

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 RECORDE 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.

DEER CREEK LANE, DEER CROSSING COURT, YUBA RIVER DRIVE, HOLLOW LANE, COLD WATER COURT, AND ALBERT 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: TIS 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 } 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/their AUTHORIZED CAPACITIE(S), 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

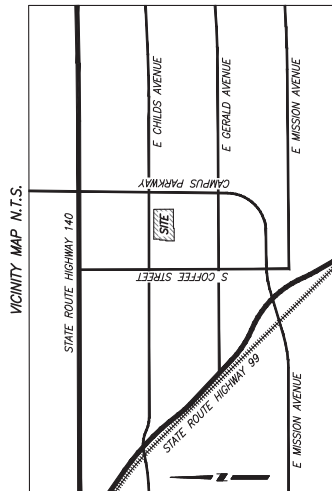
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5425

THE CROSSING AT RIVER OAKS, PHASE 7

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 6" IN VOLUME _____ OF OFFICIAL PLATS, PAGES _____, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
APRIL 2025

BE **BENCHMARK ENGINEERING**
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4205 8TH STREET, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 644-8000



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
CLERK'S NUMBER: 1401200679
DATE: JUNE 13, 2025
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. 5425, CROSSING AT RIVER OAKS, PHASE 7, 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 TIS ENTERPRISES, INC., AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66416(c)(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 1 OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187
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

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. 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 JULY 31, 2026, 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____

PRELIMINARY FOR REVIEW ONLY
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. 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 LOCAL ORDINANCE HAVE BEEN COMPLIED WITH. 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.

DAVE JORDAN, CITY ENGINEER
P.E. 58038

DATE

CITY CLERK'S CERTIFICATE

I, SCOTT MERRIDE, 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. THE PUBLIC, DEER CREEK LANE, DEER CROSSING COURT, YUBA RIVER DRIVE, HOLLOW LANE, COLD WATER COURT, AND ALBERT DRIVE IN FEE (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), AND ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT MERRIDE, 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. 5425**

THE CROSSING AT RIVER OAKS, PHASE 7

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 6" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 203-204, Lying in a portion of section 34, township 7 south, range 14 east, mount Diablo meridian city of Merced, county of Merced, state of California
APRIL 2025

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
 - ▲ FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (C), 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 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER ON LOT LINE PER (C)
 - SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER ON LOT LINE
 - P.M. PARCEL MAP
 - O.P. OFFICIAL PLATS
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - (P) PUBLIC UTILITY EASEMENT
 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - O.R. OFFICIAL RECORDS
 - (*) CALCULATED PER RECORD



SUBDIVISION SUMMARY

44 LOTS	6.03 ACRES
REMAINDER	18.95 ACRES
STREETS	4.41 ACRES
TOTAL	29.39 ACRES

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 6, VOLUME 88 OF OFFICIAL PLATS, PAGES 40-42, M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 5, VOLUME 88 OF OFFICIAL PLATS, PAGES 29-31, M.C.R.
- (D) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.
- (E) RECONSTRUCTION SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-6, M.C.R.
- (F) DOCUMENT NO. 2025-006060, M.C.R.
- (G) TENTATIVE MAP OF THE CROSSING AT RIVER OAKS PHASE 6, VOLUME 88 OF OFFICIAL PLATS, PAGES 40-42, M.C.R.

NOTES

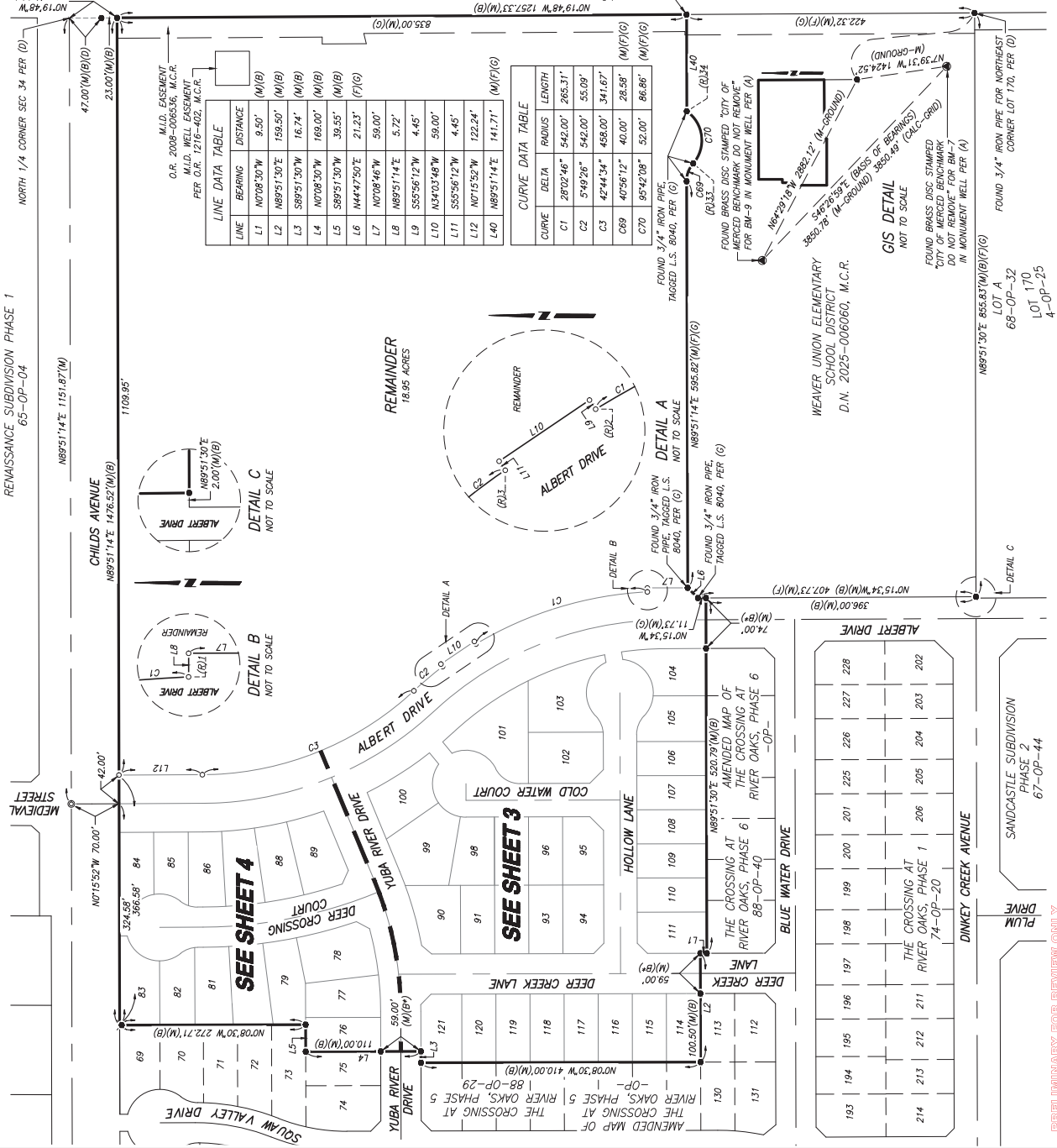
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- FOR RADIAL BEARING DATA SEE SHEET 4.

BASIS OF BEARINGS

A BEARING OF S44°29'53"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON SHEET 2 OF THIS TENTATIVE MAP. THE BEARING OF THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON SHEET 2 OF THIS TENTATIVE MAP WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PRELIMINARY FOR REVIEW ONLY

DATE: 2025-4-28 13:05 FILE: M:\125988\Survey Drawings\FM - PHASE 7\02 - BND.dwg



LINE DATA TABLE

LINE	BEARING	DISTANCE	(M)(B)
L1	N07°08'30"W	9.50'	(M)(B)
L2	N89°51'30"E	159.50'	(M)(B)
L3	S89°51'30"W	16.74'	(M)(B)
L4	N07°08'30"W	169.00'	(M)(B)
L5	S89°51'30"W	39.55'	(M)(B)
L6	N44°47'50"E	21.23'	(F)(G)
L7	N07°08'46"W	59.00'	(M)(B)
L8	N89°51'14"E	5.72'	(M)(B)
L9	S55°56'12"W	4.45'	(M)(B)
L10	N34°03'48"W	59.00'	(M)(B)
L11	S55°56'12"W	4.45'	(M)(B)
L12	N07°15'52"W	122.24'	(M)(B)
L40	N89°51'14"E	141.71'	(M)(F)(G)

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	28°02'46"	542.00'	265.31'
C2	5°49'26"	542.00'	55.09'
C3	42°44'54"	458.00'	341.67'
C69	40°56'12"	40.00'	28.58'
C70	95°42'08"	52.00'	86.86'

DETAIL A

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL B

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL C

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL D

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL E

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL F

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL G

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL H

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

DETAIL I

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (G)

LINE DATA TABLE			RADIAL BEARING DATA			CURVE DATA TABLE		
LINE	BEARING	DISTANCE	RADIAL	BEARING	LENGTH	CURVE	DELTA	RADIUS
L1	N07°08'30"W	9.50'(M)(B)	(R)1	S87°06'10"W	265.31'	C1	28°02'46"	542.00'
L3	S89°51'30"W	16.74'(M)(B)	(R)2	S59°03'24"W	55.09'	C2	5°49'26"	542.00'
L6	N44°47'50"E	21.23'(M)(F)	(R)3	S52°49'00"W	341.67'	C3	42°44'34"	542.00'
L7	N07°08'46"W	59.00'	(R)4	N63°17'54"E	458.00'	C39	2°56'14"	542.00'
L8	N89°51'14"E	5.72'	(R)6	S81°14'05"W	124.55'	C40	5°05'51"	542.00'
L9	S55°56'12"W	4.45'	(R)7	S81°14'05"W	16.20'	C41	6°00'20"	542.00'
L10	N34°03'48"W	59.00'	(R)8	S65°26'28"W	195.31'	C42	19°08'16"	542.00'
L11	S55°56'12"W	4.45'	(R)9	S78°39'24"W	91.45'	C43	6°31'04"	470.50'
L15	S89°51'30"W	205.05'	(R)10	S63°47'07"W	539.50'	C44	8°24'36"	470.50'
L16	N45°39'55"W	21.41'	(R)11	N45°39'55"W	113.95'	C45	14°55'40"	470.50'
L17	S39°43'07"W	19.23'	(R)12	N65°15'49"E	9.68'	C46	5°07'11"	652.00'
L18	N07°08'46"W	21.51'	(R)13	N35°42'16"E	108.72'	C47	5°05'51"	652.00'
L19	S50°29'03"W	21.51'	(R)14	N51°48'20"E	20.53'	C48	5°05'51"	652.00'
L20	S45°08'30"E	21.21'	(R)15	N62°33'7"W	134.23'	C49	2°56'14"	652.00'
L21	S44°51'30"W	21.21'	(R)16	N10°25'16"W	118.88'	C50	18°15'07"	652.00'
L22	N44°51'30"E	28.28'	(R)17	N20°08'01"W	253.11'	C51	22°14'09"	681.50'
L24	S60°13'15"E	11.45'	(R)18	N20°39'55"W	63.60'	C52	7°21'10"	711.00'
L25	S80°13'15"W	11.45'	(R)19	N5°10'19"E	178.77'	C53	4°01'48"	711.00'
L26	N07°15'34"W	190.73'	(R)20	N3°48'14"E	500.00'	C54	4°01'48"	711.00'
L27	N89°51'14"E	47.09'	(R)21	N67°29'59"E	294.99'	C55	18°26'22"	711.00'
L28	S89°51'30"W	24.50'	(R)22	N71°29'01"E	373.04'	C56	6°13'48"	40.00'
L29	N89°51'30"W	51.21'	(R)23	N70°35'52"E	8.36'	C57	3°25'38"	40.00'
L31	N28°06'48"E	21.88'	(R)24	N89°55'52"W	36.92'	C58	38°39'25"	40.00'
L32	S65°31'10"E	21.94'	(R)25	S14°55'33"E	60.35'	C59	38°39'25"	49.00'
L33	N07°15'34"W	8.10'	(R)26	S14°38'01"W	107.63'	C60	7°50'20"	49.00'
L34	S07°15'52"E	8.10'	(R)27	S75°13'3"	44.19'	C61	11°59'45"	49.00'
L35	N07°08'46"W	11.62'	(R)28	S81°30'20"W	76.16'	C62	6°55'36"	49.00'
L36	S07°08'46"E	11.62'	(R)29	S71°11'23"E	26.61'	C63	48°09'57"	49.00'
L37	S89°51'30"W	58.81'	(R)30	N71°17'46"E	30.41'	C64	11°43'32"	49.00'
L38	S07°15'52"E	63.70'	(R)31	N71°17'46"E	93.34'	C65	19°34'56"	40.00'
L39	S55°56'12"W	45.65'	(R)32	N15°04'10"W	30.41'	C66	19°04'29"	40.00'
L40	N89°51'14"E	141.71'(M)(F)(G)	(R)33	S40°47'26"W	77.12'	C67	38°39'25"	40.00'
			(R)34	N54°54'42"W	109.82'	C68	3°01'35"	71.00'
						C69	40°56'12"	40.00'
						C70	95°42'08"	52.00'

