

RESOLUTION NO. 2024-____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE CROSSING AT RIVER OAKS, PHASE 2
SUBDIVISION #5417**

WHEREAS, a Tentative Subdivision Map for the Crossing at River Oaks, Phase 2 Subdivision was approved on December 8, 2004, by the Planning Commission; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the tentative map was granted extensions by the State of California and the City of Merced extending the life of the tentative map to June 8, 2025; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section

15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

2. The Final Map is in substantial compliance with the Tentative Map.
3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.
4. The Final Map is consistent with applicable general and specific plans.
5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
6. The site is physically suitable for the proposed type of development.
7. The site is physically suitable for the proposed density of development.
8. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.
9. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
10. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
11. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Crossing at River Oaks, Phase 3 Subdivision, as shown on the map attached as Exhibit A and incorporated herein by this reference, and does hereby accept on behalf of the public all streets, courts, avenues, public utility easements, public facility easements, and other public areas as shown on the map.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the 21 day of October 2024 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

Craig Cornwell 10/10/2024
City Attorney Date

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 CONSENT TO THE PREPARATION AND RECORDATION 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.

BLUEBERRY LANE, YUBA RIVER DRIVE, RIVER OAK DRIVE, BLUE WATER DRIVE, THE 27' WIDENING ALONG SOUTH COFFEE STREET, THE 40' WIDENING ALONG EAST CHILDS AVENUE, AND LOT A.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE PUBLIC FACILITIES EASEMENT SHOWN ON AND DEDICATED BY THE CROSSING AT RIVER OAKS, PHASE 1, FILED IN VOLUME 74 OF OFFICIAL PLATS, AT PAGES 20-22, MERCED COUNTY RECORDS, AND THE PUBLIC UTILITY EASEMENT AS DEDICATED BY DOCUMENT NO. 2007-022038 AND DOCUMENT NO. 2011-0252270, MERCED COUNTY RECORDS, IS HEREBY BEING ABANDONED AS SHOWN WITHIN 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: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: RIDGE SUTTER - SECRETARY 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 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/HEY 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: _____

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

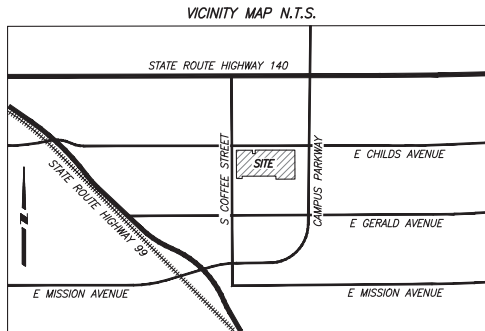
PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 66477.5, THE CITY OF MERCED SHALL RECONVEY TO THE SUBDIVIDER OR THE SUCCESSOR IN INTEREST, IF THE CITY OF MERCED MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH LOT A BEING DEDICATED HEREON NO LONGER EXISTS, OR THE PROPERTY OR ANY PORTIONS THEREOF ARE NOT NEEDED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

OWNER: TRS ENTERPRISES, INC. ADDRESS: P.O. BOX 3520, MODESTO, CA 95352

TENTATIVE MAP NO. 1263 SUBDIVISION NO. 5417 THE CROSSING AT RIVER OAKS, PHASE 2

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2024

BENCHMARK ENGINEERING CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING 4286 8PTREB WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 540-9300



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY ORDER NUMBER: FTOM-3012400679 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 TRS ENTERPRISES, INC. A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5417, CROSSING AT RIVER OAKS, PHASE 2, 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 66436(a)(3)(A)(i) 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 IN FAVOR OF: MERCED IRRIGATION DISTRICT DEED REFERENCE: BOOK L OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187, M.C.R.

TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS IN FAVOR OF: MERCED IRRIGATION DISTRICT DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402, M.C.R.

TYPE OF INTEREST: RIGHT OF WAY IN FAVOR OF: MERCED IRRIGATION DISTRICT DEED REFERENCE: DOC NO. 2008-006536, M.C.R.

TYPE OF INTEREST: ROAD DEDICATION; PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF: THE CITY OF MERCED, A CALIFORNIA CHARTER MUNICIPAL CORPORATION DEED REFERENCE: DOC NO. 2011-025270, M.C.R.

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 TRS ENTERPRISES, INC., IN JANUARY 2021. 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 DECEMBER 31, 2025, OR BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE CITY OF MERCED, 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____.

DIANE LINDENBARY, FIDELITY NATIONAL TITLE COMPANY MICHAEL HALTERMAN, P.L.S. 8040

CITY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, 20____.

JOE M. CARDOSO, 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 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 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, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____, AND THAT THE COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, BLUEBERRY LANE, YUBA RIVER DRIVE, RIVER OAK DRIVE, BLUE WATER DRIVE, THE 27' WIDENING ALONG SOUTH COFFEE STREET, THE 40' WIDENING ALONG EAST CHILDS AVENUE, AND LOT A 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 EASEMENTS AND/OR DEDICATIONS ARE HEREBY ABANDONED:

THE PUBLIC FACILITIES EASEMENT SHOWN ON AND DEDICATED BY THE CROSSING AT RIVER OAKS, PHASE 1, FILED IN VOLUME 74 OF OFFICIAL PLATS, AT PAGES 20-22, MERCED COUNTY RECORDS, AND THE PUBLIC UTILITY EASEMENT AS DEDICATED BY DOCUMENT NO. 2007-022038 AND DOCUMENT NO. 2011-0252270, MERCED COUNTY RECORDS, IS HEREBY BEING ABANDONED AS SHOWN WITHIN THIS MAP.

SCOTT McBRIDE, 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 TRS ENTERPRISES, INC.

FEE: _____ MATT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY



PRELIMINARY FOR REVIEW ONLY

Exhibit A

TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5417
THE CROSSING AT RIVER OAKS, PHASE 2

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
 CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 SEPTEMBER 2024

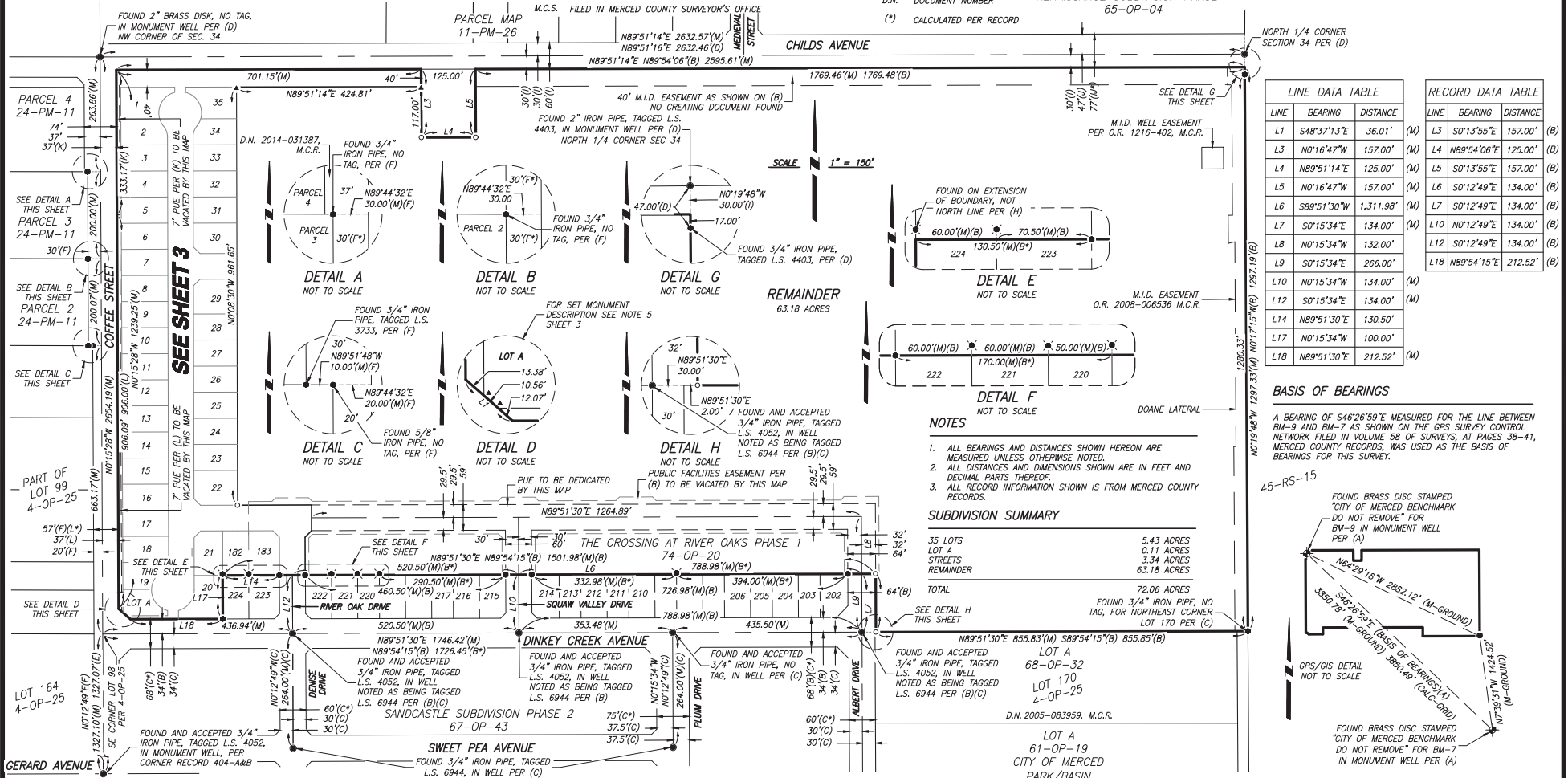
LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, 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 LS 8040
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 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 (G)(H)
 - ▲ SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE, UNLESS NOTED OTHERWISE
- M.C.R. MERCED COUNTY RECORDS
 R.S. RECORD OF SURVEY
 P.M. PARCEL MAP
 O.P. OFFICIAL PLATS
 (M) MEASURED ON THIS SURVEY
 (R) RADIAL BEARING
 P.U.E. PUBLIC UTILITY EASEMENT
 C42 CURVE TABLE REFERENCE
 L99 LINE TABLE REFERENCE
 O.R. OFFICIAL RECORDS
 D.N. DOCUMENT NUMBER
 (*) CALCULATED PER RECORD

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
 (B) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
 (C) SANDCASTLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R. AS AMENDED BY BOOK 68 OF OFFICIAL PLATS, PAGES 32-34, M.C.R.
 (D) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.
 (E) SANDCASTLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 18-20, M.C.R.
 (F) PARCEL MAPS, VOLUME 24, PAGE 11, M.C.R.
 (G) CORNER RECORD 404-M, M.C.S.
 (H) CORNER RECORD 404-L, M.C.S.
 (I) RECORD OF SURVEYS, VOLUME 14, PAGE 15, M.C.R.
 (J) RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65, PAGES 4-6, M.C.R.
 (K) D.N. 2007-022038, M.C.R.
 (L) D.N. 2011-025270, M.C.R.

RENAISSANCE SUBDIVISION PHASE 1
 65-OP-04



TENTATIVE MAP NO. 1263

SUBDIVISION NO. 5417

THE CROSSING AT RIVER OAKS, PHASE 2

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
SEPTEMBER 2024

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON 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.
- FOR COMPLETE RECORD DATA SEE SHEET TWO.
- DIRECT VEHICULAR ACCESS OF LOTS 20 AND 21 TO AND FROM BLUEBERRY LANE IS RELINQUISHED BY THIS MAP.

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, 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 LS 8040
- ⊙ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 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 (G)(H)
- ▲ SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE, UNLESS NOTED OTHERWISE

M.C.S. FILED IN MERCED COUNTY SURVEYOR'S OFFICE

M.C.R. MERCED COUNTY RECORDS

- 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
- D.N. DOCUMENT NUMBER
- (*) CALCULATED PER RECORD

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (C) SANDCASTLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.; AS AMENDED BY BOOK 68 OF OFFICIAL PLATS, PAGES 32-34, M.C.R.
- (D) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.
- (E) SANDCASTLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 18-20, M.C.R.
- (F) PARCEL MAPS, VOLUME 24, PAGE 11, M.C.R.
- (G) CORNER RECORD 404-M, M.C.S.
- (H) CORNER RECORD 404-L, M.C.S.
- (I) RECORD OF SURVEYS, VOLUME 14, PAGE 15, M.C.R.
- (J) RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65, PAGES 4-6, M.C.R.
- (K) D.N. 2007-022038, M.C.R.
- (L) D.N. 2011-025270, M.C.R.

LINE	BEARING	DISTANCE
L1	S48°37'13"E	36.01'
L2	S0°15'28"E	1,208.12' (M)
L6	N0°08'30"W	102.50'
L17	N0°15'34"W	100.00' (M)(B)
L19	N0°08'46"W	11.62'
L20	N34°19'19"W	49.00'
L21	N89°51'30"E	65.35'
L22	N89°51'30"E	66.04'
L23	N89°51'30"E	94.50'
L24	S0°08'30"E	11.62'

LINE	BEARING	DISTANCE
L25	S0°08'30"E	19.62'
L26	N89°51'30"E	102.06'
L27	S44°51'30"W	21.21'
L30	S45°12'02"E	20.48'
L31	N0°15'34"W	88.03'
L32	N89°51'30"E	60.00'
L33	N0°15'34"W	87.97'
L34	N44°47'58"E	20.53'
L35	S0°08'30"E	59.00'
L36	S45°08'30"E	21.21'

LINE	BEARING	DISTANCE
L37	S44°51'30"W	21.21'
L38	N89°51'30"E	85.00'
L39	N89°51'30"E	129.50'
L40	N89°51'30"E	85.00'
L41	S45°08'30"W	21.21'
L42	S0°08'46"E	11.62'
L43	N89°51'30"E	49.00'

CURVE	DELTA	RADIUS	LENGTH
C1	38°39'25"	40.00'	26.99'
C2	22°29'56"	49.00'	19.24'
C3	91°22'27"	49.00'	78.14'
C4	113°52'23"	49.00'	97.39'
C5	91°23'01"	49.00'	78.15'
C6	22°29'54"	49.00'	19.24'
C7	113°52'54"	49.00'	97.39'
C8	38°39'25"	40.00'	26.99'

CURVE	DELTA	RADIUS	LENGTH
C9	14°39'58"	40.00'	10.24'
C10	41°09'13"	40.00'	28.73'
C11	55°49'11"	40.00'	38.97'
C12	54°03'56"	49.00'	46.24'
C13	76°58'29"	49.00'	65.83'
C14	131°02'25"	49.00'	112.07'
C15	75°13'13"	49.00'	64.33'

RADIAL BEARING DATA	RADIAL	BEARING
(R1)	S88°23'15"E	
(R2)	N14°38'16"E	
(R3)	N14°55'17"W	
(R4)	N75°28'32"W	
(R5)	N73°42'01"E	
(R6)	S14°55'33"E	
(R7)	S14°38'01"W	
(R8)	N73°58'55"W	

