

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO RECOVER CLEAR TITLE TO SAID PROPERTY. WE ALSO HEREBY PROPOSABLY OFFER FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL PUBLIC UTILITY EASEMENTS AS INDICATED ON THIS MAP.
WE ALSO HEREBY PROPOSABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

STONE RIDGE EAST AVENUE, STONE RIDGE WEST AVENUE, ORNELAS TRAIL LANE, AND WONDERLAND TRAIL LANE.

WE FURTHER STATE THAT WE 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: STONERFIELD HOME, INC. A CALIFORNIA CORPORATION

BY: GREG HOSTETLER, PRESIDENT DATE: _____

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

BY: _____ DATE: _____

PRINT NAME AND TITLE

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 _____, AND WHOSE SIGNATURE(S) IS/ARE _____, 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: _____

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 _____, AND WHOSE SIGNATURE(S) IS/ARE _____, 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: _____

DATE: 2023-11-28 15:40 FILE: M:\209253\Survey Drawings\Phase 1 FM\PH1-01 CERT.dwg

TENTATIVE MAP No. 1319
SUBDIVISION No. 5409

STONE RIDGE WEST 108 - PHASE 1

BEING A SUBDIVISION OF THE PORTION OF LOT 205 (REMAINDER) AS SHOWN ON SUBDIVISION MAP NO. 5396, STONE RIDGE SOUTH PHASE 5, FILED FOR RECORD IN VOLUME 84 OF OFFICIAL PLATS, AT PAGES 22 TO 26, MERCED COUNTY RECORDS, Lying IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JULY 2023



BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354

PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY

ORDER NUMBER: FTOM-3012300424

DATE: MAY 4, 2023

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONERFIELD HOME, INC., A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5409, STONE RIDGE WEST 108 - PHASE 1, RECORDED AS DOCUMENT NUMBER _____, MERCED COUNTY OFFICIAL RECORDS.

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON JANUARY 10, 2018 BY TECHNICAL ENGINEERING SERVICES, INC. (TES NO. 170865.001, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66426(3)(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 CANALS AND INCIDENTAL PURPOSES

IN FAVOR OF: CROCKER-HUFFMAN LAND AND WATER COMPANY, A CORPORATION

DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 553

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 THAT I HAVE EXAMINED THE MAP AND HAVE FOUND THAT IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____,

PROFESSIONAL LAND SURVEYOR 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 THE REQUIREMENTS 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 HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT THIS MAP IS IN COMPLIANCE WITH ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____,

MIKE WEGLEY, INTERIM CITY ENGINEER

R.C.E. 45009

CITY CLERK'S CERTIFICATE

I, SCOTT MCBRIE, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, AND THAT THE MAP WAS APPROVED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, AND THAT THE COUNCIL DID ACCEPT, ON BEHALF OF THE PUBLIC, STONE RIDGE EAST AVENUE, STONE RIDGE WEST AVENUE, ORNELAS TRAIL LANE, AND WONDERLAND TRAIL LANE, ALL PUBLIC UTILITY EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

DATE: _____

SCOTT MCBRIE, CITY CLERK

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.

FEE: _____

MATT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

VOLUME _____ PAGE _____ SHEET 1 OF 4

STONE RIDGE WEST 108 - PHASE 1

JULY 2023



915 17TH STREET, MODESTO, CALIFORNIA, 95354



A BEARING OF NORTH 89°01'40" WEST WAS MEASURED FOR THE LINE BETWEEN BM-9 AND BM E1420 AS SHOWN ON THE CITY OF MERCED GPS SURVEY CONTROL NETWORK FILED IN BOOK 58 OF SURVEYS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS.

(A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
(B) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.
(C) STONE RIDGE SOUTH, VOLUME 82 OF OFFICIAL PLATS, PAGES 47-50, M.C.R.
(D) STONE RIDGE SOUTH PHASE 2, VOLUME 83 OF OFFICIAL PLATS, PAGES 1-4, M.C.R.
(E) STONE RIDGE SOUTH PHASE 3, VOLUME 83 OF OFFICIAL PLATS, PAGES 43-46, M.C.R.
(F) STONE RIDGE SOUTH PHASE 4, VOLUME 83 OF OFFICIAL PLATS, PAGES 47-50, M.C.R.

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 MERGED COUNTY RECORDS.
4. THE PROPOSED PRIVATE STORM DRAIN EASEMENTS SHOWN ON THIS MAP ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ADJOINING LOTS AND ARE NOT DEDICATED TO THE PUBLIC BY THIS MAP.
5. SEE SURVEY NOTES ON SHEET 4 FOR ADDITIONAL INFORMATION ON PROPERTY BOUNDARY.

RNER LOT 206(B)

SHEET 2 OF 4

VOLUME _____ PAGE _____

DATE: 2023-11-28 15:39 FILE: M:\209253\SURVEY Drawings\PHASE 1 FM\PH1-02 BNDY.dwg

TENTATIVE MAP No. 1319 **SUBDIVISION No. 5409**

STONE RIDGE WEST 108 - PHASE 1

BEING A SUBDIVISION OF THE PORTION OF LOT 205 (REMAINDER) AS SHOWN ON SUBDIVISION MAP NO. 5386, STONE RIDGE SOUTH PHASE 5, FILED FOR RECORD IN VOLUME 84 OF OFFICIAL PLATS, AT PAGES 22 TO 26, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 JULY 2023



BENCHMARK ENGINEERING, INC.
 915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
 - FOUND 3/4" IRON PIPE STAMPED LS 4052 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE AS PER ANOTHER REFERENCE.
 - 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
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PURSUANT TO SUBDIVISION MAP ACT SECTION 66495
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A 3" OR 3"x3" WITNESS CORNER
 - ||||| RESTRICTED ACCESS
 - OP OFFICIAL PLATS
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - SPN SEARCHED, FOUND NOTHING
 - PUE PUBLIC UTILITY EASEMENT
 - SDE PROPOSED PRIVATE STORM DRAIN EASEMENT
 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - * CALCULATED FROM RECORD

LINE	BEARING	DISTANCE
L1	S45°00'27"E	21.21'
L2	N44°59'33"E	21.21'
L3	N45°00'27"W	21.21'
L4	N44°59'33"E	21.21'
L5	S45°00'27"E	21.21'
L6	N44°59'33"E	21.21'
L7	N45°00'27"W	21.21'
L8	N44°59'33"E	21.21'
L9	S44°59'33"W	21.21'

SEE SHEET 4

REFERENCES

- (A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.
- (C) STONE RIDGE SOUTH, VOLUME 82 OF OFFICIAL PLATS, PAGES 47-50, M.C.R.
- (D) STONE RIDGE SOUTH PHASE 2, VOLUME 83 OF OFFICIAL PLATS, PAGES 1-4, M.C.R.
- (E) STONE RIDGE SOUTH PHASE 3, VOLUME 83 OF OFFICIAL PLATS, PAGES 43-46, M.C.R.

SURVEYED REMAINDER
 5.48 ACRES

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.
- EXISTING PRIVATE STORM DRAIN EASEMENTS SHOWN ON THIS MAP ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ADJOINING LOTS AND ARE NOT DEDICATED TO THE PUBLIC BY THIS MAP.

SCALE
 1" = 30'

LOT 204
 4-OP-24

PRELIMINARY FOR REVIEW ONLY

DATE: 2023-11-28 15:39 FILE: M:\202253\Survey Drawings\PHASE 1 FM\PH1-03 MAP.dwg

STONE RIDGE WEST 108 - PHASE 1

CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JULY 2023



915 17TH STREET, MODESTO, CALIFORNIA, 95354

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE STAMPED LS 4052 IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE AS PER ANOTHER REFERENCE.
- 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
- ☼ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PURSUANT TO SUBDIVISION MAP ACT, SECTION 66495
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AS A 3" OR 3 1/2" WITNESS CORNER

RESTRICTED ACCESS

OP OFFICIAL PLATS

(M) MEASURED ON THIS SURVEY

(b) SECRET

CONFIDENTIAL

1000

TO THE EDITOR:

7400

CURVE TABLE REFERENCE

LINE	TABLE REFERENCE
199	

• • CALCULATED FROM RECORD

- (A) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) STONE RIDGE SOUTH PHASE 5, VOLUME 84 OF OFFICIAL PLATS, PAGES 22-26, M.C.R.
- (C) STONE RIDGE SOUTH, VOLUME 82 OF OFFICIAL PLATS, PAGES 47-50, M.C.R.
- (D) STONE RIDGE SOUTH PHASE 2, VOLUME 83 OF OFFICIAL PLATS, PAGES 1-4, M.C.R.
- (E) STONE RIDGE SOUTH PHASE 3, VOLUME 83 OF OFFICIAL PLATS, PAGES 43-46, M.C.R.

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 MERGED COUNTY RECORDS.
4. THE PROPOSED PRIVATE STORM DRAIN EASEMENTS (SIDE) SHOWN ON THIS MAP ARE PRIVATE EASEMENTS FOR THE BENEFIT OF ADJOINING LOTS AND ARE NOT DEDICATED TO THE PUBLIC BY THIS MAP.

THE EAST LINE OF THE PROPERTY WAS ESTABLISHED USING THE RECORDED MAPS OF THE SUBDIVISION. THE PROPERTY WAS NOT BUILT UNTIL AFTER THE RECORDED MAPS. AT THE TIME OF THE SURVEY FOR THIS MAP, THE SUBDIVISIONS TO THE EAST (WHERE UNDER CONSTRUCTION, NONE OF THE MONUMENTS SHOWN TO BE SET ALONG THE EAST LINE OF THE PROPERTY HAD BEEN SET, MOST OF THE STREETS WERE NOT PAVED, AND SO THE CENTERLINE MONUMENTS FOR THE STREETS WERE NOT ALL SET EITHER, THE MONUMENTS FOUND ARE OF THE TYPE AS SHOWN ON THE MAPS, AND AS SUCH, THE MONUMENTS WERE PLACED TO MATCH THE RECORD OF THE ACQUIRED MAPS. THE RECORDED MAPS SHOW THOSE MAPS WERE FIELD TO MATCH THE POSITION OF THE EASTERLY LINE OF THIS SUBDIVISION.

THE PROPERTY SUBDIVIDED ON THIS MAP IS DESCRIBED AS A PORTION OF LOT 205 (HEREINAFTER AS SHOWN ON THE MAP FOR STONE ROAD SOUTH, PHASE 5 VOLUME 84 OF THE OFFICIAL PLATS, PAGES 22 TO 26, M.C.R.), WHEN PERFORMING THE SURVEY OF THE PROPERTY, THE DISTANCE FROM THE NORTH LINE OF THE PROPERTY TO THE NORTH LINE WAS RECORDED AS SHOWN ON THIS MAP. THE DISTANCE ALONG THE NORTH LINE WITHIN 0.01' OF RECORD AND THE DISTANCE ALONG THE SOUTH LINE WATCHED RECORD THE WEST LINE OF THE PROPERTY WAS THEN HELD AS THE LINE BETWEEN THE TOWN NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 205.

THE PROPERTY SUBDIVIDED ON THIS MAP IS DESCRIBED AS A PORTION OF LOT 205 (HEREINAFTER AS SHOWN ON THE MAP FOR STONE ROAD SOUTH, PHASE 5 VOLUME 84 OF THE OFFICIAL PLATS, PAGES 22 TO 26, M.C.R.), WHEN PERFORMING THE SURVEY OF THE PROPERTY, THE DISTANCE FROM THE NORTH LINE OF THE PROPERTY TO THE NORTH LINE WAS RECORDED AS SHOWN ON THIS MAP. THE DISTANCE ALONG THE NORTH LINE WITHIN 0.01' OF RECORD AND THE DISTANCE ALONG THE SOUTH LINE WATCHED RECORD THE WEST LINE OF THE PROPERTY WAS THEN HELD AS THE LINE BETWEEN THE TOWN NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 205.

DATE: 2023-11-28 17:34 FILE: M:\209253\Survey Drawings\PHASE 1 FM\PH1-04 MAP.dwg