

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.

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 AND THE STREET EASEMENT 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.

BLUEBERRY LANE, YUBA RIVER DRIVE, RIVER OAK DRIVE, BLUE WATER DRIVE, THE 27' WIDENING ALONG SOUTH COFFEE STREET, THE 40' WIDENING ALONG EAST CHILDS AVENUE, AND LOT A.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE PUBLIC FACILITIES EASEMENT SHOWN ON AND DEDICATED BY THE CROSSING AT RIVER OAKS, PHASE 1, FILED IN VOLUME 74 OF OFFICIAL PLATS, AT PAGES 20-22, MERCED COUNTY RECORDS, AND THE PUBLIC UTILITY EASEMENT AS DEDICATED BY DOCUMENT NO. 2007-022038 AND DOCUMENT NO. 2011-0252270, MERCED COUNTY RECORDS, IS HEREBY BEING ABANDONED AS SHOWN WITHIN THIS MAP.

I FURTHER STATE THAT I 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: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: Ridge Sutter
RIDGE SUTTER - SECRETARY

DATE: 10/3/2024

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 Stanislaus } s.s.

ON October 3rd, 2024, BEFORE ME, Tiffany A. Martinez

A NOTARY PUBLIC, PERSONALLY APPEARED Ridge Sutter

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: Tiffany A. Martinez COMMISSION NUMBER: 24-73026
PRINCIPAL COUNTY OF BUSINESS: Merced MY COMMISSION EXPIRES: 11/21/2027

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 66477.5, THE CITY OF MERCED SHALL RECONVEY TO THE SUBDIVIDER OR THE SUCCESSOR IN INTEREST, IF THE CITY OF MERCED MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH LOT A BEING DEDICATED HEREON NO LONGER EXISTS, OR THE PROPERTY OR ANY PORTIONS THEREOF ARE NOT NEEDED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

OWNER: TRS ENTERPRISES, INC.

ADDRESS: P.O. BOX 3520, MODESTO, CA 95352

TENTATIVE MAP NO. 1263

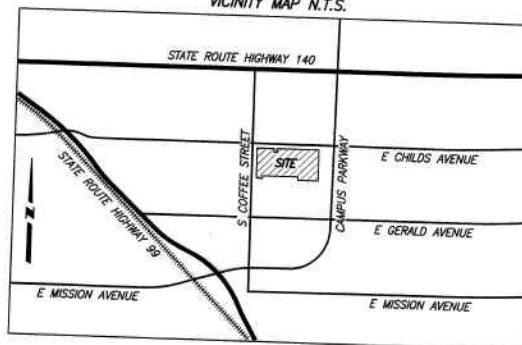
SUBDIVISION NO. 5417

THE CROSSING AT RIVER OAKS, PHASE 2

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
SEPTEMBER 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 548-9300

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY

ORDER NUMBER: FFORM-3012400679

DATE: JUNE 13, 2024

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

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5417, CROSSING AT RIVER OAKS, PHASE 2, RECORDED AS DOCUMENT NUMBER 2024-026745, M.C.R.

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON SEPTEMBER 12, 2024, BY KLEINFELDER, INC., AND UPDATED ON OCTOBER 28, 2024, BY TECHNICON ENGINEERING SERVICES, INC., AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

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

TYPE OF INTEREST: EASEMENT FOR DITCHES AND CANALS
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187, M.C.R.

TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402, M.C.R.

TYPE OF INTEREST: RIGHT OF WAY
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: DOC NO. 2008-006536, M.C.R.

TYPE OF INTEREST: ROAD DEDICATION; PUBLIC UTILITIES AND INCIDENTAL PURPOSES
IN FAVOR OF: THE CITY OF MERCED, A CALIFORNIA CHARTER MUNICIPAL CORPORATION
DEED REFERENCE: DOC NO. 2011-025270, M.C.R.

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 TRS ENTERPRISES, INC., CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, 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 RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 2ND DAY OF OCTOBER, 2024

MICHAEL HALTERMAN, P.L.S. 8040



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 7 DAY OF November, 2024

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 ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

RICHARD A. MADDOX, INTERIM CITY ENGINEER
R.C.E. 64705

DATE

11/7/24



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 21 DAY OF October, 2024, AND THAT THE COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, BLUEBERRY LANE, YUBA RIVER DRIVE, RIVER OAK DRIVE, BLUE WATER DRIVE, THE 27' WIDENING ALONG SOUTH COFFEE STREET, THE 40' WIDENING ALONG EAST CHILDS AVENUE, AND LOT A IN FEE (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS AND/OR DEDICATIONS ARE HEREBY ABANDONED:

THE PUBLIC FACILITIES EASEMENT SHOWN ON AND DEDICATED BY THE CROSSING AT RIVER OAKS, PHASE 1, FILED IN VOLUME 74 OF OFFICIAL PLATS, AT PAGES 20-22, MERCED COUNTY RECORDS, AND THE PUBLIC UTILITY EASEMENT AS DEDICATED BY DOCUMENT NO. 2007-022038 AND DOCUMENT NO. 2011-0252270, MERCED COUNTY RECORDS, IS HEREBY BEING ABANDONED AS SHOWN WITHIN THIS MAP.

SCOTT McBRIDE, CITY CLERK

DATE

11/7/24

RECORDER'S STATEMENT

NO. 2024026745

FILED THIS 7th DAY OF November, 2024 AT 11:32 A.M.

IN VOLUME 88 OF OFFICIAL PLATS, AT PAGES 1-3, M.C.R.

AT THE REQUEST OF TRS ENTERPRISES, INC.

FEES: 87.00

MATT H. MAX, COUNTY RECORDER

BY: PMH, DEPUTY

VOLUME 88 PAGE 1

TENTATIVE MAP NO. 1263 SUBDIVISION NO. 5417 THE CROSSING AT RIVER OAKS, PHASE 2

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
SEPTEMBER 2024

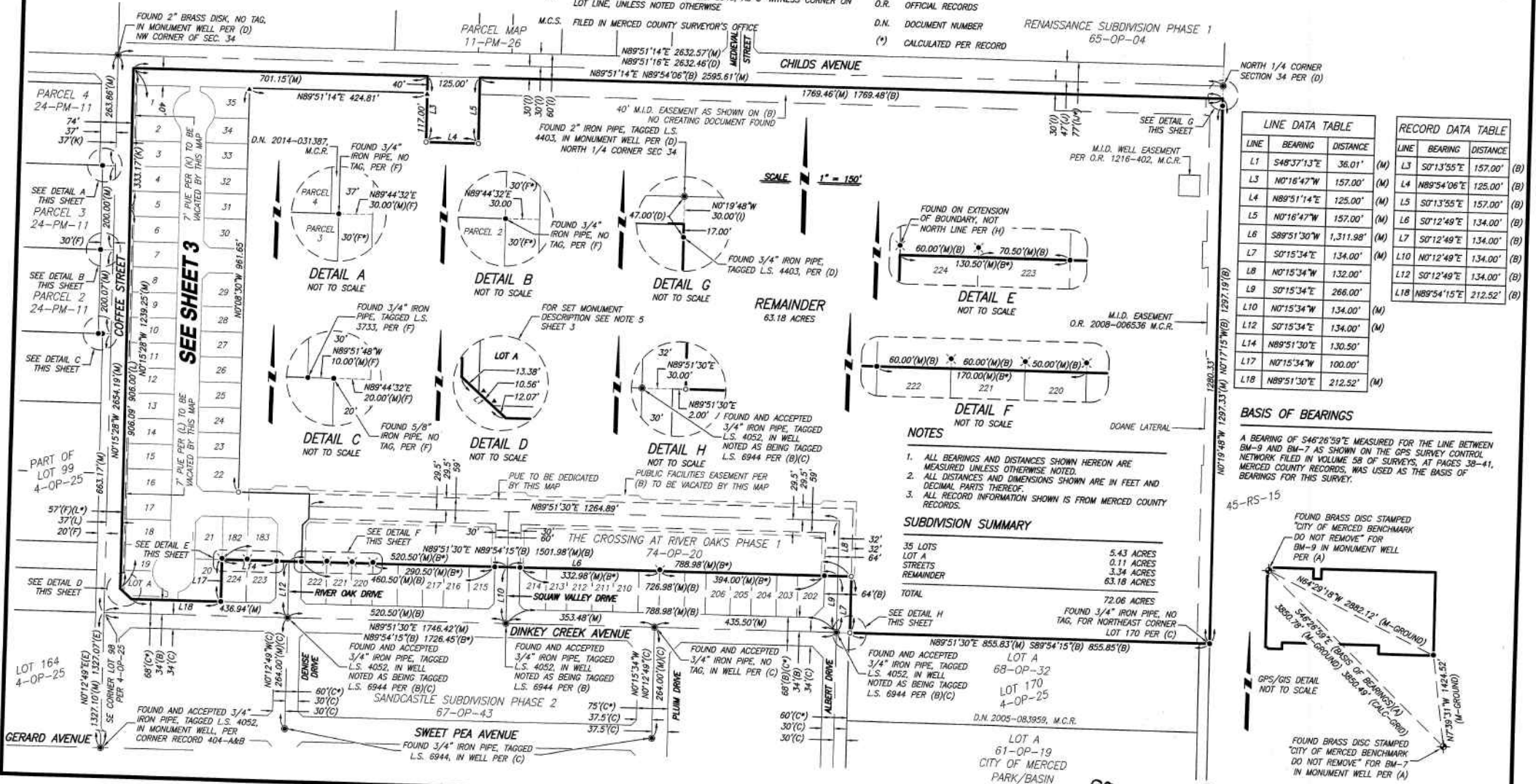
LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, PER (B), UNLESS NOTED OTHERWISE
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - 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
 - FOUND AND ACCEPTED 3/4" IRON PIPE 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, AS WITNESS CORNER, PER (G)(H)
 - SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE, UNLESS NOTED OTHERWISE

- M.C.R. MERCED COUNTY RECORDS
R.S. RECORD OF SURVEY
P.M. PARCEL MAP
O.P. OFFICIAL PLATS
(M) MEASURED ON THIS SURVEY
(R) RADIAL BEARING
PUE PUBLIC UTILITY EASEMENT
C42 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE
O.R. OFFICIAL RECORDS
D.N. DOCUMENT NUMBER
(*) CALCULATED PER RECORD

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
(B) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
(C) SANDCASTLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.; AS AMENDED BY BOOK 68 OF OFFICIAL PLATS, PAGES 32-34, M.C.R.
(D) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.
(E) SANDCASTLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 18-20, M.C.R.
(F) PARCEL MAPS, VOLUME 24, PAGE 11, M.C.R.
(G) CORNER RECORD 404-M, M.C.S.
(H) CORNER RECORD 404-L, M.C.S.
(I) RECORD OF SURVEYS, VOLUME 14, PAGE 15, M.C.R.
(J) RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65, PAGES 4-6, M.C.R.
(K) D.N. 2007-022038, M.C.R.
(L) D.N. 2011-025270, M.C.R.

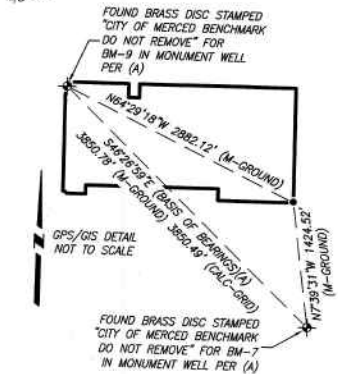


LINE DATA TABLE			RECORD DATA TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S48°37'13"E	36.01'	(M) L3	S0°13'55"E	157.00'
L3	N0°16'47"W	157.00'	(M) L4	N89°54'06"E	125.00'
L4	N89°51'14"E	125.00'	(M) L5	S0°13'55"E	157.00'
L5	N0°16'47"W	157.00'	(M) L6	S0°12'49"E	134.00'
L6	S89°51'30"W	1,311.98'	(M) L7	S0°12'49"E	134.00'
L7	S0°15'34"E	134.00'	(M) L10	N0°12'49"E	134.00'
L8	N0°15'34"W	132.00'	(M) L12	S0°12'49"E	134.00'
L9	S0°15'34"E	266.00'	(M) L18	N89°54'15"E	212.52'
L10	N0°15'34"W	134.00'	(M)		
L12	S0°15'34"E	134.00'	(M)		
L14	N89°51'30"E	130.50'			
L17	N0°15'34"W	100.00'			
L18	N89°51'30"E	212.52'	(M)		

BASIS OF BEARINGS

A BEARING OF S46°26'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

45-RS-15



NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

SUBDIVISION SUMMARY

35 LOTS	5.43 ACRES
LOT A	0.11 ACRES
STREETS	3.34 ACRES
REMAINDER	63.18 ACRES
TOTAL	72.06 ACRES

FOUND 3/4" IRON PIPE, NO TAG, FOR NORTHEAST CORNER LOT 170 PER (C)
N89°51'30"E 855.83'(M) S89°54'15'(B) 855.85'(B)
FOUND AND ACCEPTED 3/4" IRON PIPE, TAGGED L.S. 4052, IN WELL NOTED AS BEING TAGGED L.S. 6944 PER (B)(C)
D.N. 2005-083959, M.C.R.

