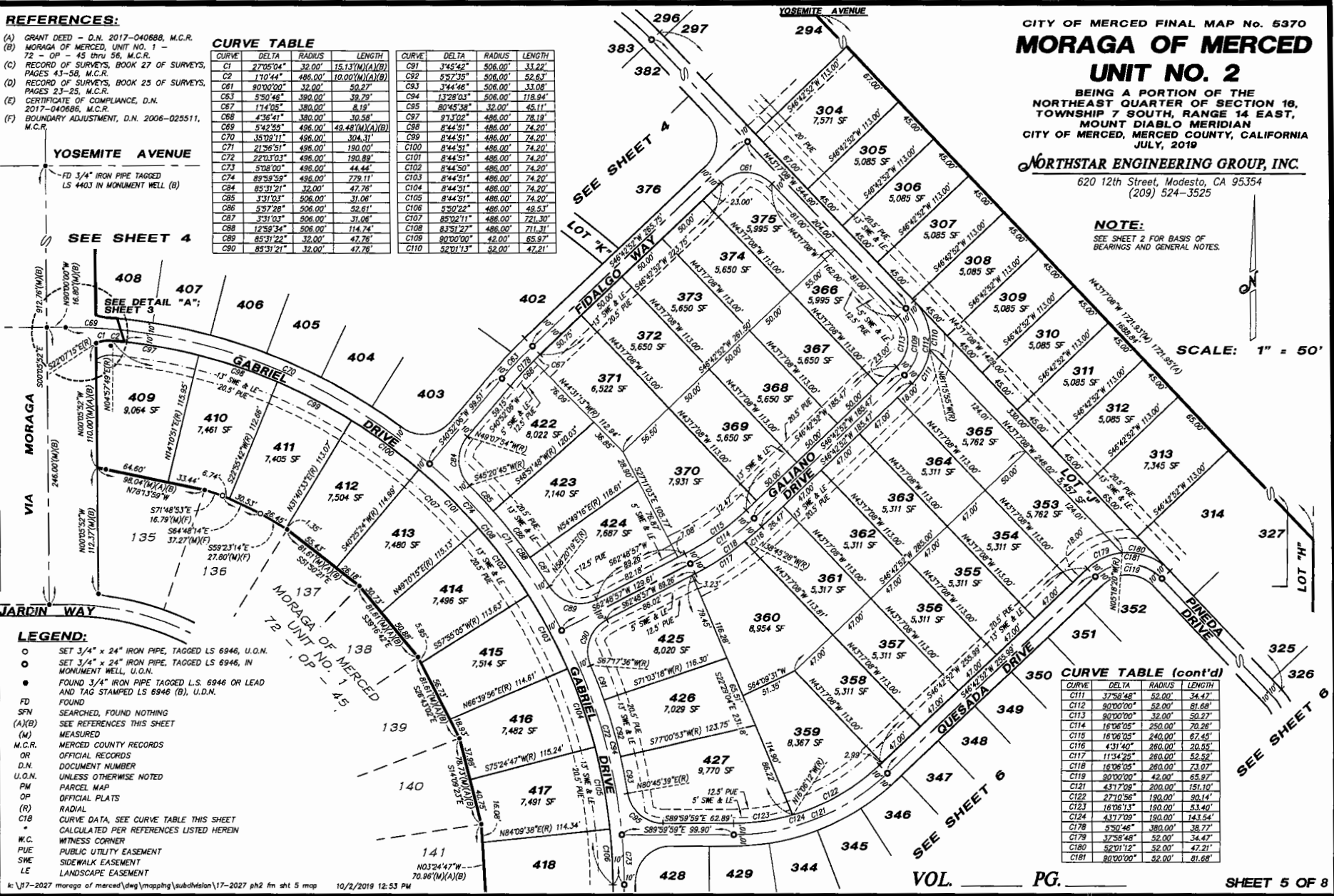
BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2019

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

NOTE:
SEE SHEET 2 FOR BASIS OF
BEARINGS AND GENERAL NOTES.

SCALE: 1" = 50'



- LEGEND:**
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
 - SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
 - FOUND 3/4" IRON PIPE TAGGED L.S. 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
 - FD FOUND
 - SPN SEARCHED, FOUND NOTHING
 - (A)(B) SEE REFERENCES THIS SHEET
 - (M) MEASURED
 - M.C.R. MERCED COUNTY RECORDS
 - OR OFFICIAL RECORDS
 - D.N. DOCUMENT NUMBER
 - U.O.N. UNLESS OTHERWISE NOTED
 - PM PARCEL MAP
 - OP OFFICIAL PLATS
 - (R) RADIAL
 - C18 CURVE DATA, SEE CURVE TABLE THIS SHEET
 - * CALCULATED PER REFERENCES LISTED HEREIN
 - W.C. WITNESS CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - SWE SIDEWALK EASEMENT
 - LE LANDSCAPE EASEMENT

CURVE TABLE (cont'd)

CURVE	DELTA	RADIUS	LENGTH
C111	37°58'48"	52.00'	34.42'
C112	80°00'00"	52.00'	81.68'
C113	80°00'00"	32.00'	50.27'
C114	16°06'05"	250.00'	70.26'
C115	16°06'05"	240.00'	67.45'
C116	4°31'40"	260.00'	20.55'
C117	11°34'25"	260.00'	52.52'
C118	16°06'05"	260.00'	73.07'
C119	80°00'00"	42.00'	65.97'
C121	43°17'08"	200.00'	151.10'
C122	27°10'56"	190.00'	90.14'
C123	16°06'13"	180.00'	83.40'
C124	43°17'09"	180.00'	143.54'
C128	5°50'46"	380.00'	39.77'
C129	37°58'48"	52.00'	34.42'
C181	80°00'00"	52.00'	81.68'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C73	51°08'00"	486.00'	44.44'	C139	12°36'13"	180.50'	41.80'
C74	89°58'59"	486.00'	779.11'	C140	16°07'20"	180.50'	53.60'
C96	80°51'31"	32.00'	50.41'	C141	46°42'51"	170.50'	155.92'
C106	5°30'22"	486.00'	49.53'	C142	23°40'31"	170.50'	70.45'
C107	83°52'11"	486.00'	721.30'	C143	23°02'20"	170.50'	68.56'
C108	83°51'27"	486.00'	711.31'	C144	46°42'51"	170.50'	158.01'
C119	80°00'00"	42.00'	65.97'	C145	80°00'00"	32.00'	50.27'
C120	80°00'00"	32.00'	50.27'	C146	80°00'00"	32.00'	50.27'
C121	43°17'09"	200.00'	151.10'	C147	43°17'09"	32.00'	24.18'
C125	8°38'43"	210.00'	31.69'	C148	80°00'00"	32.00'	50.27'
C126	12°17'43"	210.00'	44.70'	C149	80°00'00"	32.00'	50.27'
C127	11°56'24"	210.00'	43.53'	C150	136°42'51"	32.00'	76.36'
C128	10°34'09"	210.00'	38.74'	C151	46°42'51"	45.00'	36.69'
C129	43°17'09"	210.00'	158.65'	C152	133°17'09"	42.00'	92.70'
C130	80°00'00"	32.00'	50.27'	C153	133°17'09"	32.00'	74.44'
C131	89°58'59"	32.00'	50.27'	C154	25°25'42"	52.00'	23.08'
C134	80°00'00"	32.00'	50.27'	C155	42°53'12"	52.00'	38.82'
C135	80°00'00"	32.00'	50.27'	C156	84°58'15"	52.00'	58.97'
C136	46°42'51"	180.50'	147.16'	C157	133°17'09"	52.00'	120.97'
C137	52°17'11"	190.50'	18.68'	C177	07°51'27"	506.00'	2.24'
C138	12°22'07"	190.50'	41.12'				

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS AND GENERAL NOTES.

YOSMITE AVENUE

CITY OF MERCED FINAL MAP No. 5370

MORAGA OF MERCED

UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2019

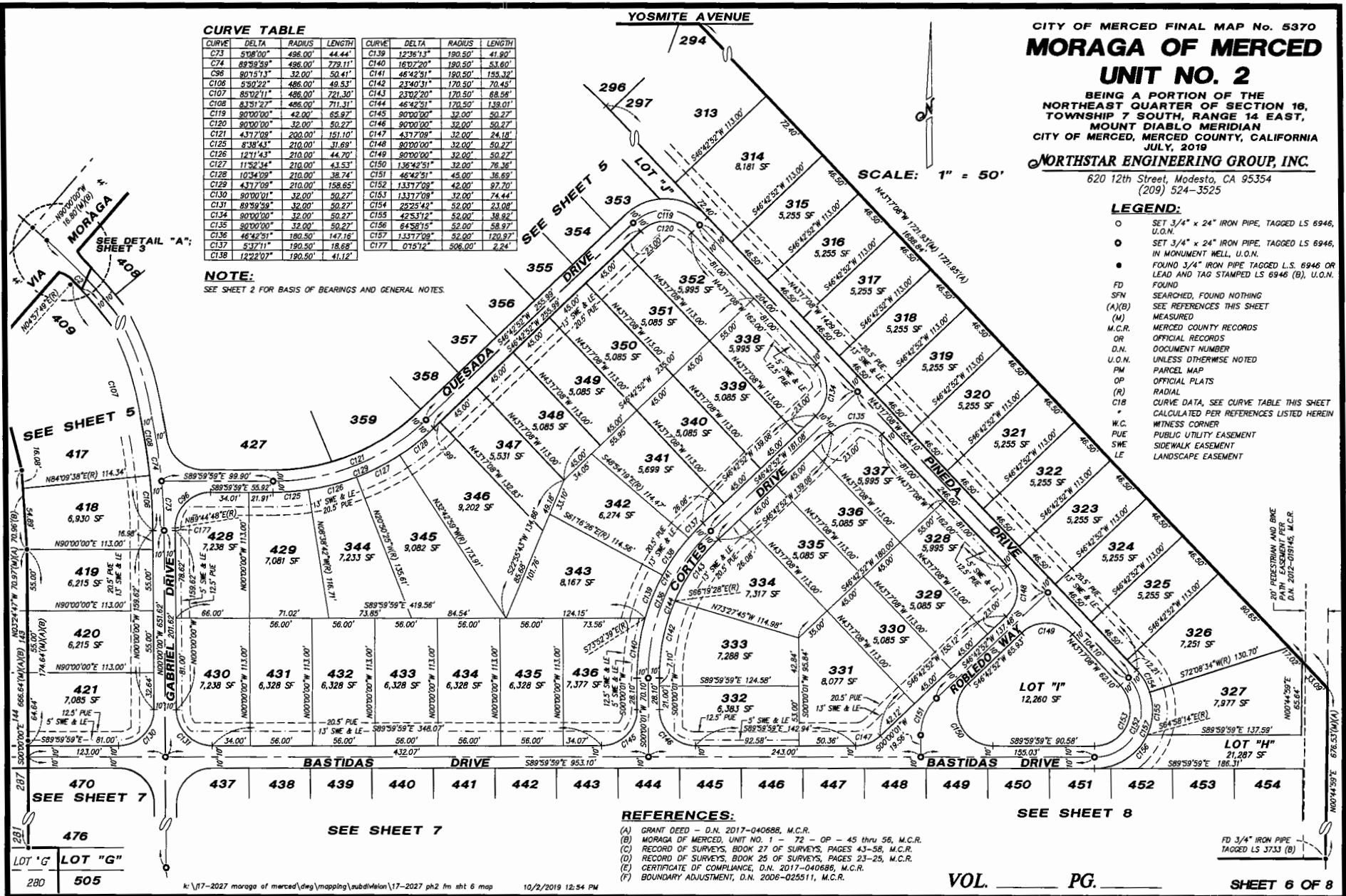
NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

SCALE: 1" = 50'

LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
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- FD FOUND
- SPN SEARCHED, FOUND NOTHING
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- (M) MEASURED
- M.C.R. MERCED COUNTY RECORDS
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- D.N. DOCUMENT NUMBER
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- OP OFFICIAL PLATS
- (R) RADIAL
- C1B CURVE DATA, SEE CURVE TABLE THIS SHEET
- * CALCULATED PER REFERENCES LISTED HEREIN
- W.C. WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT



REFERENCES:

- (A) GRANT DEED - D.N. 2017-040686, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 THRU 56, M.C.R.
- (C) RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-58, M.C.R.
- (D) RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
- (E) CERTIFICATE OF COMPLIANCE, D.N. 2017-040686, M.C.R.
- (F) BOUNDARY ADJUSTMENT, D.N. 2006-025511, M.C.R.

SEE SHEET 8

VOL. PG.

SHEET 6 OF 8

CITY OF MERCED FINAL MAP No. 5370
MORAGA OF MERCED

UNIT NO. 2

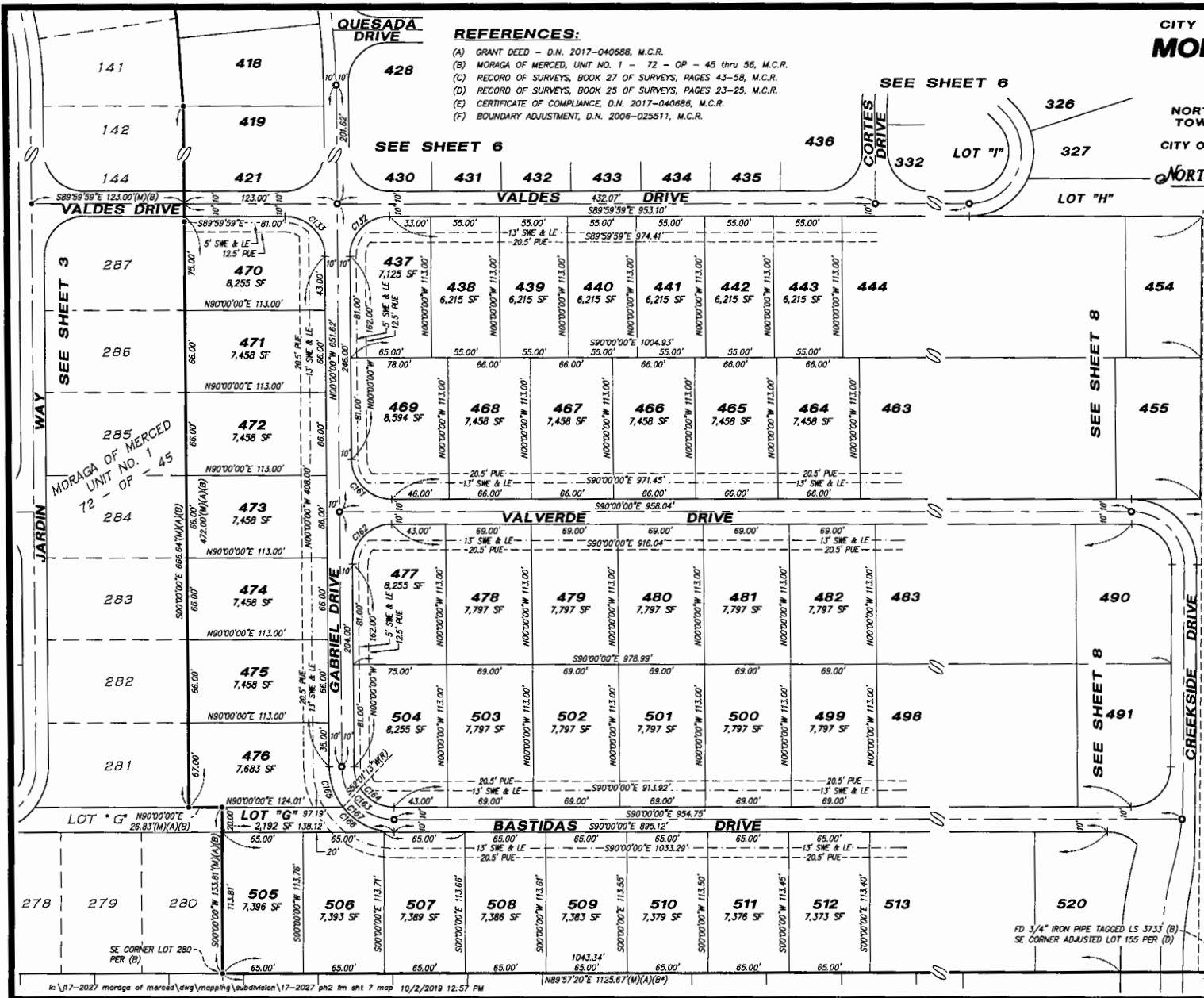
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MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2018

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES:

- (A) GRANT DEED - D.N. 2017-040688, M.C.R.
(B) MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 thru 56, M.C.R.
(C) RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-58, M.C.R.
(D) RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
(E) CERTIFICATE OF COMPLIANCE, D.N. 2017-040688, M.C.R.
(F) BOUNDARY ADJUSTMENT, D.N. 2008-025511, M.C.R.



SCALE: 1" = 50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C132	90°00'01"	32.00'	50.27'
C133	89°59'58"	32.00'	50.27'
C161	90°00'00"	32.00'	50.27'
C162	90°00'00"	32.00'	50.27'
C163	90°00'00"	42.00'	65.97'
C164	90°00'00"	32.00'	50.27'
C165	37°58'42"	52.00'	34.47'
C166	52°01'13"	52.00'	47.21'
C167	90°00'00"	52.00'	81.68'

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS
AND GENERAL NOTES.

LEGEND:

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- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- PM PARCEL MAP
- OP OFFICIAL PLATS
- (R) RADIAL
- C16 CURVE DATA, SEE CURVE TABLE THIS SHEET
- * CALCULATED PER REFERENCES LISTED HEREIN
- W.C. WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

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SHEET 7 OF 8

REFERENCES:

- GRANT DEED - D.N. 2017-040688, M.C.R.
- MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45-56, M.C.R.
- RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-58, M.C.R.
- RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
- CERTIFICATE OF COMPLIANCE, D.N. 2017-040688, M.C.R.
- BOUNDARY ADJUSTMENT, D.N. 2006-025511, M.C.R.

NOTE:

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CITY OF MERCED FINAL MAP No. 5370

MORAGA OF MERCED UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2019

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

SCALE: 1" = 50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C152	13317.09"	42.00'	82.70'
C156	6458.15"	52.00'	58.97'
C157	13317.09"	52.00'	120.97'
C158	9044.59"	42.00'	66.52'
C159	9044.59"	52.00'	82.36'
C160	9044.59"	32.00'	50.64'
C168	4814.00"	32.00'	26.94'
C169	8915.01"	32.00'	48.65'
C170	4320.7"	200.00'	15.83'
C171	10177.08"	200.00'	35.90'
C172	1449.15"	200.00'	51.74'
C173	1439.32"	300.00'	78.50'
C174	1045.01"	210.00'	39.40'
C175	1035.18"	282.00'	53.75'
C182	206.35"	168.00'	6.19'
C183	1459.32"	332.00'	86.87'

LEGEND:

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- (R) RADIAL
- C18 CURVE DATA, SEE CURVE TABLE THIS SHEET
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VOL. PG.

FD 3/4" IRON PIPE TAGGED LS 3733 (B)
SE CORNER ADJUSTED LOT 155 PER (D)

SHEET 8 OF 8

