

# OWNER'S STATEMENT

The undersigned being all parties having any record title interest in the property described in this map and hereby irrevocably offer for preparation and recording of this map and hereby irrevocably offer for dedication for public use the 17 foot right of way along the north side of Childs Avenue, the 10 foot Landscape Easement, the Wall Easement along the entire length of the eastern property line, the 4.5' x 22' Public Utility Easement, Tuscany Court, Sierra Drive, the 8 foot Public Utility Easement and Lot A, as shown on this map.

For: Tuscany Merced, LLC, a California Limited Liability Company  
By: Greg Hostetler, President  
By: Mark Gombill, Vice President (print name)  
ROSANA T. LAXA, Vice President (print name)  
For: American Securities Company, a California Corporation  
as Trustee under Deed of Trust

# NOTARY STATEMENT

State of California  
County of Merced  
On this 7th day of March, 2006, before me, Kathy J. Parsons, a Notary Public in and for said County and State, personally appeared Mark Gombill & Rosana Laxa, personally known to me (as shown on the basis of satisfactory evidence), and acknowledged to me that they executed the instrument and acknowledged to me that they executed the instrument in their authorized capacities, and that by their signature on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.  
Capacity Claimed By Signer: ☐ Individual(s) ☐ Partner(s) ☐ Trustee(s) ☒ Attorney-In-Pact ☐ Corporate.  
Kathy J. Parsons #1991846  
Notary Signature  
Printed Name of Notary  
May 25, 2006  
Commission Expiration  
County of Place of Business  
( DO NOT STAMP )

# CITY CLERK'S STATEMENT

I, James G. Marshall, City Clerk of the City of Merced, do hereby certify that the map was filed by the City of Merced on the 11th day of March, 2006, at 11:43 a.m. in Volume 73 of Official Maps at Page(s) 12, at the request of Golden Valley Engineering and Surveying, Inc.

IN WITNESS WHEREOF, I have set my hand this 11th day of March, 2006.

James G. Marshall  
James G. Marshall, CITY CLERK

# EASEMENTS, EXCEPTIONS & RESERVATIONS OF RECORD

1.) PRELIMINARY TITLE REPORT  
Prepared By: TransCounty Title Co.  
Document: 05-04505-00  
Incorporated in 08/2005  
Purpose: Used in preparation of this map and made a part hereto by reference.

2.) Easement  
Granted to Merced Irrigation District.  
Document: Vol. 1, Agreements, Pg. 190  
Purpose: Irrigation and incidental area  
Affects: Not disclosed of record.

# NOTARY STATEMENT

State of California  
County of Merced  
On this 8th day of March, 2006, before me, Nancy D. Massey, a Notary Public in and for said County and State, personally appeared Greg Hostetler, personally known to me (as shown on the basis of satisfactory evidence), and acknowledged to me that they executed the instrument and acknowledged to me that they executed the instrument in their authorized capacities, and that by their signature on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.  
Capacity Claimed By Signer: ☒ Individual(s) ☐ Partner(s) ☐ Trustee(s) ☐ Attorney-In-Pact ☐ Corporate.  
Nancy D. Massey  
Notary Signature  
Printed Name of Notary  
June 19, 2007  
Commission Expiration  
County of Place of Business  
( DO NOT STAMP )

# 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 Greg Hostetler on November 3, 2004. I hereby state that this final map substantially conforms to the approved or recorded map and that the positions indicated on the map are the positions of the character and occupy the positions indicated or that they will be set in those positions before December 31, 2006 are or will be sufficient to enable the survey to be retraced.



# CITY ENGINEER'S STATEMENT

I hereby state that I have examined this final map and the subdivision shown hereon is substantially the same as it appeared on the tentative map and that the positions indicated on the map are the positions of the character and occupy the positions indicated or that they will be set in those positions before December 31, 2006 are or will be sufficient to enable the survey to be retraced.

Dated this 9th day of March, 2006.

David L. Tucker  
David L. Tucker, R.C.E. 16844  
CITY ENGINEER



# RECORDOR'S STATEMENT

Filed this 14th day of March, 2006 at 11:43 o'clock  
A.M. in Volume 73 of Official Maps at Page(s) 12, at the request of Golden Valley Engineering and Surveying, Inc.

M. Stephen Jones  
M. Stephen Jones, COUNTY RECORDER  
By: Denise Hamilton, Deputy

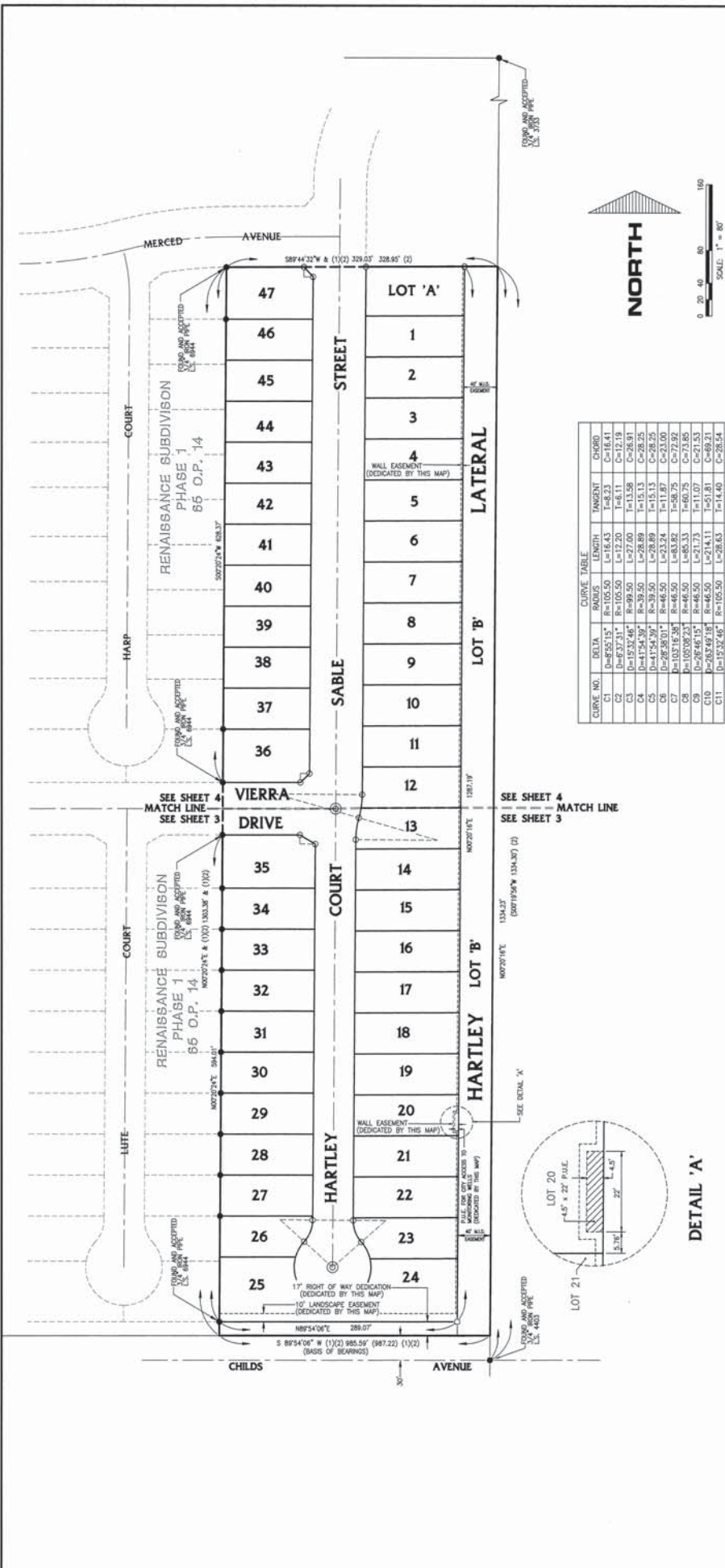
# MAJOR SUBDIVISION NO. 1268 FINAL MAP FOR TUSCANY EAST

BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 93, AS SHOWN ON THE MAP ENTITLED, "MAP OF MERCED COLONY", RECORDED FEBRUARY 3, 1910, IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY, IN VOLUME 4 OF OFFICIAL PLATS, AT PAGE 24, PORTION SECTION 27, T.7S., R.14E., M.D.B. & M.

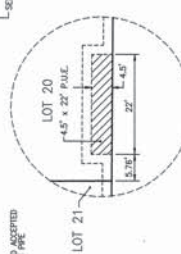
SCALE: NONE  
CITY OF MERCED  
SHEET 1 OF 4  
JANUARY 2006  
CALIFORNIA

VOLUME 73 PAGE 9





| CURVE NO. | DELTA    | RADIUS   | LENGTH  | TANGENT | CHORD   |
|-----------|----------|----------|---------|---------|---------|
| C1        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C2        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C3        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C4        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C5        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C6        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C7        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C8        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C9        | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C10       | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C11       | 8°45'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |



- LEGEND**
- ( ) According to that certain reference (see references)
  - P.U.E. Public Utility easement
  - (R) Right of Way
  - C.R. Calculated from reference
  - M.C.R. Merced County Records
  - O.P. Official Plans
  - Monument found and accepted 9/4" iron pipe L.S. tag 6944 unless otherwise noted
  - Monument not found 3/4" iron pipe with L.S. tag 6944 attached, unless otherwise noted
  - Monument not found 3/4" iron pipe with L.S. tag 6944 attached, unless otherwise noted
  - Survey boundary
- Note:** All distances are shown in feet and/or decimal parts. All distances are shown from true corners.

**MAJOR SUBDIVISION No. 1268**  
**FINAL MAP**  
**FOR**  
**TUSCANY EAST**

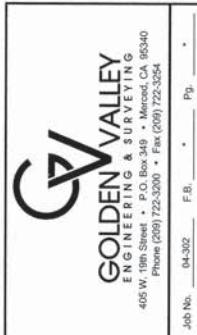
BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 93, AS SHOWN ON THE MAP ENTITLED, "MAP OF MERCED COLONY", RECORDED FEBRUARY 3, 1910, IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY, IN VOLUME 4 OF OFFICIAL PLATS, AT PAGE 24, PORTION SECTION 27, T.7S., R.14E., M.D.B. & M.

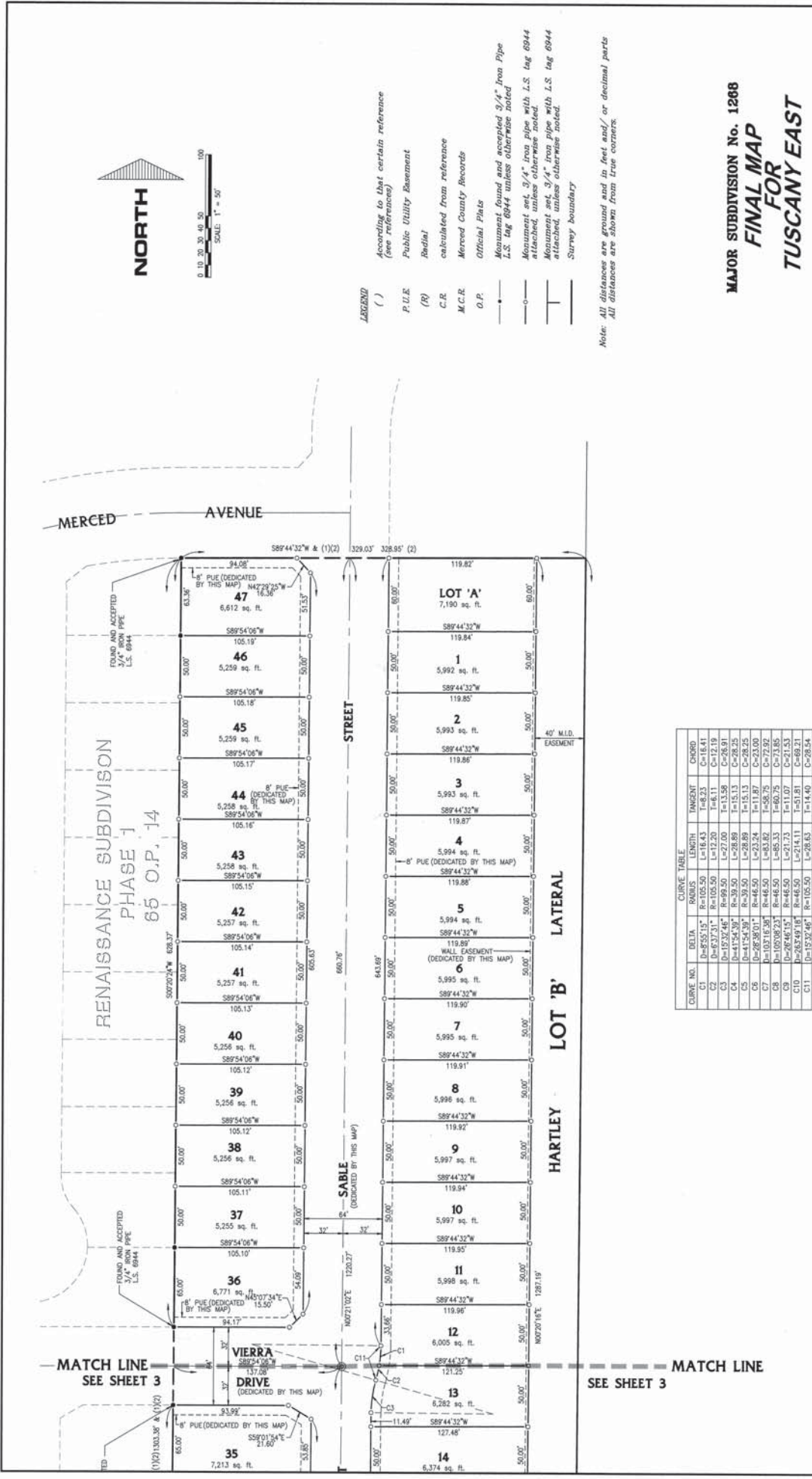
SCALE: NONE  
 CITY OF MERCED  
 SHEET 2 OF 4  
 JANUARY, 2008  
 CALIFORNIA

**GOLDEN VALLEY**  
 ENGINEERING & SURVEYING  
 405 W. 19th Street • P.O. Box 349 • Merced, CA 95340  
 Phone (209) 722-5000 • Fax (209) 722-5054

Job No. 04-302 F.B. Pg. \*







**MAJOR SUBDIVISION No. 1268**  
**FINAL MAP**  
**FOR**  
**TUSCANY EAST**

BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 93, AS SHOWN ON THE MAP ENTITLED, "MAP OF MERCED COLONY", RECORDED FEBRUARY 3, 1910, IN THE OFFICE OF THE COUNTY CLERK OF MERCED COUNTY, IN VOLUME 1 OF OFFICIAL PLATS, AT PAGE 8, PORTION SECTION 27, T.7S., R.14E., M.D.B. & M.

SCALE: MAP CITY OF MERCED SHEET 4 OF 4 JANUARY, 2006 CALIFORNIA

REFERENCE  
 (1) BOUNDARY ADJUSTMENT No. 03-13 INSTRUMENT No. 2003-056657 MERCED COUNTY RECORDS  
 (2) FINAL MAP OF "RENAISSANCE SUBDIVISION PHASE 1" VOL. 65 O.P. PG. 4 M.C.R.

**BASIS OF BEARINGS**  
 S 89°54'08" W BEING THE BEARING OF THE NORTH LINE OF CHILDS AVENUE AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT No. 03-13 INSTRUMENT No. 2003-056657, MERCED COUNTY RECORDS.

| CURVE NO. | DELTA    | RADIUS   | LENGTH  | TANGENT | CHORD   |
|-----------|----------|----------|---------|---------|---------|
| C1        | 8°55'15" | R=105.50 | L=16.43 | T=8.23  | C=16.41 |
| C2        | 8°55'15" | R=105.50 | L=12.20 | T=6.11  | C=12.19 |
| C3        | 8°55'15" | R=105.50 | L=12.20 | T=6.11  | C=12.19 |
| C4        | 8°55'15" | R=105.50 | L=12.20 | T=6.11  | C=12.19 |
| C5        | 8°55'15" | R=105.50 | L=12.20 | T=6.11  | C=12.19 |
| C6        | 8°55'15" | R=105.50 | L=12.20 | T=6.11  | C=12.19 |
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| C9        | 8°55'15" | R=105.50 | L=12.20 | T=6.11  | C=12.19 |
| C10       | 8°55'15" | R=105.50 | L=12.20 | T=6.11  | C=12.19 |
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