

TITLE REPORT

PRELIMINARY TITLE REPORT
WFC National Title Insurance Company
24-107122
December 28, 2023
Used in preparation of this plat
Affected in part hereto
by reference

OMITTED SIGNATURES

PURSUANT TO SECTION 66438(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT,
THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

- (1) **EASEMENT**
In Favor of:
Purpose: Merced Irrigation District
an easement for ditches and canals and
appurtenances thereto and incidental purposes.
Recorded: May 25, 1985 in Book 1 of Mining Claims and Water
Rights, Page 86 of Official Records of Merced County
- (2) **EASEMENT**
Reserved by: Archibald C. Shaw, Jr., et ux
Purpose: Right of entry incidental to the exception and
reservation of all mines and minerals and
appurtenances thereto.
Recorded: November 15, 1943 in Vol. 760, Page 421 of Official
Records of Merced County.

SOILS REPORT

A soils report covering the land within the boundaries of the subdivision
was prepared by J.S. Cal Inc., 230 Redwood Avenue, Suite 100, Mendocino, CA
95629 on the 11th day of October 27, 2023, a copy of which is on file
with the City of Merced.

Project No. 28-14800

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and **REONDO AND CARDELLA
LLC**, for **ROYAL WOOD ESTATES PHASE I** recorded as Document Number
_____, M.C.R.

ACKNOWLEDGEMENT

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 _____
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.

Signature _____ Commission No. _____
Commission Expires _____ (DO NOT STAMP)

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 held on _____ day of _____, 20____, at _____
Court did not object thereto. I, the undersigned, do hereby certify that the
Court, the additional right-of-way along El Redondo Drive and Pettinoti Road all as
shown on this map, in fee (subject to subdivision improvements being accept by the
City of Merced), all easements and other dedications indicated on this map.

IN WITNESS WHEREOF, I hereto set my hand this _____ day of
_____, 20____.

Signature: Scott McBride, City Clerk

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 recording of this Subdivision Map as shown within
the exterior boundary lines.

We also hereby irrevocably offer for dedication in fee the real property
described below for public purposes to the City of Merced.

Surrey Street, Garden City Road, Greenville Court, the additional
_____ wide Public Utility Easements, and the 20' wide Sidewalk Easement as
shown on this map.

We also hereby irrevocably offer for dedication the real property described
below as an easement for public purposes to the City of Merced.

The 25' wide the Temporary Emergency Vehicle Access Easement, the 10'
wide Public Utility Easements, and the 20' wide Sidewalk Easement as
shown on this map.

We further state that we know of no easement or structure existing with
the land herein offered for dedication to the public, other than public
utilities easements.

Signature _____ Name _____ Title _____ Date _____
For: **Reondo and Cardella, LLC**, A California Limited Liability Company.

Signature: **Surinder Kaur Virk**, President of Trust, recorded March 17, 2023 as Document
Number 2023008013, in Official Records of Merced County

ACKNOWLEDGEMENT

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 _____
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.

Signature _____ Commission No. _____
Commission Expires _____ (DO NOT STAMP)



GOLDEN VALLEY
ENGINEERING & SURVEYING
405 W. 16th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. _____ F.B. _____ Pg. 1-4

SURVEYOR'S STATEMENT
This map was prepared by me or under my direction and is based upon a
title search, field notes, and other records and information available to me
and a physical inspection of the land to be subdivided. I am a duly licensed
and duly qualified surveyor in the State of California. I was employed on
and I certify that this Final Map substantially conforms to the approved or
conditionally approved tentative map, if any, and that all monuments shown
hereon will be set by July 1, 2026 and will be of the character and occupy the
positions indicated and are sufficient to enable the survey to be retraced.

Signature: Zachary T. Jantz, L.S. 8664
Dated: _____

CITY ENGINEER'S STATEMENT

I hereby state that I have examined this map and that the subdivision
as shown hereon is substantially the same as it appeared on the
tentative map. I have also examined the application for the subdivision
provisions of the California Subdivision Map Act and local ordinance
applicable at the time of approval of tentative map have been
complied with.

Signature: Daryl Jordan, R.C.E. 56038
City Engineer

Date: _____

CITY SURVEYOR'S STATEMENT

I hereby state that I have examined this Final Map and it complies with all
provisions of Chapter 2 of the Subdivision Map Act and that I am satisfied that
this Final Map is technically correct.

Signature: Joe M. Cardoso, P.L.S. 8651
Date: _____

RECORDER'S STATEMENT
No. _____ M. in
Filed this _____ day of _____, 20____, at _____, in
Book _____ of Official Plat at Pages _____ at the request of Golden
Valley Engineering & Surveying, Inc.
Fee: _____

Matt H. Mey,
County Recorder
By: _____, Deputy

TENTATIVE MAP No. 4092
SUBDIVISION MAP No. 5413
ROYAL WOOD ESTATES PHASE I
BRING A SUBDIVISION OF LOTS 4 AND 11 AS SHOWN ON BARNELL'S
MERGED TRACT, RECORDED IN VOLUME 6 OF OFFICIAL PLATS, PAGE
14, MERCED COUNTY RECORDS LYING WITHIN SECTION 12, T.7.S.,
R.13.E., M.D.B.&M. IN THE CITY OF MERCED, STATE OF CALIFORNIA.

VOL. _____ SHEET 1 OF 3 SEPTEMBER 2023
PAGE _____



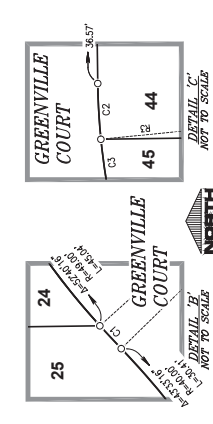
BASES OF BEARINGS & REFERENCES
See Sheet 2.

CURVE TABLE		LINE TABLE	
CURVE #	DELTA	RADIUS	LENGTH
C1	002°14'56"	49.00	1.92
C2	004°55'35"	40.00	3.44
C3	038°37'41"	40.00	26.97
C4	022°46'03"	49.00	19.47
C5	031°07'34"	40.00	21.77
C6	01222°42'	40.00	8.64

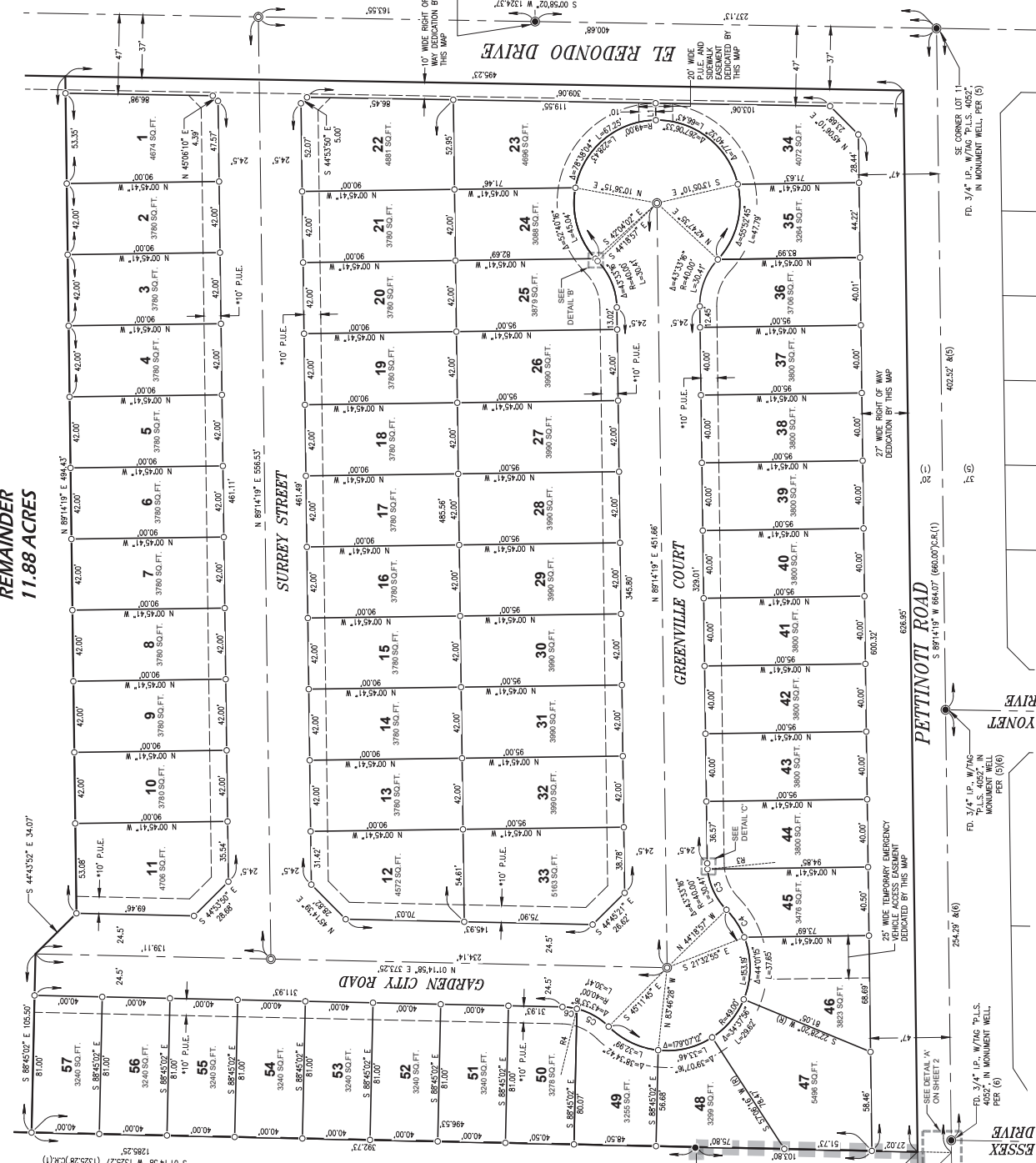
RADIUS TABLE	
RADIUS #	DIRECTION
R3	S05°41'16"E
R4	N76°22'20"W

LEGEND

- Found monument as noted
- Found monument in monument well as noted
- Set 3/4" iron pipe, with tag "I.S. 8664"
- Set 3/4" iron pipe, with tag "I.S. 8664"
- Record data per that, certain numbered references. See References.
- () Radial Bearing
- (R) Document No. in Official Records of Merced County
- FD. Found
- I.P. Iron Pipe
- M.C.R. Merced County Records
- O.P. Official Plats
- P.M. Parcel Map
- P.U.E. Public Utility Easement
- *10' P.U.E. 10' Wide Public Utility Easement Dedicatied by this Map
- Survey Boundary



REMAINDER
11.88 ACRES



TENTATIVE MAP No. 4092
SUBDIVISION MAP No. 5413
ROYAL WOOD ESTATES PHASE 1
BRING A SUBDIVISION OF LOTS 4 AND 11 AS SHOWN ON BARRELL'S MERCED TRACT, RECORDED IN VOLUME 6 OF OFFICIAL PLATS, PAGE 14, MERCED COUNTY RECORDS LYING WITHIN SECTION 12, T.7.S., R.13.E., M.D.B.&M. IN THE CITY OF MERCED, STATE OF CALIFORNIA.
SEPTEMBER 2023
SCALE: 1" = 40'
SHEET 3 OF 3
PAGE _____

VOL. _____

DRIVE
BAYONET

DRIVE
ESSEX