

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER 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 PROPERTY, AND THAT I AM THE PREPARER AND RECORDED 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 ON THIS MAP.

I FURTHER HEREBY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

BOBIE STREET, HALSON COURT, AND BOWKER 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 _____ DATE: _____

BY: SIGNATURE _____ DATE: _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN 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 SET FORTH IN THIS CERTIFICATE IS ATTACHED, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT IN HIS/HER/OTHER AUTHORIZED CAPACITIES, 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: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

I, 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/THEY EXECUTED THE SAME IN HIS/HER/OTHER AUTHORIZED CAPACITIES, 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: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

DATE: 2024-3-20 11:43 FILE: 16\2024292\SURVEY Drawings\Phase 4\PH4-01_CERT.dwg

**TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5414
RENAISSANCE 154 - PHASE 4**

BEING A SUBDIVISION OF LOT 4 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 86 OF OFFICIAL PLATS, AT PAGES 37 TO 39, 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, MARCH 2024.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY

ORDER NUMBER: FROM-3012400050-LM

DATE: JANUARY 11, 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. 5414, RENAISSANCE 154 - PHASE 4, 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 20 JULY, 2023 BY NORTH AMERICAN TECHNICAL SERVICES, INC., NATS JOBS NO.: 22-2236, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66426(c)(2)(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 THE CALIFORNIA PROFESSIONAL LAND SURVEYING ACT, IN SEPTEMBER 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 FEBRUARY 28, 2025, OR BEFORE SAID SUBDIVISION 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____.

MICHAEL HALERMAN, P.L.S. 8840

PROFESSIONAL LAND SURVEYOR - CALIFORNIA

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 SURVEYOR HAS COMPLIED WITH ALL THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ANY APPROVED ALTERNATIONS 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.

MICHAEL A. WEGLET, INTERIM CITY ENGINEER

P.L.S. 46028

DATE _____

CITY CLERK'S CERTIFICATE

I, SCOTT MERRIE, 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., IN THE PUBLIC AUDITORIUM, 1000 J STREET, HALSON COURT, AND BOWKER COURT IN FEE, ALL EASEMENTS AND OTHER DESIGNATIONS INDICATED ON THIS MAP.

SCOTT MERRIE, 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.

FEES _____

MATT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

VOLUME _____ PAGE _____

SHEET 1 OF 3

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE
- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (B)
- FOUND 3/4" IRON PIPE IN MONUMENT WELL TAGGED L.S. 6944 PER (A)
- FOUND GPS MONUMENT PER (C)
- 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
- 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
- L99 LINE TABLE REFERENCE
- * CALCULATED FROM RECORD

NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

BASIS OF BEARINGS

4. BEARINGS OF S46°29'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES

- (A) RENAISSANCE II, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39, M.C.R.
- (B) RENAISSANCE 154 - PHASE 3, VOLUME 86 OF OFFICIAL PLATS, PAGES 46-48, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

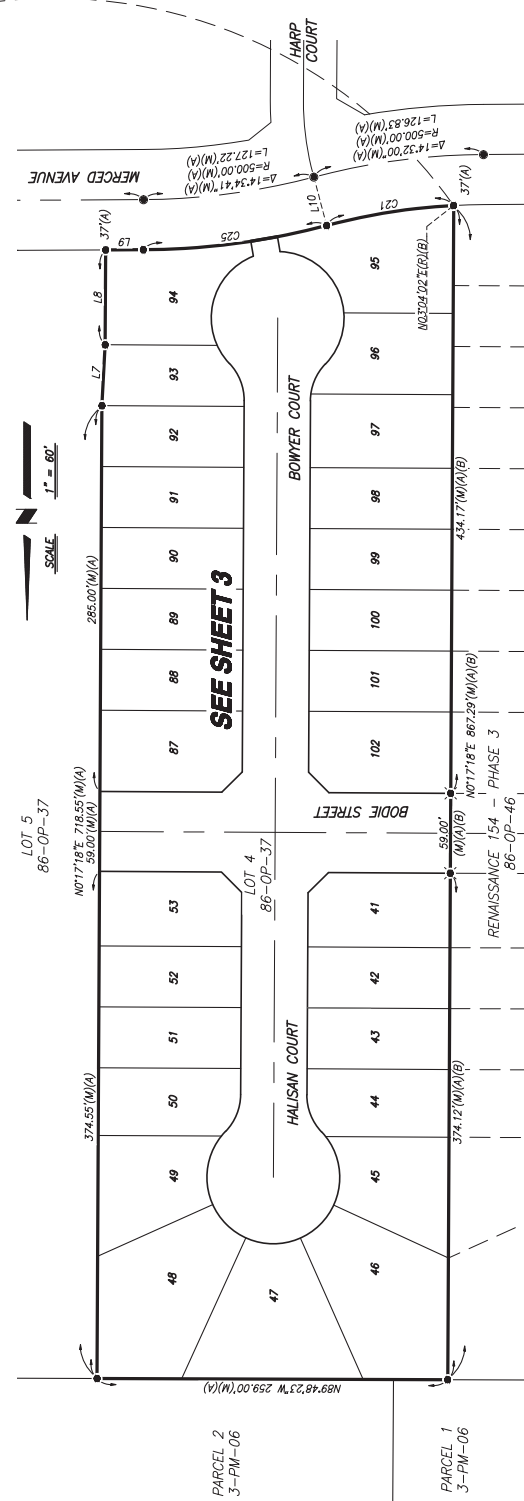
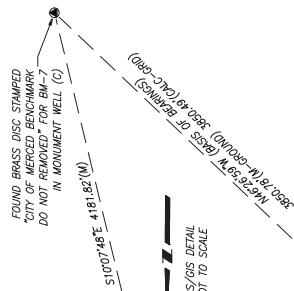
SUBDIVISION SUMMARY

29 LOTS	3.78 ACRES
STREETS	1.25 ACRES
TOTAL	5.03 ACRES

**TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5414
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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4288 87TH ST, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 549-6900



CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C21	117°46'04"	463.00'	95.09' (M)(A)
C25	14°36'59"	537.00'	136.99' (M)(A)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L7	S37°01'25"W	45.05' (M)(A)
L8	S07°17'18"W	70.06' (M)(A)
L9	S89°41'53"W	27.81' (M)(A)
L10	S14°50'06"E	37.00' (M)(A)(R)

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 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
 MARCH 2024



- LEGEND**
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 - (M) MEASURED ON THIS SURVEY
 - M.C.R. MERCED COUNTY RECORDS
 - (R) RADIAL BEARING
 - C42 CURVE TABLE REFERENCE
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- NOTES**
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- REFERENCES**
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 - RENAISSANCE 154 - PHASE 3, VOLUME 86 OF OFFICIAL PLATS, PAGES 46-48, M.C.R.
 - GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	7°16'18"	39.50'	5.01'
C2	36°24'45"	39.50'	25.10'
C3	45°41'01"	39.50'	30.12'
C4	48°13'08"	49.00'	41.24'
C5	85°46'03"	49.00'	71.64'
C6	131°59'11"	49.00'	112.88'
C7	92°54'37"	49.00'	79.46'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C8	18°55'10"	49.00'	16.18'
C9	11°49'46"	49.00'	95.64'
C10	45°41'01"	39.50'	30.12'
C11	45°41'01"	39.50'	30.12'
C12	52°6'14"	49.00'	4.65'
C13	62°41'27"	49.00'	53.61'
C14	41°20'05"	49.00'	35.35'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C15	48°26'40"	49.00'	41.43'
C16	41°19'56"	49.00'	36.35'
C17	62°41'27"	49.00'	53.61'
C18	57°26'14"	49.00'	4.65'
C19	26°22'03"	49.00'	228.66'
C20	43°41'01"	39.50'	30.12'
C21	11°46'04"	463.00'	95.09'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C22	3°58'40"	537.00'	37.28'
C23	2°08'03"	537.00'	20.00'
C24	8°30'15"	537.00'	79.71'
C25	14°36'58"	537.00'	136.99'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S45°17'18"W	21.21'
L2	S44°42'42"E	21.21'
L3	S45°17'18"W	21.21'
L4	S44°42'42"E	21.21'
L5	S94°7'25"E	11.12'
L6	S94°7'25"E	11.12'
L7	S37°01'25"W	45.05'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L8	S07°17'18"W	70.06'
L9	S89°41'53"W	27.81'
L10	S14°50'06"E	37.00'

