

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.

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: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: Ridge Sutter
RIDGE SUTTER - SECRETARY

DATE: 10/15/2024

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 Stanislaus } S.S.

ON October 15, 2024, BEFORE ME, M. Cooper

A NOTARY PUBLIC, PERSONALLY APPEARED Ridge Sutter

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.

WITNESS MY HAND

SIGNATURE: M. Cooper COMMISSION NUMBER: 2472990

PRINCIPAL COUNTY OF BUSINESS: Stanislaus MY COMMISSION EXPIRES: 11/30/2027

TENTATIVE MAP NO. 1263

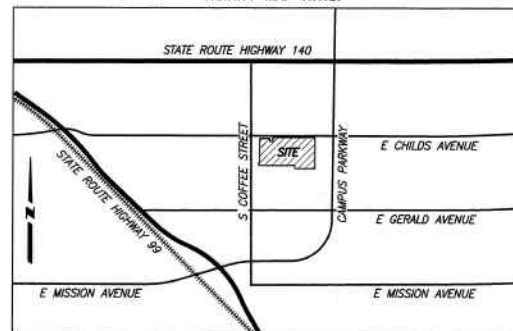
SUBDIVISION NO. 5418

THE CROSSING AT RIVER OAKS, PHASE 3

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 2" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 1-3 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 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 548-9300

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FTM-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 STONEFIELD HOME, INC. A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5418, CROSSING AT RIVER OAKS, PHASE 3, RECORDED AS DOCUMENT NUMBER 2024-026749, 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 86436(g)(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

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 AT THE REQUEST OF STONEFIELD HOME, 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 15TH DAY OF OCTOBER, 2024

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 7 DAY OF November, 2024

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: 11/7/24



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 21 DAY OF October, 2024, AND THAT THE COUNCIL DID ACCEPT ON BEHALF OF THE 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 MCBRIDE, CITY CLERK

DATE: 11/7/24

RECORDER'S STATEMENT

NO. 2024026748

FILED THIS 7TH DAY OF November, 2024 AT 11:38 A.M.

IN VOLUME 88 OF OFFICIAL PLATS, AT PAGES 4-6, M.C.R.

AT THE REQUEST OF STONEFIELD HOME, INC.

FEE: 87.00

MATT H. MAY, COUNTY RECORDER

BY: [Signature], DEPUTY

VOLUME 88 PAGE 4

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 88 OF OFFICIAL PLATS, PAGES 1-3, 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

- 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

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

A BEARING OF S46°26'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 2, VOLUME 88 OF OFFICIAL PLATS, PAGES 1-3, M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (D) SANDCASTLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.
- (E) RECORD OF SURVEYS, VOLUME 49, PAGES 15-18, M.C.R.

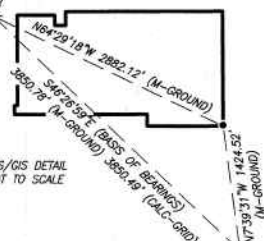
SUBDIVISION SUMMARY

36 LOTS	4.35 ACRES
STREETS	1.74 ACRES
REMAINDER	57.09 ACRES
TOTAL	63.18 ACRES

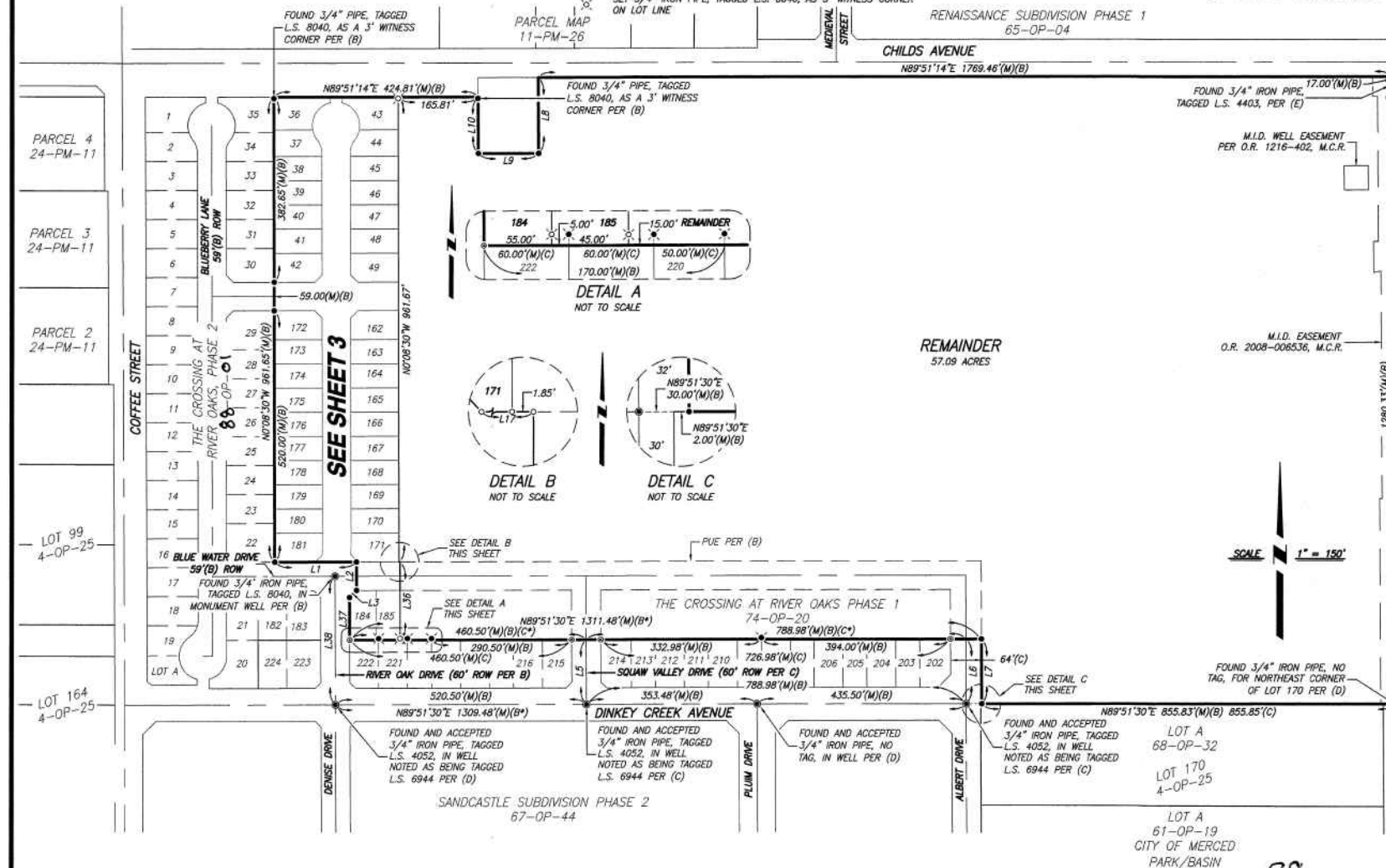
LINE DATA TABLE

LINE	BEARING	DISTANCE	
L1	S89°51'30"W	170.17'	(M)(B)
L2	N0°08'30"W	59.00'	(M)(B)
L3	N44°47'58"E	20.53'	(M)(B)
L5	N0°15'34"W	134.00'	(M)(B)
L6	S0°15'34"E	134.00'	(M)(B)
L7	N0°15'34"W	134.00'	(M)(B)
L8	N0°16'47"W	157.00'	(M)(B)
L9	N89°51'14"E	125.00'	(M)(B)
L10	S0°16'47"E	117.00'	(M)(B)
L17	S89°51'30"W	87.73'	
L37	N0°15'34"W	87.97'	(M)(B)
L38	N0°15'34"W	266.00'	(M)(B)

FOUND BRASS DISC STAMPED "CITY OF MERCED BENCHMARK DO NOT REMOVE" FOR BM-9 IN MONUMENT WELL PER (A)



FOUND BRASS DISC STAMPED "CITY OF MERCED BENCHMARK DO NOT REMOVE" FOR BM-7 IN MONUMENT WELL PER (A)



TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5418
THE CROSSING AT RIVER OAKS, PHASE 3

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

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 548-9300

LEGEND

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- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
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 - 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 (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
- R.S. RECORD OF SURVEY
 P.M. PARCEL MAP
 O.P. OFFICIAL PLATS
 (M) MEASURED ON THIS SURVEY
 (R) RADIAL BEARING
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 C42 CURVE TABLE REFERENCE
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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 59 OF SURVEYS, PAGES 38-41, M.C.R.
- THE CROSSING AT RIVER OAKS PHASE 2, VOLUME 88 OF OFFICIAL PLATS, PAGES 1-3, 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 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°23'29"	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	4°05'39"	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
(R)1	N86°02'52"W
(R)2	N84°37'04"W
(R)3	N79°57'59"W
(R)4	S14°38'01"W
(R)5	S14°55'33"E
(R)6	N79°40'57"E
(R)7	N83°35'18"W

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S89°51'30"W	170.17'
L2	N0°08'30"W	59.00'
L3	S44°47'58"W	20.53'
L16	S89°51'30"W	90.68'
L17	N89°51'30"E	87.73'
L18	S43°05'41"E	21.96'
L20	N89°51'30"E	135.27'
L22	N47°37'13"E	20.17'
L23	S89°51'30"W	85.00'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L24	N45°08'30"W	21.21'
L25	S44°51'30"W	21.21'
L26	S89°51'30"W	85.00'
L27	N89°51'30"E	85.00'
L28	S45°08'30"E	21.21'
L29	N44°51'30"E	21.21'
L30	N89°51'30"E	85.00'
L31	N89°51'30"E	259.00'
L32	N89°51'30"E	81.27'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L33	N89°51'30"E	81.27'
L34	S0°08'46"E	11.62'
L35	N0°08'46"W	11.62'
L37	S0°15'34"E	87.97'
L38	N0°15'34"W	266.00'
L39	N89°51'30"E	105.00'

