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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 1
SUBDIVISION (#5409)**

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 1 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 2/13/2024
City Attorney Date

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVISION REAL PROPERTY DESCRIBED HEREIN, AND 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.

STONE RIDGE EAST AVENUE, STONE RIDGE WEST AVENUE, ORNELAS TRAIL LANE, AND WONDERLAND TRAIL LANE OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: STONERFIELD HOME, INC. A CALIFORNIA CORPORATION

BY: GREG HOSTETLER, PRESIDENT DATE: _____

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

BY: SIGNATURE _____ DATE: _____

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 } 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 CAPACITIE(S), 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

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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 CAPACITIE(S), 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.

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WITNESS MY HAND

SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

DATE: 2023-11-28 15:40 FILE # [109251] [Survey Drawings] PHASE 1 PLAT-PH-01 CERT.dwg

TENTATIVE MAP No. 1319

SUBDIVISION No. 5409

STONE RIDGE WEST 108 - PHASE 1

BEING A SUBDIVISION OF THE PORTION OF LOT 205 (REMAINDER) AS SHOWN ON SUBDIVISION MAP NO. 5386, STONE RIDGE SOUTH PHASE 5, FILED FOR RECORD IN VOLUME 84 OF OFFICIAL PLATS, AT PAGES 22 TO 26, 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

PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY

DATE: MAY 4, 2023

EFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONERFIELD HOME, INC., A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. _____, 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 TECHCON ENGINEERING SERVICES, INC. (TES NO. 170803.001), AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66466(a)(3)(A)(v) 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: STONERFIELD HOME, INC. 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 THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GREG HOSTETLER. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE SAME POSITIONS AS SHOWN ON THE MAP. I HAVE BEEN ADVISED BY THE CITY OF MERCED, 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____

PRELIMINARY FOR REVIEW 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 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____

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 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. 43009

CITY CLERK'S CERTIFICATE

I, SCOTT MARRIAGE, 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 CITY OF MERCED, STATE OF CALIFORNIA, THE SUBDIVISION MAP NO. _____, STONE RIDGE WEST 108 - PHASE 1, AND ALL PUBLIC UTILITY EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

DATE: _____

SCOTT MARRIAGE, 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.

FEES: _____

AMT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

SHEET 1 OF 4

VOLUME _____ PAGE _____

TENTATIVE MAP No. 1319 **SUBDIVISION No. 5409**

STONE RIDGE WEST 108 - PHASE 1

BEING A SUBDIVISION OF THE PORTION OF LOT 205 (REMAINDER) AS SHOWN ON SUBDIVISION MAP NO. 5386, STONE RIDGE SOUTH PHASE 5, FILED FOR RECORD IN VOLUME 84 OF OFFICIAL PLATS, AT PAGES 22 TO 26, 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

- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE STAMPED LS 4052 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE AS PER ANOTHER REFERENCE.
- FOUND OPS 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
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PURSUANT TO SUBDIVISION MAP ACT SECTION 66405
- JWC - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A J.P. OR J.P.2 WITNESS CORNER

RESTRICTED ACCESS

- OP OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SN SEARCHED, FOUND NOTHING
- PU PUBLIC UTILITY EASEMENT
- SD PROPOSED PRIVATE STORM DRAIN EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- CALCULATED FROM RECORD

SCALE 1" = 100'

BASIS OF BEARINGS

1. BEARINGS OF NORTH 89°51'40" WEST WAS MEASURED FOR THE LINE BETWEEN BM-9 AND BM-1420 AS SHOWN ON THE CITY OF MERCED GPS SURVEY CONTROL NETWORK FILED IN BOOK 38 OF SURVEYS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS.

REFERENCES

- (A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 38 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.
- (C) STONE RIDGE SOUTH PHASE 2, VOLUME 83 OF OFFICIAL PLATS, PAGES 1-4, M.C.R.
- (D) STONE RIDGE SOUTH PHASE 3, VOLUME 83 OF OFFICIAL PLATS, PAGES 43-46, M.C.R.

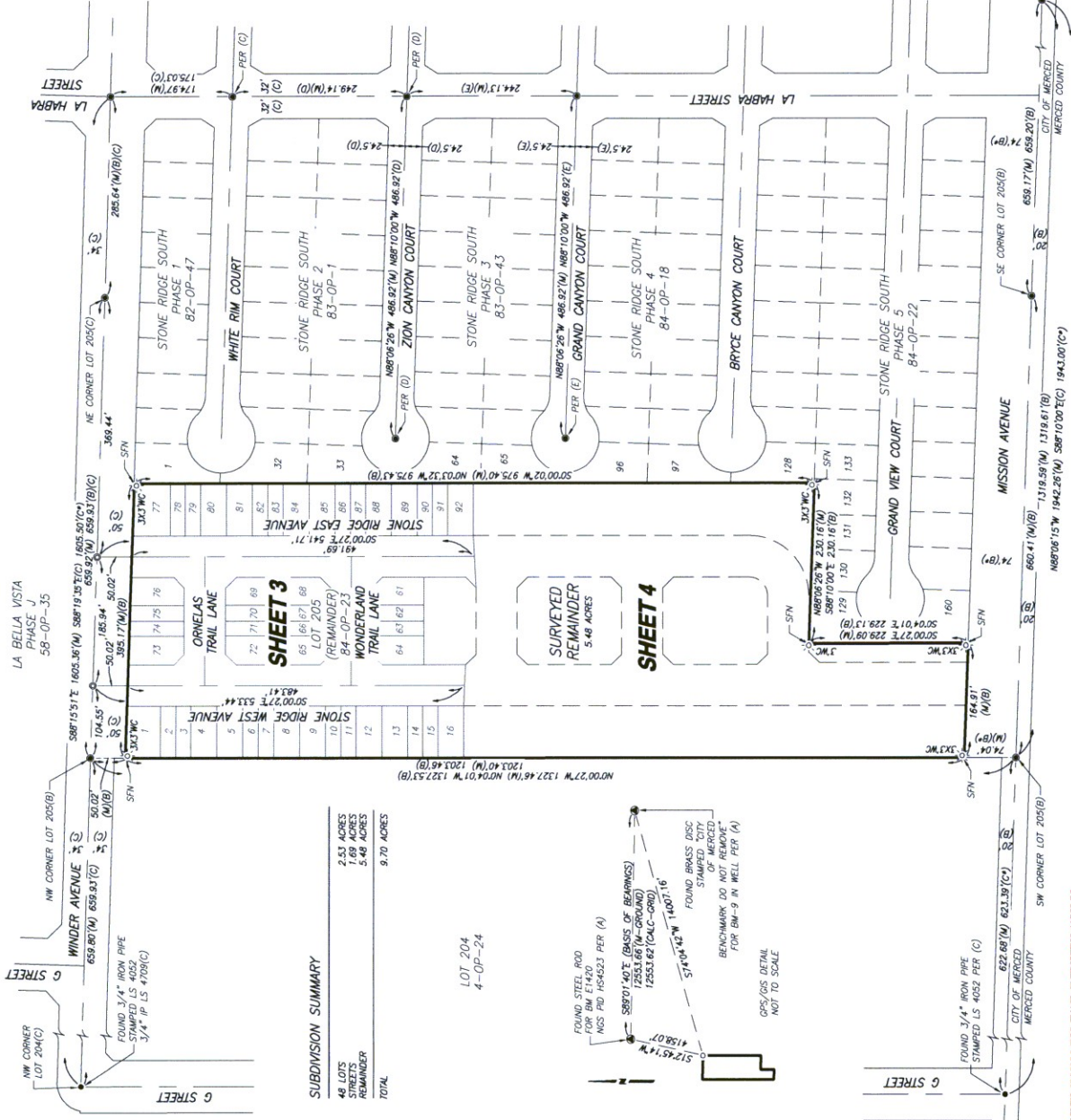
NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROADWAY THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- THE PROPOSED PRIVATE STORM DRAIN EASEMENTS SHOWN ON THIS MAP ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ADJOINING LOTS AND ARE NOT DEDICATED TO THE PUBLIC.
- SEE SURVEY NOTES ON SHEET 4 FOR ADDITIONAL INFORMATION ON PROPERTY BOUNDARY.

SE CORNER LOT 206(B)

VOLUME _____ PAGE _____

SHEET 2 OF 4



SUBDIVISION SUMMARY

48 LOTS	2.53 ACRES
REMAINDER	5.48 ACRES
TOTAL	9.70 ACRES

LOT 204
4-OP-24

FOUND STEEL ROD FOR BM-1420 NOS PD H-54523 PER (A)
 58°01'40"E (RANGE OF BEARINGS)
 1255.18' (CALC-GND)
 1255.18' (CALC-GND)
 57°45'14" W 1400' 16"
 FOUND BRASS DISC STAMPED CITY OF MERCED
 BENCHMARK DO NOT REMOVE FOR BM-9 IN WELL PER (A)
 GPS/GS DETAIL NOT TO SCALE

TENTATIVE MAP No. 1319 **SUBDIVISION No. 5409**

STONE RIDGE WEST 108 - PHASE 1

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 JULY 2023



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

LEGEND

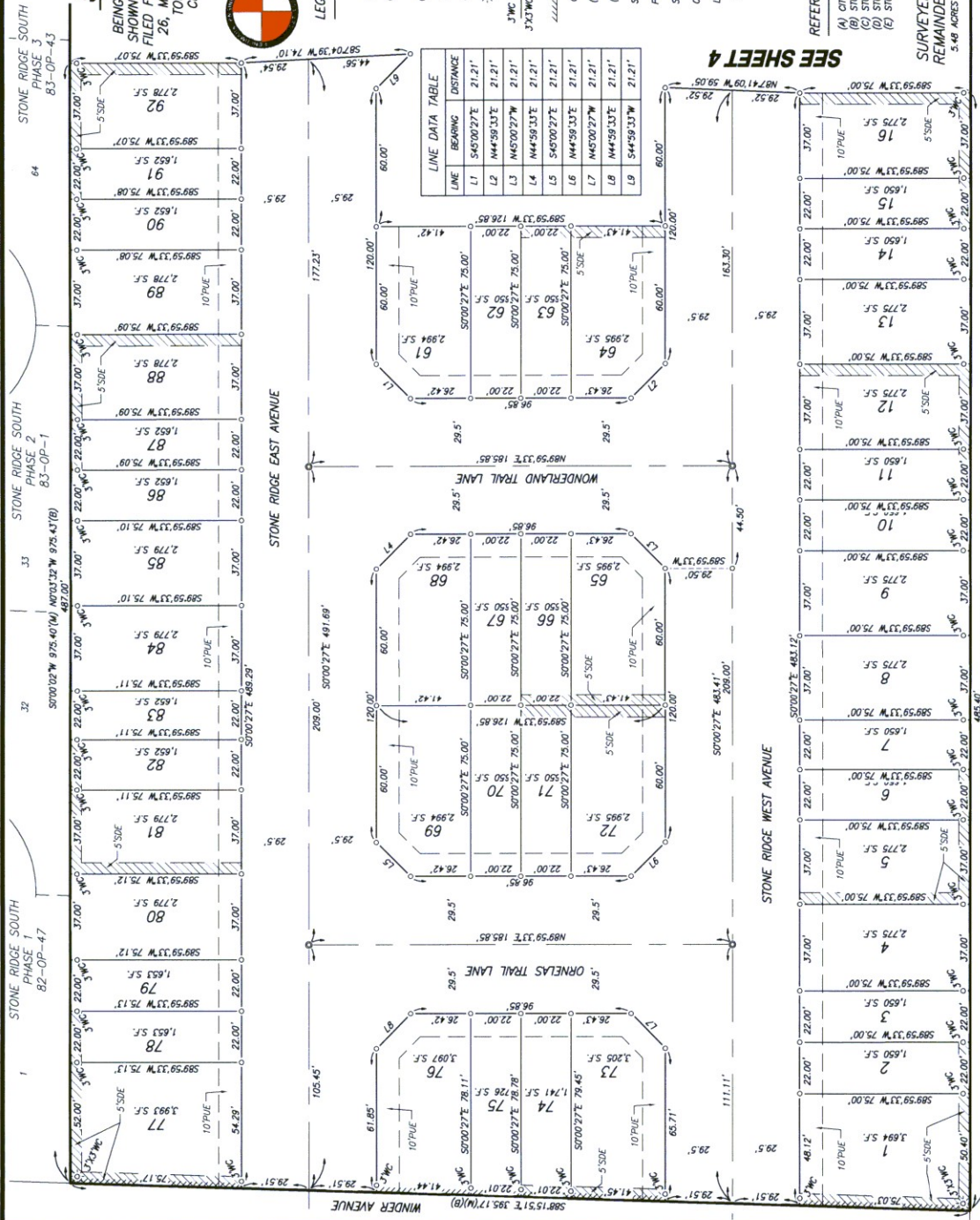
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE STAMPED LS 4052 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE AS PER ANOTHER REFERENCE.
- FOUND GPS MONUMENT, AS SHOWN ON REF (A)
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PURSUANT TO SUBDIVISION MAP ACT SECTION 86485
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A J OR J BOX
- RESTRICTED ACCESS
- OFFICIAL PLATS
- MEASURED ON THIS SURVEY
- RADIAL BEARING
- SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE STORM DRAIN EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- CALCULATED FROM RECORD

REFERENCES

- (A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.
- (C) STONE RIDGE SOUTH, VOLUME 82 OF OFFICIAL PLATS, PAGES 47-50, M.C.R.
- (D) STONE RIDGE SOUTH PHASE 2, VOLUME 83 OF OFFICIAL PLATS, PAGES 1-4, M.C.R.
- (E) STONE RIDGE SOUTH PHASE 3, VOLUME 83 OF OFFICIAL PLATS, PAGES 43-46, M.C.R.

SURVEYED REMAINDER

5.48 ACRES



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S45°00'27"E	21.21'
L2	N44°59'33"E	21.21'
L3	N45°00'27"E	21.21'
L4	N44°59'33"E	21.21'
L5	S45°00'27"E	21.21'
L6	N44°59'33"E	21.21'
L7	N45°00'27"E	21.21'
L8	N44°59'33"E	21.21'
L9	S44°59'33"E	21.21'

SEE SHEET 4

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL MONUMENTS ARE TO BE PLACED AT THE CORNERS OF THE LOTS AND AT THE INTERSECTIONS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- THE PROPOSED PRIVATE 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.

LOT 204
 4-OP-24

SCALE
 1" = 30'

RECEIVED 07/27/2023 15:39 FILE M:\2023\1\SURVEY Drawings\PHASE 1 TMAP1-03 MAP.dwg

TENTATIVE MAP No. 1319 **SUBDIVISION No. 5409** **STONE RIDGE WEST 108 - PHASE 1**

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 JULY 2023



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

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
 - FOUND 3/4" IRON PIPE STAMPED LS 4052 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE AS PER ANOTHER REFERENCE.
 - FOUND GPS MONUMENT, AS SHOWN ON SET (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
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PURSUANT TO SUBDIVISION MAP ACT SECTION 66495
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A T OR JOINT WITNESS CORNER

LEGEND RESTRICTED ACCESS

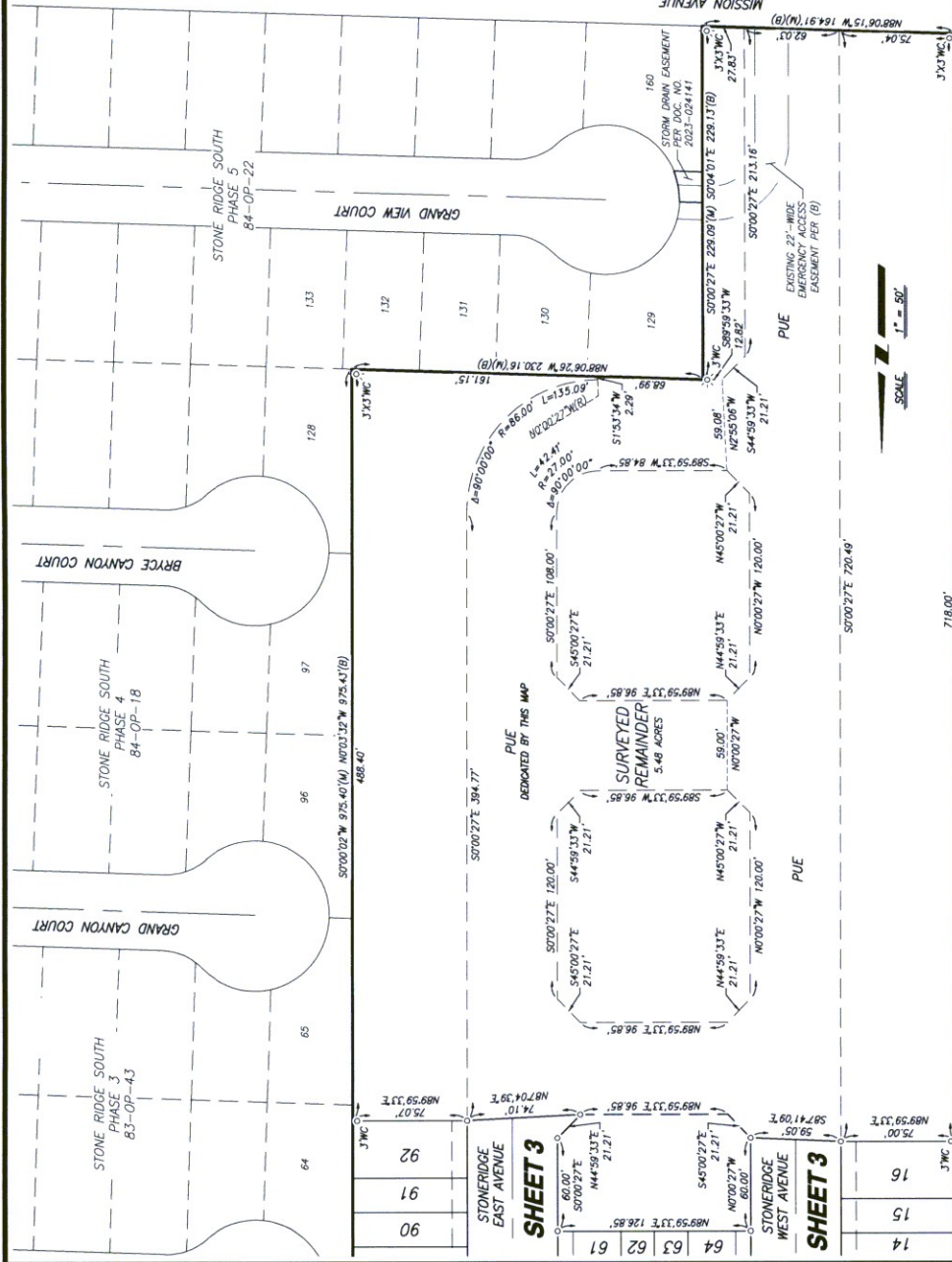
- OP OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SPN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- SDE PROPOSED PRIVATE STORM DRAIN EASEMENT
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REFERENCES

- (A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
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- (E) STONE RIDGE SOUTH PHASE 3, VOLUME 83 OF OFFICIAL PLATS, PAGES 43-46, M.C.R.

NOTES

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- ALL MONUMENTS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL PROPOSED INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- THE PROPOSED PRIVATE STORM DRAIN EASEMENTS (SDE) SHOWN ON THIS MAP ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ADJOINING LOTS AND ARE NOT DEDICATED TO THE PUBLIC BY THIS MAP.



SURVEY BOUNDARY NOTES (CONT'D)

THE EAST LINE OF THE PROPERTY WAS ESTABLISHED USING THE RECORDED MAPS OF THE PROPERTY LYING TO THE EAST. THESE ARE NOTED ON THIS SURVEY (ON SHEET 2). AT THE CORNERS OF THE PROPERTY, THE MONUMENTS SHOWN TO BE SET ALONG THE EAST LINE OF THE PROPERTY HAD BEEN SET. MOST OF THE STREETS WERE NOT PAVED, AND SO THE CENTERLINE MONUMENTS FOR THE STREETS WERE NOT ALL SET EITHER. THE MONUMENTS FOUND ARE THE MONUMENTS FOUND ON THE RECORD DATA. THE RECORD DATA FROM THOSE MAPS WAS HELD TO MATCH THE POSITION OF THE EASTERLY LINE OF THIS SUBDIVISION.

SURVEY BOUNDARY NOTES

THE PROPERTY SUBDIVIDED ON THIS MAP IS DESCRIBED AS A PORTION OF LOT 205 (REMAINDER) AS SHOWN ON THE MAP FOR STONE RIDGE SOUTH, PHASE 5 (VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.). THE MONUMENTS SHOWN AS THE FOUR CORNERS OF SAID LOT 205 WERE RECOVERED AS SHOWN ON THAT MAP. THE DISTANCE ALONG THE NORTH LINE WAS WITHIN 0.01' OF RECORD AND THE DISTANCE ALONG THE SOUTH LINE MATCHED RECORD. THE WEST CORNER OF SAID LOT 205 WAS FOUND AS THE LINE BETWEEN THE FOUND NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 205.