

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 PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY HEREBY HEREBY HEREBY OFFER FOR DEDICATION 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 INDICATED IN THIS MAP:
I ALSO HEREBY HEREBY HEREBY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

DIVAN STREET, BOONE STREET, AND ARCADE COURT, AS SHOWN ON 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: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

BY: GREG HOSTETLER, PRESIDENT DATE: _____

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

BY: _____ DATE: _____

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/HEY/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

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/HEY/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: _____

PRELIMINARY FOR REVIEW ONLY
DATE: 2023-10-25 11:59 FILE: M:\202292\Survey Drawings\Phase 1\PH1-01 CERT.dwg

**TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5407
RENAISSANCE 154- PHASE 1**

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____ TO _____ MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14, EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
OCTOBER 2023



BENCHMARK ENGINEERING, INC.
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FTM-3012300214
DATE: SEPTEMBER 7, 2023
USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC. A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5407, RENAISSANCE 154 - PHASE 1, RECORDED AS DOCUMENT NUMBER _____, M.C.R.

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION MAP NO. 5407, RENAISSANCE 154 - PHASE 1, IS FILED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66466(3)(A)(I) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTEREST HOLDERS OF RECORD HAVE BEEN OMITTED:
TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANAL AND INCIDENTAL PURPOSES
IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 331
TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANALS
IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 334
TYPE OF INTEREST: PUBLIC UTILITY EASEMENT
IN FAVOR OF: CITY OF MERCED
DEED REFERENCE: DOCUMENT NO. 2003-058637, OF OFFICIAL 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 ORDINANCES. 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 OCTOBER 31, 2024, OR BEFORE SAID SUBDIVISION MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____.

MICHAEL HALTERMAN, P.L.S. 8840
PROFESSIONAL LAND SURVEYOR - CALIFORNIA
No. 8840

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____.

JOE M. CARROSSO, 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 THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MIKE WEGLEY, INTERIM CITY ENGINEER
R.C.E. 45009

DATE _____

CITY CLERK'S CERTIFICATE

I, SCOTT MERRIUE, 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 _____, 20____, AT _____ M., PUBLIC, DIVAN STREET, BOONE STREET, AND ARCADE COURT (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT MERRIUE, CITY CLERK

DATE _____

RECORDER'S STATEMENT

NO. _____
FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.

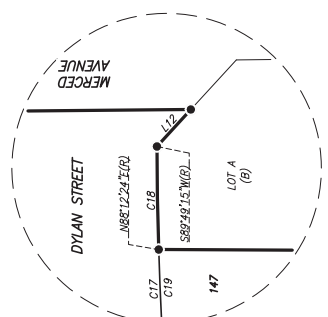
AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

FEE: _____
MATT H. MAY, COUNTY RECORDER
BY: _____, DEPUTY

TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5407
RENAISSANCE 154 - PHASE 1

SUBDIVISION SUMMARY

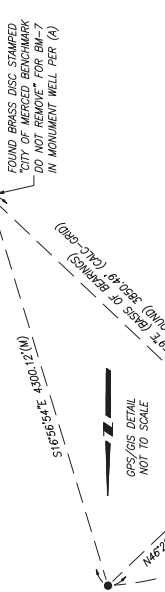
39 LOTS	3.33 ACRES
STREETS	1.40 ACRES
TOTAL	4.73 ACRES



BEING A SUBDIVISION OF LOT 1, AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 68 OF OFFICIAL PLATS, AT PAGES 1 TO 10, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MERCED, STATE OF CALIFORNIA
 OCTOBER 2023



BENCHMARK ENGINEERING, INC.
 4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356



NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE PIPE UNLESS OTHERWISE NOTED.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. SEE LINE AND CURVE DATA TABLES ON SHEET 3.

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (B) UNLESS OTHERWISE NOTED
- FOUND GPS MONUMENT PER (A)
- SET 3/4" x 24" IRON PIPE WITH PLASTIC PLUG TAGGED L.S. 8040
- OP OFFICIAL PLATS
- PUE PUBLIC UTILITY EASEMENT
- (M) MEASURED ON THIS SURVEY
- M.C.R. MERCED COUNTY RECORDS
- (R) RADIAL BEARING
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- * CALCULATED FROM RECORD LISTED HEREIN

REFERENCES

- A BEARING OF S46°26'39"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, PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) RENAISSANCE II, VOLUME 68 OF OFFICIAL PLATS, PAGES 1-10, M.C.R.
- (C) SIERRA VISTA UNIT 3, VOLUME 68 OF OFFICIAL PLATS, PHASES 28-31, M.C.R.
- (D) FINAL MAP FOR RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-6, M.C.R.

