

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 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.

SODA CREEK ROAD, COZY LANE, WINDSWEEP COURT, AND TWIN BROTHERS COURT

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 ENTERPRISE, INC., A CALIFORNIA CORPORATION

BY: Ridge Sutter DATE: 6/20/2025
RIDGE SUTTER - SECRETARY

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 Stanislaus

ON June 20th, 2025, BEFORE ME, Tiffany A. Martinez,

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/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

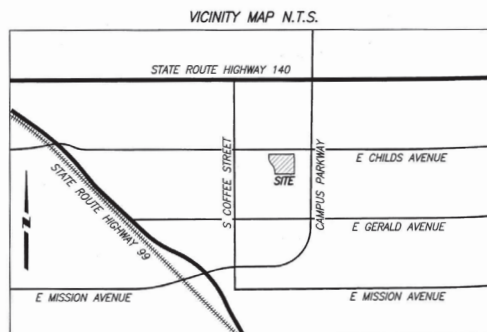
SIGNATURE: Tiffany A. Martinez COMMISSION NUMBER: 2473026

PRINCIPAL COUNTY OF BUSINESS: Merced MY COMMISSION EXPIRES: 11/21/27

TENTATIVE MAP NO. 1263 SUBDIVISION NO. 5426 THE CROSSING AT RIVER OAKS, PHASE 8

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 7" IN VOLUME 89 OF OFFICIAL PLATS, PAGES 4-7, 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
JUNE 2025

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



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FFORM-3012500310
DATE: MARCH 21, 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. 5426, CROSSING AT RIVER OAKS, PHASE 8, 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 TECHINCON 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
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 JUNE 30, 2026, 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 10th DAY OF JUNE, 2025

Michael Halterman
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.

Daryl Jordan
DARYL JORDAN, CITY ENGINEER
R.C.E. 58036
DATE: 6/27/25



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, SODA CREEK ROAD, COZY LANE, WINDSWEEP COURT, AND TWIN BROTHERS COURT IN FEE (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), AND ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

PURSUANT TO SECTION 66464(g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING DEDICATION IS HEREBY ABANDONED:

THAT PORTION OF ALBERT DRIVE AS SHOWN WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP AND DEDICATED TO THE CITY OF MERCED PER MAP FILED IN VOLUME 89 OF OFFICIAL PLATS, AT PAGES 4-7, MERCED COUNTY RECORDS IS HEREBY ABANDONED.

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 STONEFIELD HOME, INC.

FEE: _____

MATT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

VOLUME _____ PAGE _____

SHEET 1 OF 4

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S0°15'34"E	39.09'
L2	S55°56'12"W	4.45'
L3	S34°03'48"E	59.00'
L4	N55°56'12"E	4.45'
L7	N44°47'50"E(M)(B)	7.11'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L12	S45°08'46"E	21.21'
L13	N89°51'14"E	59.00'
L14	N44°51'14"E	21.21'
L16	S45°08'46"E	21.21'
L17	N89°51'14"E	59.00'

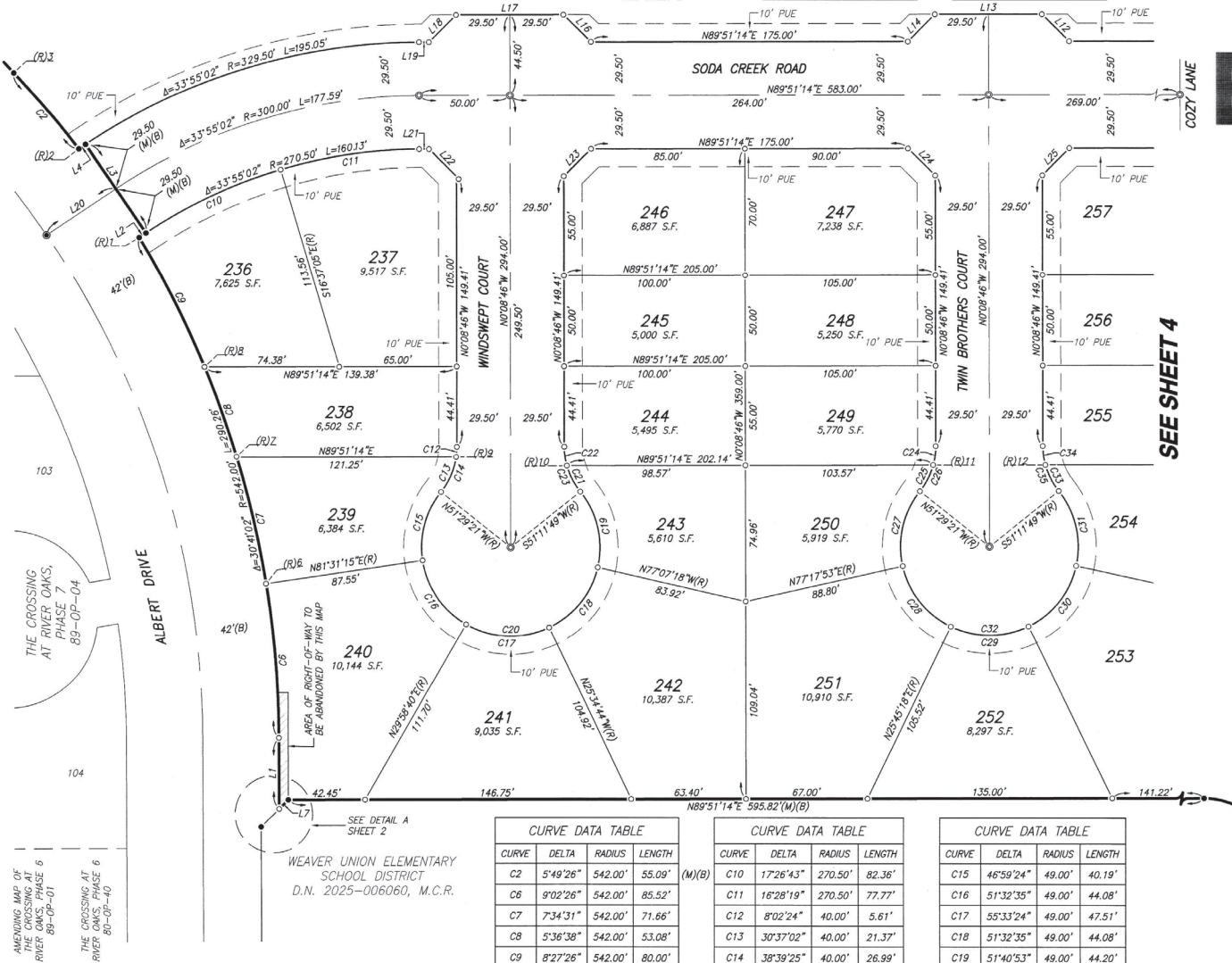
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L18	N44°51'14"E	21.21'
L19	N89°51'14"E	5.50'
L20	S55°56'12"W	45.65'
L21	N89°51'14"E	5.50'
L22	S45°08'46"E	21.21'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L23	N44°51'14"E	21.21'
L24	S45°08'46"E	21.21'
L25	N44°51'14"E	21.21'

RADIAL BEARING DATA	
RADIAL	BEARING
(R)1	S59°03'24"W(M)(B)
(R)2	S52°49'00"W(M)(B)
(R)3	N46°59'34"E(M)(B)
(R)6	S80°42'00"W
(R)7	S75°07'28"W

RADIAL BEARING DATA	
RADIAL	BEARING
(R)8	S67°30'50"W
(R)9	N82°06'22"W
(R)10	N74°29'42"E
(R)11	N74°47'14"W
(R)12	N74°29'42"E

REMAINDER
SEE SHEET 2



TENTATIVE MAP NO. 1263 **SUBDIVISION NO. 5426** **THE CROSSING AT RIVER OAKS, PHASE 8**

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 7" IN VOLUME 89 OF OFFICIAL PLATS, PAGES 4-7, 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
JUNE 2025

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

- 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 PER (B)
 - 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
- 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
M.C.R. MERCED COUNTY RECORDS
- REFERENCES**
- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
(B) THE CROSSING AT RIVER OAKS PHASE 7, VOLUME 89 OF OFFICIAL PLATS, PAGES 4-7, M.C.R.
(C) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, 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.

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	25°18'51"	49.00'	220.06'
C21	23°17'54"	40.00'	16.27'
C22	15°21'32"	40.00'	10.72'
C23	38°39'25"	40.00'	26.99'
C24	15°21'32"	40.00'	10.72'
C25	23°17'54"	40.00'	16.27'
C26	38°39'25"	40.00'	26.99'
C27	51°12'46"	49.00'	43.80'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	51°32'35"	49.00'	44.08'
C29	51°48'09"	49.00'	44.30'
C30	51°32'35"	49.00'	44.08'
C31	51°12'46"	49.00'	43.80'
C32	25°18'51"	49.00'	220.06'
C33	23°17'54"	40.00'	16.27'
C34	15°21'32"	40.00'	10.72'
C35	38°39'25"	40.00'	26.99'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	5°49'26"	542.00'	55.09'
C8	9°02'26"	542.00'	85.52'
C7	7°34'31"	542.00'	71.66'
C9	5°36'38"	542.00'	53.08'
C19	8°27'26"	542.00'	80.00'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	17°26'43"	270.50'	82.36'
C11	16°28'19"	270.50'	77.77'
C12	8°02'24"	40.00'	5.61'
C13	30°37'02"	40.00'	21.37'
C14	38°39'25"	40.00'	26.99'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	46°59'24"	49.00'	40.19'
C16	51°32'35"	49.00'	44.08'
C17	55°33'24"	49.00'	47.51'
C18	51°32'35"	49.00'	44.08'
C19	51°40'53"	49.00'	44.20'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	95°42'08"	52.00'	86.86'
C5	40°56'12"	40.00'	28.58'
C24	15°21'32"	40.00'	10.72'
C25	23°17'54"	40.00'	16.27'
C26	38°39'25"	40.00'	26.99'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C27	51°12'46"	49.00'	43.80'
C28	51°32'35"	49.00'	44.08'
C29	51°48'09"	49.00'	44.30'
C30	51°32'35"	49.00'	44.08'
C31	51°12'46"	49.00'	43.80'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C32	25°18'51"	49.00'	220.06'
C33	23°17'54"	40.00'	16.27'
C34	15°21'32"	40.00'	10.72'
C35	38°39'25"	40.00'	26.99'
C36	40°56'12"	40.00'	28.58'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C37	90°00'00"	52.00'	81.68'
C38	70°28'08"	52.00'	63.96'
C39	5°42'08"	52.00'	5.18'
C40	26°15'24"	52.00'	237.67'
C41	40°56'12"	40.00'	28.58'

