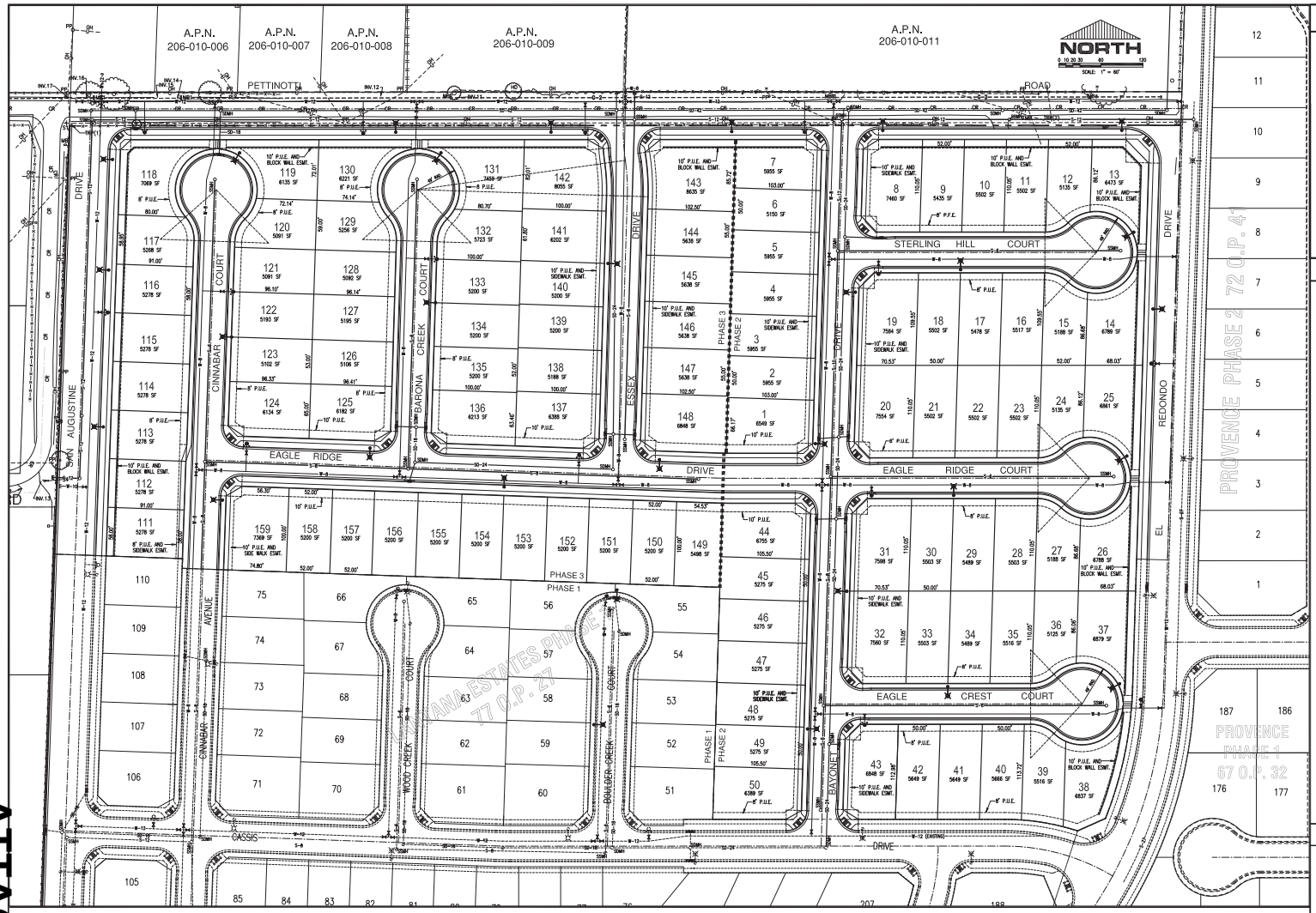
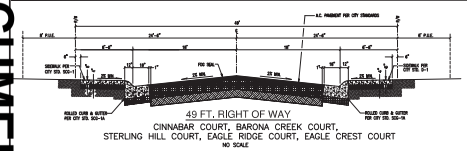
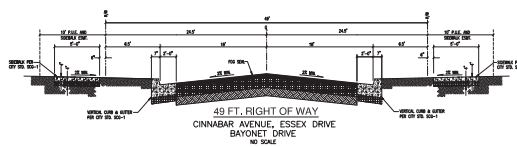
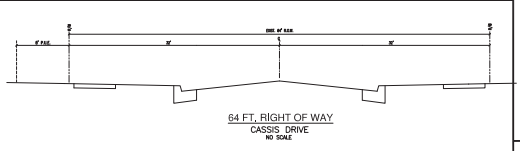




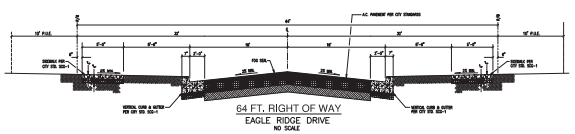
49 FT. RIGHT OF WAY
CINNABAR COURT, BARONA CREEK COURT, STERLING HILL COURT, EAGLE RIDGE COURT, EAGLE CREST COURT
NO SCALE



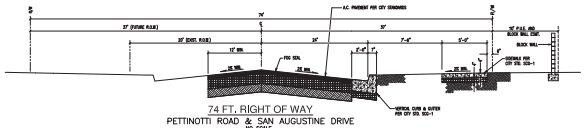
49 FT. RIGHT OF WAY
CINNABAR AVENUE, ESSEX DRIVE
BAYONET DRIVE
NO SCALE



64 FT. RIGHT OF WAY
CASSIS DRIVE
NO SCALE



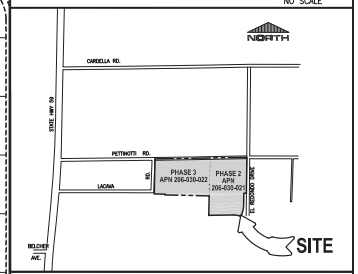
64 FT. RIGHT OF WAY
EAGLE RIDGE DRIVE
NO SCALE



74 FT. RIGHT OF WAY
PETTINOTTI ROAD & SAN AUGUSTINE DRIVE
NO SCALE

VICINITY MAP:

NO SCALE



TENTATIVE MAP NOTES:

INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080

1.) LOCATION MAP AS SHOWN HEREON.
2.) TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.
3.) OWNER: TIM RAZZARI & BOB RUCKER
c/o LUCY LOPEZ (BRENT SALES ACCOUNT CORP.
102 ALEXANDER AVENUE
MERCED, CA 95348
(209)
4.) SUBDIVIDER: SAME AS ABOVE
5.) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, Inc.
405 W. 19th STREET
MERCED, CA 95340
(209) 722-3200
6.) ACREAGE APPROXIMATELY 20.6 ACRES (GROSS)
7.) NO CONTOURS SHOWN. GROUND RELATIVELY FLAT
8.) LOCATIONS, NAMES, WIDTHS, RADII OF CURVES AND GRADES OF ALL EXISTING AND PROPOSED ROADS, STREETS IN AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.
9.) NO PROTECTIVE COVENANTS PROPOSED AT THIS TIME. PROTECTIVE COVENANTS TO BE RECORDED WITH FINAL MAP, IF ANY.
10.) LOCATION AND DESCRIPTION OF ALL EASEMENTS AS SHOWN HEREON. EIGHT FOOT PUBLIC FACILITY EASEMENTS TO BE PROVIDED ALONG ALL LOT FRONTAGES.
11.) LOCATION AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON.
12.) SEWAGE DISPOSAL BY CITY OF MERCED FACILITIES. STORM WATER DISPOSAL BY EXISTING SYSTEM TO CITY OF MERCED FACILITIES ADJACENT TO PROJECT SITE.
13.) PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUB-DIVISION.
14.) LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.
15.) CITY LIMIT LINES AS SHOWN
16.) INTENDED LAND USE: RESIDENTIAL R-1 5000. PROPOSED DENSITY: LOW DENSITY (4.8 UNITS PER GROSS ACRE.)
17.) APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.
18.) PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.
19.) DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT.
20.) EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREON.
21.) PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
22.) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.
23.) NO EXISTING TREES.
24.) AREA SUBJECT TO PERIODIC INUNDATION OF STORM WATER OVERFLOW TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LOCATION AND DIRECTION OF FLOW OF ALL WATER COURSES AS SHOWN HEREON. THE SITE IS WITHIN FLOOD ZONE 'X' PER F.I.R.M. MAP NUMBER 06047C0430 E EFFECTIVE DATE AUGUST 2, 1995 PREPARED BY F.E.M.A.
25.) ALL CUL-DE-SACS PER CITY OF MERCED STANDARD ST-4, (EXCEPT BULB RADIUS TO BE 49' RADIUS) WITH CURBS PAINTED RED AT BULB.

LEGEND:

	PROPOSED STREET LIGHT
CO	PROPOSED SEWER CLEAN OUT
BO	PROPOSED WATER BLOW OFF
FH	PROPOSED FIRE HYDRANT
S	PROPOSED SEWER SERVICE
W	PROPOSED WATER SERVICE
	DRAINAGE FLOW DIRECTION
+ 132.55	EXISTING GROUND ELEVATION
OR	EXISTING CROWN OF ROAD
W	PROPOSED WATER MAIN
S	PROPOSED SANITARY SEWER MAIN
SD	PROPOSED STORM DRAIN MAIN
SDMH	PROPOSED STORM DRAIN M.H.
SSMH	PROPOSED SANITARY SEWER M.H.
	PROPOSED WATER VALVE
	PROPOSED CATCH BASIN
	PROPOSED WHEEL CHAIR RAMP
P.F.E.	PUBLIC FACILITIES EASEMENT
C.T.	CURB TRANSITION
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
W	EXISTING WATER MAIN
S	EXISTING SANITARY SEWER MAIN
SD	EXISTING STORM DRAIN MAIN
	DECORATIVE 6' BLOCK WALL

DESCRIPTION:

BEING A SUBDIVISION OF
PARCELS 5, 10, 18, 19 AS SHOWN
ON THE "MAP OF BARNELL'S MERCED TRACT"
FILED FOR RECORD IN
VOLUME 6, OF OFFICIAL PLATS, AT PAGE 14
MERCED COUNTY RECORDS
SECTION 12, T.,7S.,R.13E., M.D.B.& M.

These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.

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PREPARED BY:

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ENGINEERING & SURVEYING
405 West 19th Street 95340
P.O. Box 349
Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description
1	-	-
-	-	-
-	-	-
-	-	-

It is the data responsibility prior to or during construction to notify the designer in writing of any personal errors or omissions in the plans and specifications of which a contractor has actual knowledge or which a reasonable person in the contractor's position should reasonably be aware. Written notification otherwise such personal errors or omissions shall be received from the designer prior to the start of onsite construction exceeding one week after the fact. The contractor shall be responsible for any defects in construction if these provisions are not adhered.

VESTING TENTATIVE SUBDIVISION MAP FOR
LANTANA ESTATES - PHASES 2 & 3
SECTION 12, T.7 S., R.13 E., M.D.B.& M.

CITY OF MERCED CALIFORNIA

ENGINEER

REGISTERED PROFESSIONAL ENGINEER JIANBO XU No. S4043 Exp. 9/30/2018 STRUCTURAL STATE OF CALIFORNIA

SHEET CONTENTS:
- Vesting Tentative Map
- .
- .
- .
- .

PREPARED FOR:

RAZZARI & RUCKER
c/o Lucy Lopez
Brent Sales Account Corp.
102 West Alexander Ave.
Merced, CA 95348
Ph.:

PROJECT DATA:
Date: July 2018
Scale: As Shown
Drawn By: Rick R.
Job. No.: 17-126

SHEET NUMBER:

VSTM

ATTACHMENT 3