

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. 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 THE PUBLIC UTILITY EASEMENTS AND THE 10' WATERLINE EASEMENT, AS INDICATED IN THIS MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

MONACO DRIVE, ANISE COURT, CLARY COURT, SCARLET COURT, AND HORIZONS AVENUE.

WE HEREBY RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 92-104 TO AND FROM HORIZONS AVENUE.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE PORTION ON THE 10' WATERLINE EASEMENT AS DEDICATED BY THE MAP FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES, MERCED COUNTY RECORDS, LYING WITHIN ANISE COURT, AS DELINEATED ON THIS MAP, IS HEREBY BEING ABANDONED.

WE FURTHER STATE THAT WE 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: STONEFIELD HOME INC, A CALIFORNIA CORPORATION

BY: GREG HOSTETLER - PRESIDENT DATE:

TRUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

BY: DATE:

PRINT NAME AND TITLE:

NOTARY STATEMENT

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 } S.S.

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 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: COMMISSION NUMBER:

PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION EXPIRES:

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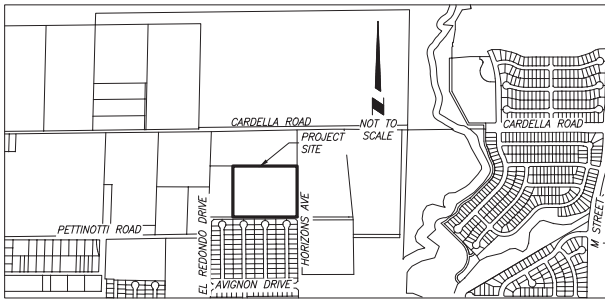
TENTATIVE MAP NO. 1313 SUBDIVISION NO. 5397 SAGE CREEK - PHASE 2

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE FINAL MAP FOR SAGE CREEK - PHASE 1, FILED FOR RECORD IN VOLUME OF OFFICIAL PLATS, AT PAGES THROUGH, MERCED COUNTY RECORDS, LYING WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA MARCH 2022



BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT FIDELITY NATIONAL TITLE COMPANY PREPARED BY: ORDER NUMBER: DATE: AFFECT:

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON APRIL 13, 2021 BY TECHNICON ENGINEERING SERVICES, INC. TES NO. 210186.001, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

RIGHT TO FARM STATEMENT

PER MERCED COUNTY ORDINANCE NO. 12133: THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, FLOWING, SPRAYING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.

THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICES CENTER (ASC) BOUNDARY, AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM THE NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

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 STONEFIELD HOME INC. IN AUGUST 2020. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2022, 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 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 FINAL MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS DAY OF , 20.

JOE M. CARDOSO, PLS 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 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.

MICHAEL R. BELTRAN II, CITY ENGINEER R.C.E. 83916

CITY CLERK'S CERTIFICATE

I, STEPHANIE R. DIETZ CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED AT A REGULAR MEETING BY THE CITY COUNCIL OF MERCED, STATE OF CALIFORNIA, HELD ON THE DAY OF , 20, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL OF MONACO DRIVE, ANISE COURT, CLARY COURT, SCARLET COURT, AND HORIZONS AVENUE, 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 EASEMENT IS HEREBY ABANDONED:

THE 10' WATERLINE EASEMENT AS DEDICATED BY THE MAP FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES, MERCED COUNTY RECORDS, LYING WITHIN ANISE COURT, AS DELINEATED ON THIS MAP, IS HEREBY BEING ABANDONED.

DATED THIS DAY OF , 20.

STEPHANIE R. DIETZ, CITY CLERK

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC. FOR SAGE CREEK PHASE 2, RECORDED AS DOCUMENT NUMBER, DATE, M.C.R.

RECORDER'S STATEMENT

DOC. # FILED THIS DAY OF , 20, AT M. IN VOLUME OF OFFICIAL PLATS AT PAGES, M.C.R. AT THE REQUEST OF STONEFIELD HOME, INC. FEE: MATT H. MAY, COUNTY RECORDER BY: , DEPUTY

ATTACHMENT 2 - Page 1

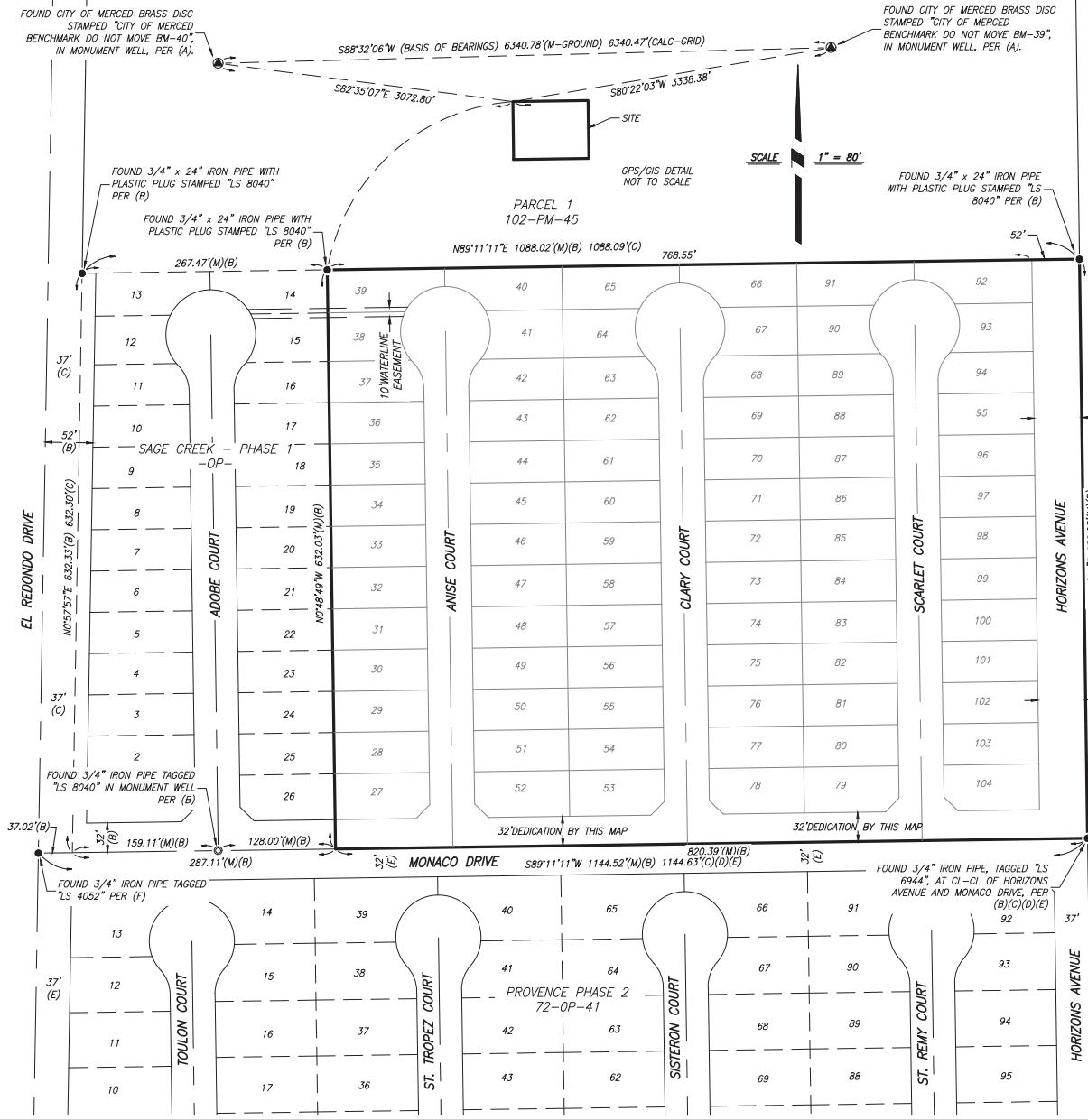
**TENTATIVE MAP NO. 1313
SUBDIVISION NO. 5397
SAGE CREEK - PHASE 2**

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE FINAL MAP FOR SAGE CREEK - PHASE 1, FILED FOR RECORD IN VOLUME ___ OF OFFICIAL PLATS, AT PAGES ___ THROUGH ___ MERCED COUNTY RECORDS, LYING WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2022

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



SCALE 1" = 80'



LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
 - 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
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL REAR LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
- 3'WC ○
- ////// RESTRICTED ACCESS
- CL CENTERLINE
 - D.N. DOCUMENT NUMBER
 - R.S. RECORD OF SURVEY
 - P.M. PARCEL MAP
 - O.P. OFFICIAL PLATS
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - SFN SEARCHED, FOUND NOTHING
 - PUE PUBLIC UTILITY EASEMENT
 - C42 CURVE TABLE REFERENCE

NOTES

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

BASIS OF BEARINGS

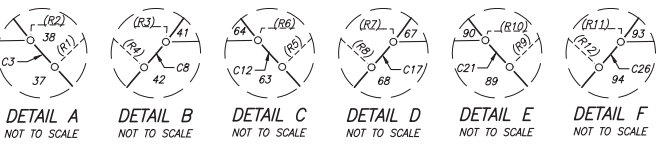
A BEARING OF S88°32'06"W WAS MEASURED FOR THE LINE BETWEEN GPS MONUMENT 39 AND GPS MONUMENT 40 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES

- (A) RECORD OF SURVEY FOR GPS CONTROL, FILED IN VOLUME 58 OF SURVEYS, AT PAGE 38-41, M.C.R.
- (B) SUBDIVISION MAP FOR SAGE CREEK - PHASE 1, ___-OP-___, M.C.R.
- (C) PARCEL MAP FOR YCH, FILED IN VOLUME 102 OF PARCEL MAPS, AT PAGES 45-46, M.C.R.
- (D) AMENDED PARCEL MAP, VOLUME 97, PAGE 11, M.C.R.
- (E) PROVENCE PHASE 2, VOLUME 72 OF OFFICIAL PLATS, PAGE 41, M.C.R.

PARCEL 1
102-PM-45

RADIAL TABLE		RADIAL TABLE	
(R1)	S45°30'10"W	(R7)	N51°34'03"W
(R2)	N49°56'25"E	(R8)	S47°07'48"E
(R3)	N51°34'03"W	(R9)	S45°30'10"W
(R4)	S47°07'48"E	(R10)	N49°56'25"E
(R5)	S45°30'10"W	(R11)	N51°34'03"W
(R6)	N49°56'25"E	(R12)	S47°07'48"E



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MARCH 2022

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PER (B) UNLESS OTHERWISE NOTED
 - 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
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL REAR LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER

RESTRICTED ACCESS

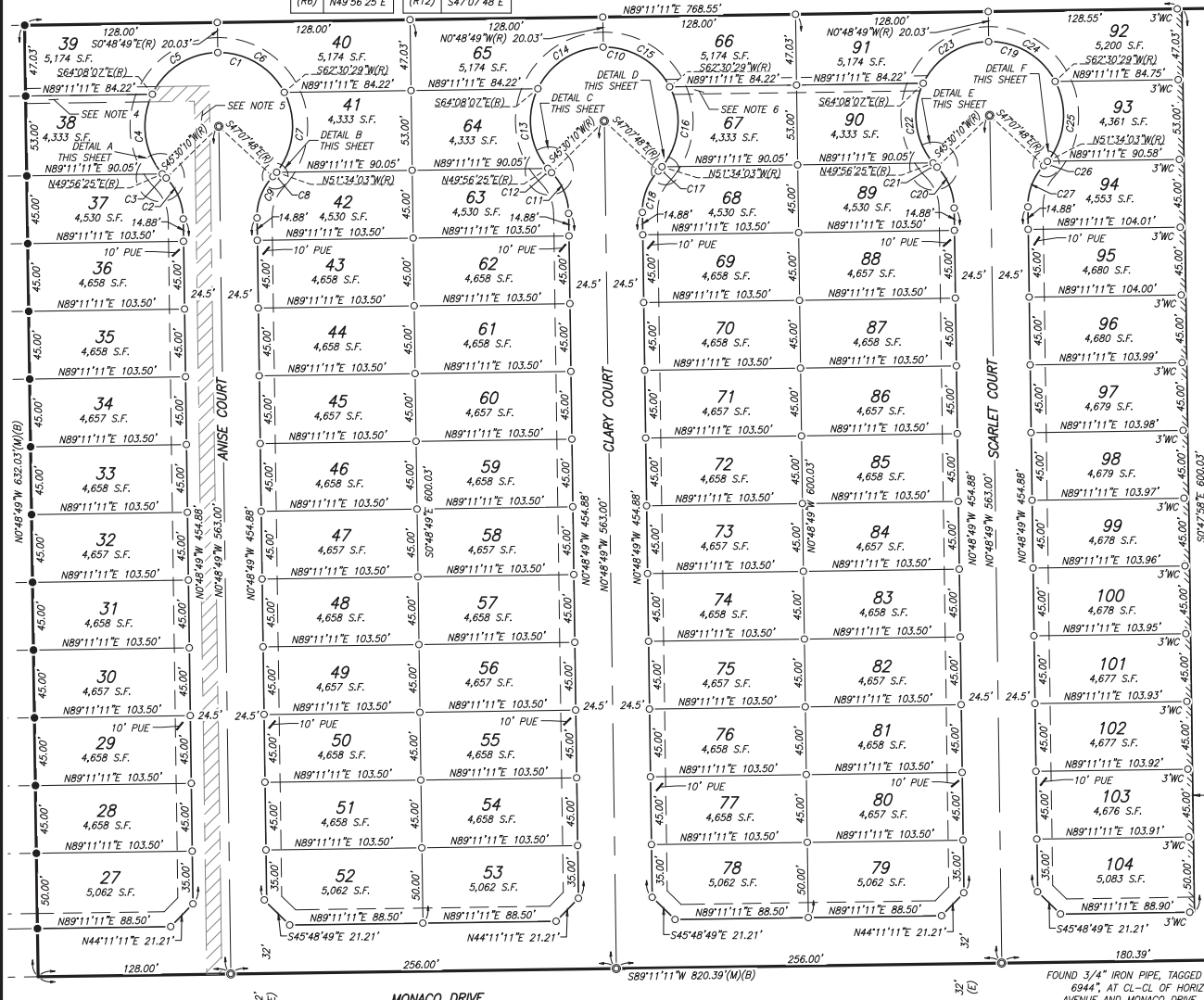
- CL CENTERLINE
- D.N. DOCUMENT NUMBER
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- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SFN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE

NOTES

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3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. EXISTING 10' WATERLINE EASEMENT PER (B).
5. PORTION OF 10' WATERLINE EASEMENT ABANDONED BY THIS MAP.
6. 10' WATERLINE EASEMENT DEDICATED BY THIS MAP.
7. SEE SHEET 2 FOR RECORD REFERENCES.

SUBDIVISION SUMMARY

65 LOTS	9.71 ACRES
STREETS	2.19 ACRES
TOTAL	11.90 ACRES



SCALE 1" = 50'

HORIZONS AVENUE

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	267°22'03"	49.00'	228.66'
C2	4°34'01"	39.50'	30.12'
C3	4°26'15"	49.00'	3.80'
C4	65°55'28"	49.00'	56.38'
C5	63°19'18"	49.00'	54.15'
C6	63°19'18"	49.00'	54.15'
C7	65°55'28"	49.00'	56.38'
C8	4°26'15"	49.00'	3.80'
C9	4°34'01"	39.50'	30.12'
C10	267°22'03"	49.00'	228.66'
C11	4°34'01"	39.50'	30.12'
C12	4°26'15"	49.00'	3.80'
C13	65°55'28"	49.00'	56.38'
C14	63°19'18"	49.00'	54.15'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	63°19'18"	49.00'	54.15'
C16	65°55'28"	49.00'	56.38'
C17	4°26'15"	49.00'	3.80'
C18	4°34'01"	39.50'	30.12'
C19	267°22'03"	49.00'	228.66'
C20	4°34'01"	39.50'	30.12'
C21	4°26'15"	49.00'	3.80'
C22	65°55'28"	49.00'	56.38'
C23	63°19'18"	49.00'	54.15'
C24	63°19'18"	49.00'	54.15'
C25	65°55'28"	49.00'	56.38'
C26	4°26'15"	49.00'	3.80'
C27	4°34'01"	39.50'	30.12'

FOUND 3/4" IRON PIPE, TAGGED "LS 6944", AT CL-CL OF HORIZONS AVENUE AND MONACO DRIVE, PER (B)(C)(D)(E)

VOLUME _____

PAGE _____

SHEET 3 OF 3