

TENTATIVE MAP NO. 1313 **SUBDIVISION NO. 5396** **SAGE CREEK - PHASE 1**

BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON THE PARCEL MAP FOR YCH, FILED FOR RECORD IN BOOK 102 OF PARCEL MAPS, AT PAGES 45 AND 46, MERCED COUNTY RECORDS, LYING WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN
 CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 MARCH 2022



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

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
 - 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
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL REAR LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
 - 3WC ○ RESTRICTED ACCESS
 - CL CENTERLINE
 - D.N. DOCUMENT NUMBER
 - R.S. RECORD OF SURVEY
 - P.M. PARCEL MAP
 - O.P. OFFICIAL PLATS
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - SPN SEARCHED, FOUND NOTHING
 - PUE PUBLIC UTILITY EASEMENT
 - C42 CURVE TABLE REFERENCE
 - * CALCULATED FROM 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 S88°32'06"W WAS MEASURED FOR THE LINE BETWEEN GPS MONUMENT 109 AND GPS MONUMENT 40 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) RECORD OF SURVEY FOR GPS CONTROL, VOLUME 58 OF SURVEYS, AT PAGE 38-41, M.C.R.
- (B) PARCEL MAP FOR YCH, BOOK 102 OF PARCEL MAPS, AT PAGES 45-46, M.C.R.
- (C) PROCESSION PHASE 1, VOLUME 67 OF OFFICIAL PLATS, PAGE 11-12, M.C.R.
- (D) PARCEL MAP FOR CUITONE & BARD, BOOK 96 OF PARCEL MAPS, PAGES 23-24, M.C.R.
- (E) LANTANA ESTATES PHASE 2, VOLUME 85 OF OFFICIAL PLATS, PAGES 5-10, M.C.R.
- (F) GRANT DEED 2021-024894, M.C.R.



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R.S. RECORD OF SURVEY

P.M. PARCEL MAP

O.P. OFFICIAL PLATS

(M) MEASURED ON THIS SURVEY

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C42 CURVE TABLE REFERENCE

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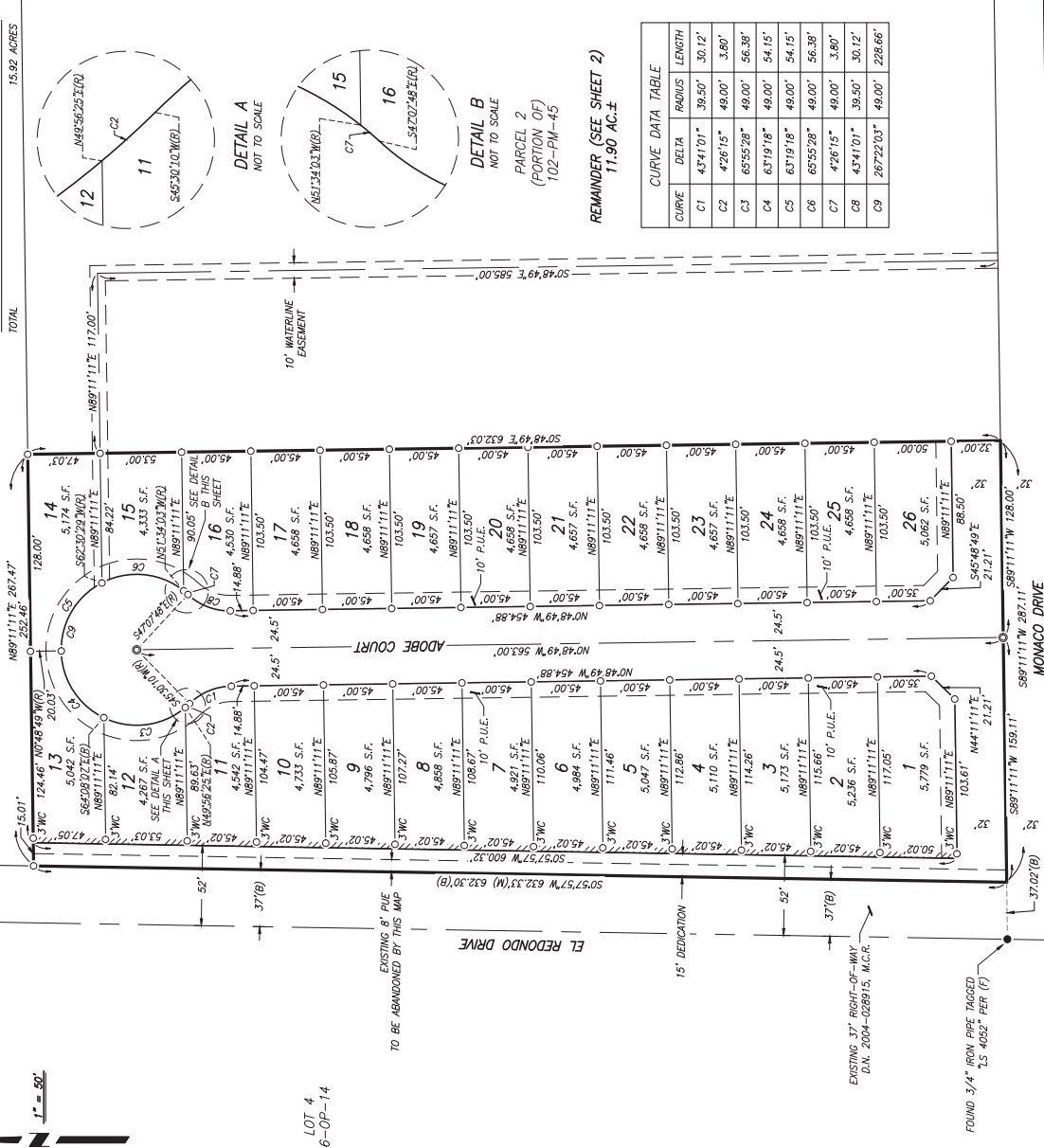
REFERENCES

- (A) RECORD OF SURVEY FOR GPS CONTROL, FILED IN VOLUME 38 OF SURVEYS, AT PAGE 38-41, M.C.R.
- (B) PARCEL MAP FOR YCH, FILED IN BOOK 102 OF PARCEL MAPS, AT PAGES 45-46, M.C.R.
- (C) PARCEL MAP FOR CUTTON & BARO, FILED IN BOOK 97 OF PARCEL MAPS, PAGES 11-12, M.C.R.
- (D) PROPOSED PHASE 1, FILED IN VOLUME 67 OF OFFICIAL PLATS, PAGE 32-33, M.C.R.
- (E) PARCEL MAP FOR CUTTON & BARO, FILED IN BOOK 96 OF PARCEL MAPS, PAGES 23-24, M.C.R.
- (F) MARIAN ESTATES PHASE 2, FILED IN VOLUME 85 OF OFFICIAL PLATS, PAGES 5-10, M.C.R.
- (G) GRANT DEED 2021-024894, M.C.R.

SUBDIVISION SUMMARY

26 LOTS	3.29 ACRES
REMAINDER	0.29 ACRES
TOTAL	11.90 ACRES

PARCEL 1
102-PN-45



DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

REMAINDER (SEE SHEET 2)
11.90 AC.±

CURVE	DELTA	RADIUS	LENGTH
C1	43°41'01"	39.50'	30.12'
C2	42°15'18"	49.00'	3.80'
C3	65°55'28"	49.00'	56.38'
C4	63°19'18"	49.00'	54.15'
C5	63°19'18"	49.00'	54.15'
C6	65°55'28"	49.00'	56.38'
C7	42°15'18"	49.00'	3.80'
C8	43°41'01"	39.50'	30.12'
C9	26°72'03"	49.00'	228.66'