

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 PREPARE AND RECOMMENDATION 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.

RIVER OAK DRIVE, RIVER OAK COURT, YUBA RIVER DRIVE, AND BLUE WATER DRIVE.

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: \_\_\_\_\_

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.

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 EXECUTED THE SAME IN HIS/HER/OTHER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/OTHER 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: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

TENTATIVE MAP NO. 1263  
SUBDIVISION NO. 5418

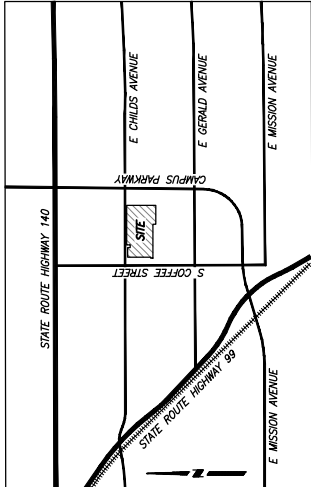
THE CROSSING AT RIVER OAKS, PHASE 3

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 2" IN VOLUME \_\_\_\_ OF OFFICIAL PLATS, PAGES \_\_\_\_, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT BASE DIABLO MERIDIAN

CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
OCTOBER 2024

**B** **BENCHMARK ENGINEERING**  
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
4265 SPYTHEA WAY, SUITE A, WOODSTOCK, CALIFORNIA, 95368 (209) 548-0008

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY  
ORDER NUMBER: FNM-1011400879  
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 STONEFIELD HOME, INC., A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5418, CROSSING AT RIVER OAKS, PHASE 3, 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 WAS PREPARED ON SEPTEMBER 12, 2005 BY KLEINFELDER, INC., AND UPDATED ON OCTOBER 28, 2021 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 86418(c)(3)(A)(V) 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  
DEED REFERENCE: BOOK 175, PAGE 181, 184, AND 187
- TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS  
DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402

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 THE CALIFORNIA SUBDIVISION MAP ACT. THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, OR BEFORE SAID 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**RECEIVED FOR REVIEW ONLY**  
MICHAEL HALTERMAN, P.L.S. 8840

CITY SURVEYOR'S STATEMENT

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JOE M. CAROSO, P.L.S. 8851

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION MAP ACT 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: \_\_\_\_\_

CITY CLERK'S CERTIFICATE

I, SCOTT MARRIAGE, 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, ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.C.R. PUBLIC RIVER OAK DRIVE, RIVER OAK COURT, YUBA RIVER DRIVE, AND BLUE WATER DRIVE IN FEE SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT MARRIAGE, CITY CLERK

DATE: \_\_\_\_\_

RECORDER'S STATEMENT

NO. \_\_\_\_\_ FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.C.R.  
IN VOLUME \_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_  
AT THE REQUEST OF STONEFIELD HOME, INC.

FEE: \_\_\_\_\_  
MATT H. MAY, COUNTY RECORDER  
BY: \_\_\_\_\_, DEPUTY

TENTATIVE MAP NO. 1263

SUBDIVISION NO. 5418

THE CROSSING AT RIVER OAKS, PHASE 3

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS, PHASE 2" IN VOLUME -- OF OFFICIAL PLATS, PAGES -- LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT BASE DIABLO MERIDIAN

CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

OCTOBER 2024

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, 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 L.S. 8040
  - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 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 (B)
  - FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, PER (C)
  - SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER ON LOT LINE

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREIN 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.

BASIS OF BEARINGS

A BEARING OF S46°29'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN, AND A BEARING OF S46°29'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES

- GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- THE CROSSING AT RIVER OAKS PHASE 2, VOLUME -- OF OFFICIAL PLATS, PAGES --, M.C.R.
- THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- SANDCASTLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.
- RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.

RENAISSANCE SUBDIVISION PHASE 1

65-OP-04

CHILD'S AVENUE

N89°51'14"E 1788.46'(M)(B)

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, AS A 3" WITNESS CORNER PER (B)

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FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, AS A 3" WITNESS CORNER PER (B)

NORTH 1/4 CORNER

SECTION 34 PER (E)

FOUND 3/4" IRON PIPE, TAGGED L.S. 4403, PER (E)

M.I.D. WELL EASEMENT PER O.R. 1216-402, M.C.R.

FOUND 3/4" IRON PIPE, TAGGED L.S. 4403, PER (E)

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SUBDIVISION SUMMARY

|           |             |
|-----------|-------------|
| 38 LOTS   | 4.35 ACRES  |
| STREETS   | 1.74 ACRES  |
| REMAINDER | 57.09 ACRES |
| TOTAL     | 63.18 ACRES |

| LINE DATA TABLE |             |          |
|-----------------|-------------|----------|
| LINE            | BEARING     | DISTANCE |
| L1              | S89°51'30"W | 170.17'  |
| L2              | N0°08'30"W  | 59.00'   |
| L3              | N44°47'58"E | 20.53'   |
| L4              | S07°15'34"W | 134.00'  |
| L5              | N07°15'34"E | 134.00'  |
| L6              | S07°15'34"E | 134.00'  |
| L7              | N07°15'34"W | 134.00'  |
| L8              | N07°16'47"W | 157.00'  |
| L9              | N89°51'14"E | 125.00'  |
| L10             | S07°16'47"E | 117.00'  |
| L11             | S89°51'30"W | 87.73'   |
| L37             | N07°15'34"W | 87.97'   |
| L38             | N07°15'34"W | 266.00'  |

TENTATIVE MAP NO. 1263

SUBDIVISION NO. 5418

THE CROSSING AT RIVER OAKS, PHASE 3

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS, PHASE 2" IN VOLUME --- OF OFFICIAL PLATS, PAGES --- LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT BASE DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA OCTOBER 2024



**BENCHMARK ENGINEERING**  
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
4885 SPYRIS WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 944-5000

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER  
FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, 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 L.S. 8040
  - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 8040 IN MONUMENT WELL
  - ✱ FOUND AND ACCEPTED 3/4" IRON PIPE, 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6844, AS WITNESS CORNER, PER (B)
  - FOUND 3/4" IRON PIPE, TAGGED L.S. 6844, PER (C)
  - ✱ SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER ON LOT LINE
- 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  
(\*) CALCULATED PER RECORD

NOTES

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- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

REFERENCES

- GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- SANCASTLE SUBDIVISION PHASE 2, VOLUME 87 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.
- RECORD OF SURVEYS, VOLUME 48, PAGES 15-16, M.C.R.

| CURVE DATA TABLE |            |        |        |
|------------------|------------|--------|--------|
| CURVE            | DELTA      | RADIUS | LENGTH |
| C1               | 38°39'25"  | 40.00' | 26.99' |
| C2               | 28°28'54"  | 49.00' | 24.36' |
| C3               | 85°23'59"  | 49.00' | 73.03' |
| C4               | 113°52'23" | 49.00' | 97.39' |
| C5               | 85°24'00"  | 49.00' | 73.04' |
| C6               | 28°28'54"  | 49.00' | 24.36' |
| C7               | 113°52'54" | 49.00' | 97.39' |

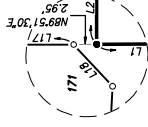
| CURVE DATA TABLE |           |         |        |
|------------------|-----------|---------|--------|
| CURVE            | DELTA     | RADIUS  | LENGTH |
| C8               | 38°39'25" | 40.00'  | 26.99' |
| C9               | 47°05'59" | 329.50' | 23.54' |
| C10              | 6°33'13"  | 300.00' | 34.31' |
| C11              | 5°31'26"  | 270.50' | 26.08' |
| C12              | 6°40'17"  | 300.00' | 34.93' |
| C13              | 1°01'43"  | 300.00' | 5.39'  |
| C14              | 5°38'34"  | 300.00' | 29.54' |

| RADIAL BEARING DATA |             |  |  |
|---------------------|-------------|--|--|
| RADIAL              | BEARING     |  |  |
| (R1)                | N88°02'52"W |  |  |
| (R2)                | N84°37'04"W |  |  |
| (R3)                | N79°57'59"W |  |  |
| (R4)                | S14°38'01"W |  |  |
| (R5)                | S14°55'33"E |  |  |
| (R6)                | N79°40'57"E |  |  |
| (R7)                | N83°35'18"W |  |  |

| LINE DATA TABLE |             |          |        |
|-----------------|-------------|----------|--------|
| LINE            | BEARING     | DISTANCE |        |
| L1              | S89°51'30"W | 170.17'  | (M)(B) |
| L2              | N70°08'30"W | 59.00'   | (M)(B) |
| L3              | S44°47'58"W | 20.53'   | (M)(B) |
| L4              | S89°51'30"W | 90.68'   | (M)(B) |
| L5              | S89°51'30"W | 21.21'   | (M)(B) |
| L6              | S89°51'30"W | 85.00'   | (M)(B) |
| L7              | S89°51'30"W | 21.21'   | (M)(B) |
| L8              | S45°08'30"E | 87.73'   | (M)(B) |
| L9              | N44°51'30"E | 21.21'   | (M)(B) |
| L10             | N89°51'30"E | 85.00'   | (M)(B) |
| L11             | N89°51'30"E | 259.00'  | (M)(B) |
| L12             | N89°51'30"E | 81.27'   | (M)(B) |

| LINE DATA TABLE |             |          |        |
|-----------------|-------------|----------|--------|
| LINE            | BEARING     | DISTANCE |        |
| L23             | S45°08'30"W | 21.21'   | (M)(B) |
| L24             | N45°08'30"W | 21.21'   | (M)(B) |
| L25             | S45°08'30"W | 21.21'   | (M)(B) |
| L26             | S89°51'30"W | 85.00'   | (M)(B) |
| L27             | N89°51'30"E | 85.00'   | (M)(B) |
| L28             | S45°08'30"E | 21.21'   | (M)(B) |
| L29             | N44°51'30"E | 21.21'   | (M)(B) |
| L30             | N89°51'30"E | 85.00'   | (M)(B) |
| L31             | N89°51'30"E | 259.00'  | (M)(B) |
| L32             | N89°51'30"E | 81.27'   | (M)(B) |

| LINE DATA TABLE |             |          |        |
|-----------------|-------------|----------|--------|
| LINE            | BEARING     | DISTANCE |        |
| L33             | N89°51'30"E | 81.27'   | (M)(B) |
| L34             | S70°08'46"E | 11.62'   | (M)(B) |
| L35             | N70°08'46"W | 11.62'   | (M)(B) |
| L36             | S71°53'54"E | 87.97'   | (M)(B) |
| L37             | N71°53'54"W | 266.00'  | (M)(B) |
| L38             | N89°51'30"E | 105.00'  | (M)(B) |
| L39             | N89°51'30"E | 266.00'  | (M)(B) |



DETAIL D  
NOT TO SCALE

SCALE 1" = 90'

