

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.

For: Yosemite & C, LLC, a California limited liability company

Neil Anguillo _____ Date: _____

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.

State of California _____
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) to whom the instrument was subscribed, and within instrument and 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 and official seal

Signature _____
Notary Public _____

Commission No. _____

Commission Expires _____
(DO NOT STAMP)

SOILS REPORT:
A soils report covering the land within the boundaries of the subdivision was made by Krazen & Associates, Inc. Geotechnical Engineering Division, 448 Mitchell Road, Suite C, Modesto, California 95354, bearing the date of December 2, 2020, a copy of which is on file with the City of Merced. Project No. 072-20062

GOLDEN VALLEY
ENGINEERING & SURVEYING
405 W. 10th Street • P.O. Box 249 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254
Job No. _____ 19250 F.B. _____ 237 Pg. _____ 40-42

TITLE REPORT

PRELIMINARY TITLE REPORT
Prepared by: Placer Title Company
Document: 0684425 2025
Date: 06/22/2025
Used in preparation of this plat
and considered a part hereto
by reference

COVENANTS, CONDITIONS & RESTRICTIONS

Covenants, Conditions and Restrictions, and any modifications thereof, for Yosemite Crossing are recorded as the following Document Numbers in Official Records of Merced County: 20210301077, 2021046550, 20210301078, 2021046549, 2022012425, 20210301079

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and YOSEMITE & G, LLC, for YOSEMITE CROSSING PHASE 3, recorded as Document Number _____ M.C.R.

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____.

IN WITNESS WHEREOF, I hereto set my hand this _____ day of _____, 20____.

Signature: Scott McBride, City Clerk

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

Matt H. May,
County Recorder

By: _____, Deputy

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 as on character and occupy the positions indicated state that all monuments are on character and occupy the positions indicated they are in those positions according to the plat or map of the said Subdivision Improvement as shown on 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.

Zachary T. Janz, L.S. 8664

Date: _____

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 this map is in compliance with all provisions of the Subdivision Map Act and Local Ordinances applicable at the time of the approval of the Tentative Map, have been complied with.

Signature: _____

Daryl Jordan, R.C.E. 58036
City Engineer

Date: _____

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.

Signature: _____

Joe M. Cardoso, F.L.S. 8651

Date: _____

VESTING TENTATIVE MAP NO. 1314
MAJOR SUBDIVISION No. 5429
YOSEMITE CROSSING PHASE 3

BEING A SUBDIVISION OF ADJUSTED REMAINDER AS SHOWN ON PARCELS MAP, PARCELS 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, MERGED COUNTY RECORDS, LIVING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASIN & MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.

SHEET 1 OF 2
APRIL 2025

VOLUME _____ PAGE _____

BASIS OF BEARINGS

The bearing N 00°44'22" E, for the East line of G Street, as shown on that certain map titled Yosemite Crossing Phase 1, recorded in Volume 84 of Official Plats at Pages 38, M.C.R., was used as the basis of bearing for this survey.

REFERENCES

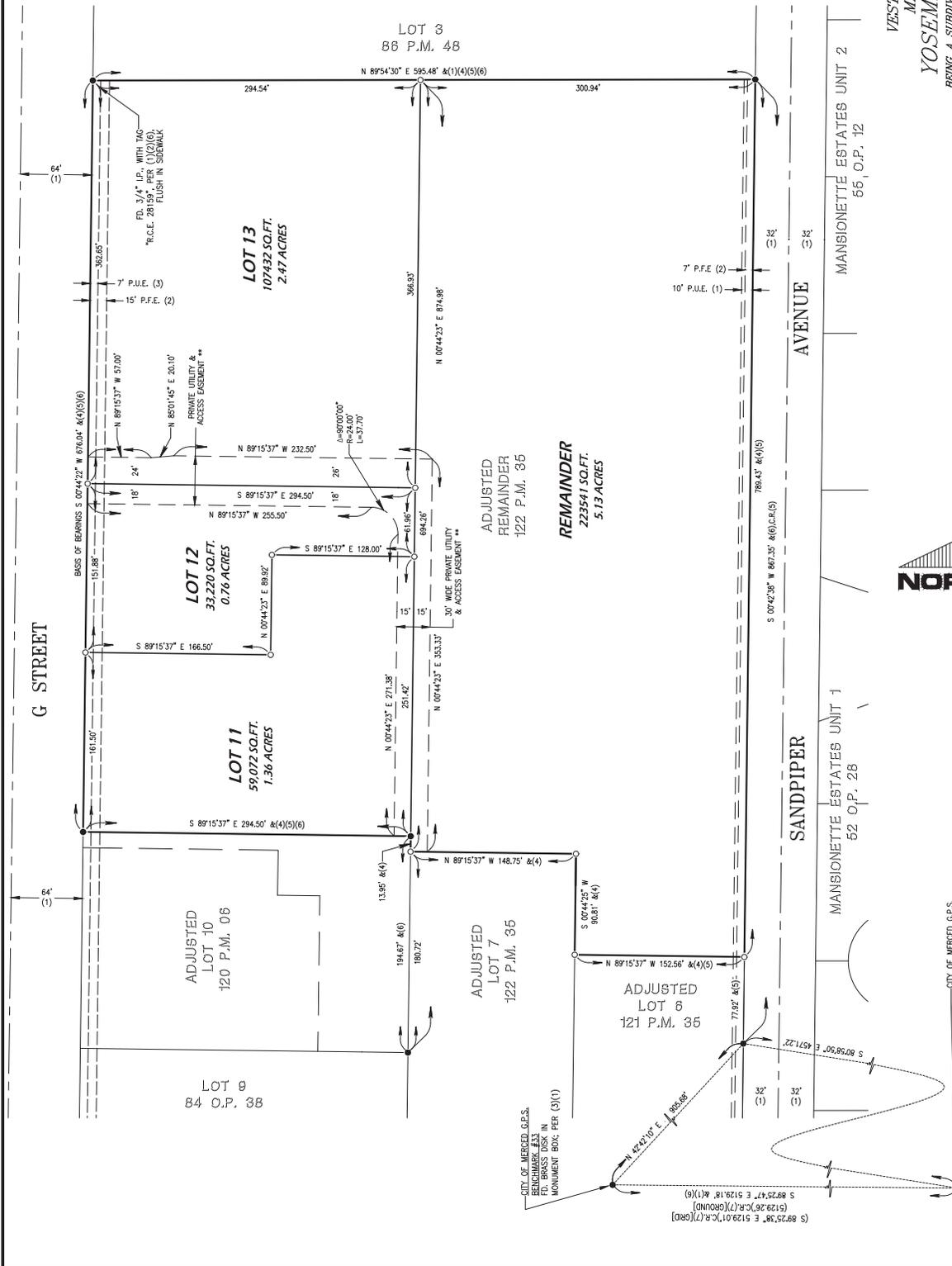
- (1) Yosemite Crossing Phase 1, Volume 84 of Official Plats, at Pages 38-41, M.C.R.
- (2) Mansionette Estates Unit 1, Volume 89 of Official Plats, at Pages 31-33, M.C.R.
- (3) Parcel Map for Spalding C. Whelan, Book 84, Parcel Maps, at Page 28, M.C.R.
- (4) Parcel Map for Yosemite Crossing, Book 122, Parcel Maps, at Pages 35-36, M.C.R.
- (5) Parcel Map for Yosemite Crossing, Book 121, Parcel Maps, at Pages 35-36, M.C.R.
- (6) Yosemite Crossing Phase 2, Volume 85 of Official Plats, at Pages 42-43, M.C.R.
- (7) Record of Survey for City of Merced of GPS Survey Control Network, Book 58, of Surveys, at Pages 38-41, M.C.R.

LEGEND

- Found and accepted 3/4" Iron Pipe with tag "L.S. 4052", Per (1) and/or (6).
- Set 3/4" Iron pipe, with tag "L.S. 8864"
- () Record data, per that certain numbered Reference, See references.
- C.R. Calculated From Reference Listed Herein
- FD. Found
- I.P. Iron Pipe
- M.C.R. Merced County Records
- O.P. Official Plats
- P.F.E. Public Facility Easement
- P.U.E. Public Utility Easement
- Survey Boundary

MAP NOTE

** The Private Utility and Access Easement per this map are for the benefit of Lot 1, Lot 2, Lot 3, Lot 4, and Lot 9 per Yosemite Crossing Phase 1, 84 O.P. 38, M.C.R., and for the benefit of Adjusted Crossing, 120 P.M. 6, M.C.R., and for the benefit of Adjusted Lot 6 per Parcel Map for Yosemite Crossing, 121 P.M. 35, M.C.R., and for the benefit of Adjusted 7 per Parcel Map for Yosemite Crossing, 122 P.M. 35, M.C.R., and for the benefit of 85 O.P. 42, M.C.R. and for the benefit of Lot 11, Lot 12, Lot 13, and Remainder per this map.



VESTING TENTATIVE MAP NO. 1314
 MAJOR SUBDIVISION No. 5429
YOSEMITE CROSSING PHASE 3
 BEING A SUBDIVISION OF ADJUSTED REMAINDER AS SHOWN ON PARCEL MAP FOR YOSEMITE CROSSING, RECORDED IN BOOK 122 OF PARCEL MAPS AT PAGES 35 & 36, MERGED COUNTY RECORDS LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.
 SCALE: 1" = 60'
 SHEET 2 OF 2
 APRIL 2025

CITY OF MERCED G.E.S. BENCHMARK IN MONUMENT BOX PER (3)(1)

ADJUSTED LOT 10
 120 P.M. 06

ADJUSTED LOT 7
 122 P.M. 35

ADJUSTED LOT 8
 121 P.M. 35

ADJUSTED REMAINDER
 122 P.M. 35
 223,541 SQ.FT.
 5.13 ACRES

LOT 11
 59,072 SQ.FT.
 1.36 ACRES

LOT 12
 33,220 SQ.FT.
 0.76 ACRES

LOT 13
 107,432 SQ.FT.
 2.47 ACRES

AVENUE
 66' O.P. 12

MANSIONETTE ESTATES UNIT 2
 55' O.P. 12

MANSIONETTE ESTATES UNIT 1
 52' O.P. 28

SANDPIPER

G STREET

LOT 9
 84 O.P. 38

Scale: 1" = 60'
 NORTH

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