

**TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5417**

THE CROSSING AT RIVER OAKS, PHASE 2

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, COUNTY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
SEPTEMBER 2024



BENCHMARK ENGINEERING
CIVL ENGINEERING, PLANNING, AND LAND SURVEYING
4886 89TH ST WY, SUITE A, WOODSTOCK, CALIFORNIA, 95368 (209) 544-9900

VICINITY MAP N.T.S.



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 STATE THAT I AM THE PREPARER AND RECORDER 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.

BLUEBERRY LANE, YUBA RIVER DRIVE, RIVER OAK DRIVE, BLUE WATER DRIVE, THE 27' WIDENING ALONG SOUTH PUBLIC STREET, THE 40' WIDENING ALONG EAST CHILDS AVENUE, AND LOT A.

PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE PUBLIC UTILITIES EASEMENT SHOWN ON AND DEDICATED BY THE CROSSING AT RIVER OAKS, PHASE 1, FILED IN VOLUME 74 OF OFFICIAL PLATS, AT PAGES 20-22, MERCED COUNTY RECORDS, AND THE PUBLIC UTILITY EASEMENT AS DEDICATED BY DOCUMENT NO. 2007-022038 AND DOCUMENT NO. 2011-025220, MERCED COUNTY RECORDS, IS HEREBY BEING ABANDONED AS SHOWN WITHIN THIS MAP.

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 - SECRETARY DATE: _____

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 _____

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 SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), ON THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY 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: _____

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 66477.5, THE CITY OF MERCED SHALL REDOUBLY TO THE SUBDIVIDER OR THE SUCCESSOR IN INTEREST, IF THE CITY OF MERCED MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH LOT A BEING DEDICATED HEREON NO LONGER EXISTS, OR THE PROPERTY OR ANY PORTIONS THEREOF ARE NOT NEEDED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

OWNER: TRS ENTERPRISES, INC.
ADDRESS: P.O. BOX 3520, WOODSTOCK, CA 95352

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 THE PROFESSIONAL LAND SURVEYING ACT, CHAPTER 4, DIVISION 1, AND IN JANUARY 2024. 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 MONUMENTS ARE SET OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____

MICHAEL HALTERMAN, P.L.S. 8840
PROFESSIONAL LAND SURVEYOR - STATE REVIEWED QUALITY

CITY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, 20____

JOE M. CARROSO, 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 THAT THE MAP CONFORMS WITH 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

CITY CLERK'S CERTIFICATE

SOUTH ALABAMA 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 _____ DAY OF _____, 20____, AND THAT THE COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, BLUEBERRY LANE, YUBA RIVER DRIVE, RIVER OAK DRIVE, BLUE WATER DRIVE, THE 27' WIDENING ALONG SOUTH COFFEE STREET, THE 40' WIDENING ALONG EAST CHILDS AVENUE, AND LOT A IN FEE SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS AND/OR DEDICATIONS ARE HEREBY ABANDONED:

THE PUBLIC UTILITIES EASEMENT SHOWN ON AND DEDICATED BY THE CROSSING AT RIVER OAKS, PHASE 1, FILED IN VOLUME 74 OF OFFICIAL PLATS, AT PAGES 20-22, MERCED COUNTY RECORDS, AND THE PUBLIC UTILITY EASEMENT AS DEDICATED BY DOCUMENT NO. 2007-022038 AND DOCUMENT NO. 2011-025220, MERCED COUNTY RECORDS, IS HEREBY BEING ABANDONED AS SHOWN WITHIN THIS MAP.

SCOTT WEBBRIE, 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 TRS ENTERPRISES, INC.

FEE: _____
MATT H. MAY, COUNTY RECORDER
BY: _____

VOLUME _____ PAGE _____ SHEET 1 OF 3

TENTATIVE MAP NO. 1263 SUBDIVISION NO. 5417

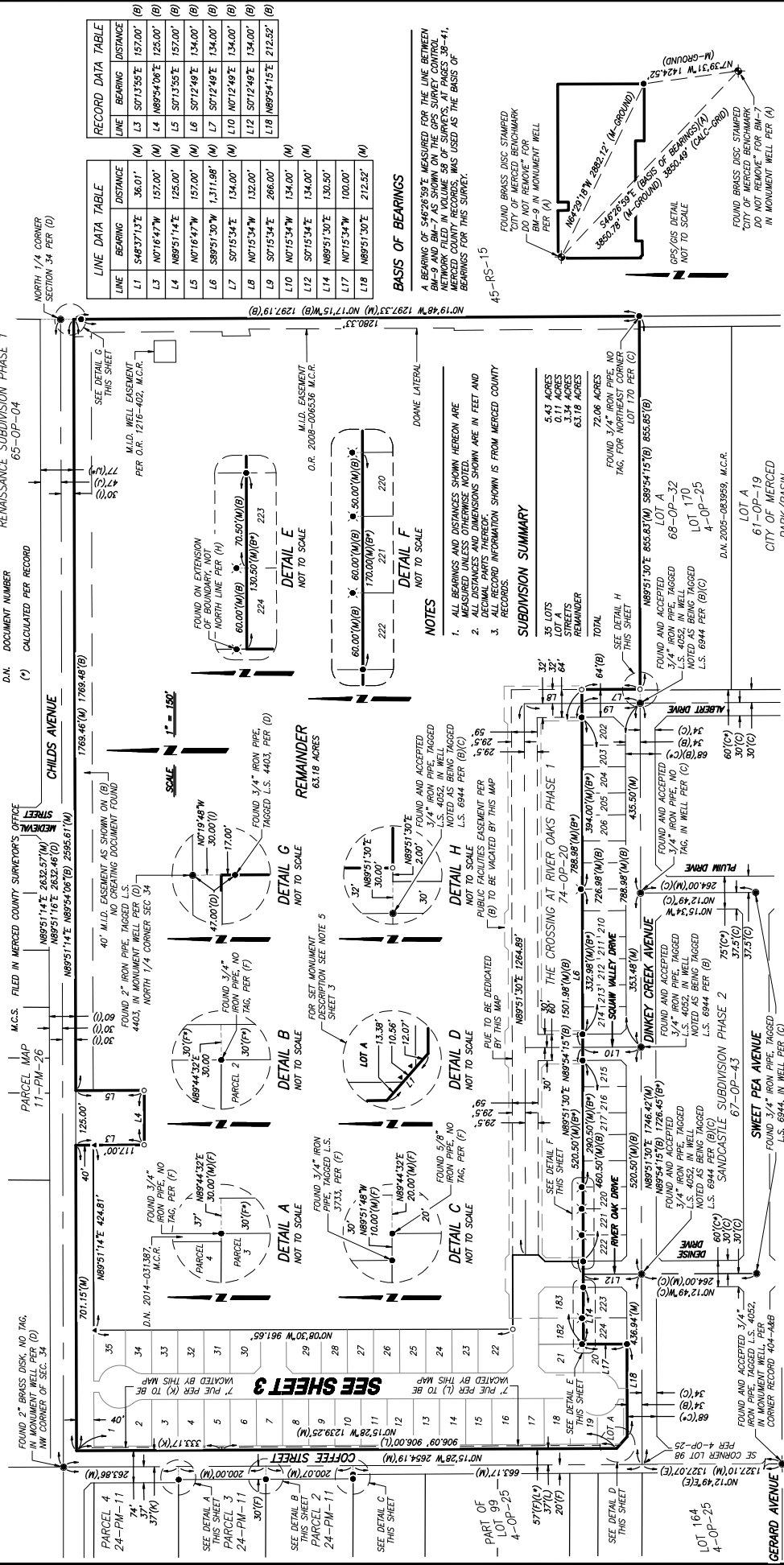
THE CROSSING AT RIVER OAKS, PHASE 2 BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R. LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT Diablo MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2024

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 6944.
 - FOUND 1/2" IRON PIPE, TAGGED L.S. 6944.
 - 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. 6940
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 6940
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 6940
 - FOUND AND ACCEPTED 3/4" IRON PIPE, 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, AS WITNESS CORNER PER (C)(M)
 - SET 3/4" IRON PIPE, TAGGED L.S. 6940, AS 3' WITNESS CORNER ON LOT LINE, UNLESS NOTED OTHERWISE
 - ▲ M.C.S. FILED IN MERCED COUNTY SURVEYOR'S OFFICE

REFERENCES

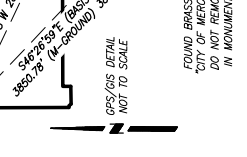
- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (C) SANDCASTLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 15-16, M.C.R.
- (D) SANDCASTLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 15-16, M.C.R.
- (E) SANDCASTLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 15-16, M.C.R.
- (F) PARCEL MAPS, VOLUME 24, PAGE 11, M.C.R.
- (G) CORNER RECORD 404-M, M.C.S.
- (H) CORNER RECORD 404-M, M.C.S.
- (I) CORNER RECORD 404-M, M.C.S.
- (J) RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65, PAGES 4-6, M.C.R.
- (K) D.N. 2007-022038, M.C.R.
- (L) D.N. 2011-025270, M.C.R.



LINE	BEARING	DISTANCE
L1	S48°37'13"E	36.01'
L2	S07°13'55"E	157.00'
L3	N07°16'47"W	157.00'
L4	N89°51'14"E	125.00'
L5	N07°16'47"W	157.00'
L6	S07°13'55"E	157.00'
L7	S07°12'49"E	134.00'
L8	S07°15'34"E	134.00'
L9	S07°15'34"E	266.00'
L10	N07°15'34"E	134.00'
L11	S07°15'34"E	134.00'
L12	N07°12'49"E	134.00'
L13	S07°13'55"E	157.00'
L14	N89°51'14"E	125.00'
L15	S07°13'55"E	157.00'
L16	S07°16'47"W	157.00'
L17	S07°12'49"E	134.00'
L18	N89°51'15"E	212.52'

LINE	BEARING	DISTANCE
L1	S48°37'13"E	36.01'
L2	S07°13'55"E	157.00'
L3	N07°16'47"W	157.00'
L4	N89°51'14"E	125.00'
L5	N07°16'47"W	157.00'
L6	S07°13'55"E	157.00'
L7	S07°12'49"E	134.00'
L8	S07°15'34"E	134.00'
L9	S07°15'34"E	266.00'
L10	N07°15'34"E	134.00'
L11	S07°15'34"E	134.00'
L12	N07°12'49"E	134.00'
L13	S07°13'55"E	157.00'
L14	N89°51'14"E	125.00'
L15	S07°13'55"E	157.00'
L16	S07°16'47"W	157.00'
L17	S07°12'49"E	134.00'
L18	N89°51'15"E	212.52'

BASE OF BEARINGS
A BEARING OF S48°26'52"E MEASURED FOR THE LINE BETWEEN THE POINTS OF BEGINNING AND THE POINTS OF BEGINNING OF THE MERGED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



RENAISSANCE SUBDIVISION PHASE 1
65-OP-04
NORTH 1/4 CORNER SECTION 34 PER (D)
SEE DETAIL G THIS SHEET
M.L.D. EASEMENT PER O.R. 1216-402, M.C.R.

DOANE LATERAL
M.L.D. EASEMENT O.R. 2008-0066336, M.C.R.

FOUND ON EXTENSION OF BOUNDARY, NOT NORTH LINE PER (H)
60.00'(M)(B) 70.50'(M)(B) 223
130.50'(M)(B) 224

DETAIL E NOT TO SCALE
60.00'(M)(B) 60.00'(M)(B) 50.00'(M)(B) 222
170.00'(M)(B) 221

DETAIL F NOT TO SCALE
60.00'(M)(B) 60.00'(M)(B) 50.00'(M)(B) 222
170.00'(M)(B) 221

NOTES
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND RECORDS.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

SUBDIVISION SUMMARY

35 LOTS	54.43 ACRES
STREETS	0.11 ACRES
REMAINDER	3.34 ACRES
TOTAL	63.18 ACRES

FOUND 3/4" IRON PIPE, NO TAG, FOR NORTHEAST CORNER LOT 170 PER (C)
72.06 ACRES
855.83(M) 589.54(15)(B) 855.85(B)
N89°51'30"E

TENTATIVE MAP NO. 1263 SUBDIVISION NO. 5417

THE CROSSING AT RIVER OAKS, PHASE 2 BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS, PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT Diablo MERIDIAN, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2024

NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL CURVE DATA IS FROM THE MERCED COUNTY RECORDS.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. FOR COMPLETE RECORD DATA SEE SHEET TWO.
5. DIRECT VEHICULAR ACCESS OF LOTS 20 AND 21 TO AND FROM BLUEBERRY LANE IS UNDESIRABLE BY THIS MAP.

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND 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
- FOUND AND ACCEPTED 3/4" IRON PIPE, 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, AS WITNESS CORNER, PER (O)(H)
- SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE, UNLESS NOTED OTHERWISE
- M.C.S. FILED IN MERCED COUNTY SURVEYOR'S OFFICE

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 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (C) SHADOCVILLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R. AS RECORDED BY BOOK 80 OF OFFICIAL RECORDS, PAGES 12-34, M.C.R.
- (D) SHADOCVILLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 18-20, M.C.R.
- (E) SHADOCVILLE SUBDIVISION PHASE 1, VOLUME 61, PAGES 18-20, M.C.R.
- (F) CORNER RECORD 404-M, M.C.S.
- (G) CORNER RECORD 404-L, M.C.S.
- (H) RECORD OF SURVEYS, VOLUME 14, PAGE 15, M.C.R.
- (I) RECORD OF SURVEYS, VOLUME 1, PAGES 4-6, M.C.R.
- (J) D.M. 2007-020328, M.C.R.
- (K) D.M. 2011-023270, M.C.R.

LINE	BEARING	DISTANCE
L1	S48°37'13"E	36.01'
L2	S07°52'58"E	1,208.12' (M)
L16	N07°08'30"W	102.50'
L17	N07°53'54"W	100.00'
L18	N07°08'46"W	11.62'
L19	N07°15'34"W	88.03'
L20	N07°15'34"W	88.03'
L21	N07°15'34"W	87.97'
L22	N07°15'34"W	66.04'
L23	N07°08'30"W	94.50'
L24	S07°08'30"E	11.62'

LINE	BEARING	DISTANCE
L25	S07°08'30"E	19.82'
L26	N07°15'30"E	102.06'
L27	S44°51'30"W	21.21'
L28	N07°15'34"W	128.50'
L30	N07°15'34"W	85.00'
L31	N07°15'34"W	85.00'
L32	N07°15'34"W	85.00'
L33	N07°15'34"W	87.97'
L34	N44°47'56"E	66.04'
L35	S07°08'30"E	59.00'
L36	S45°08'30"E	21.21'

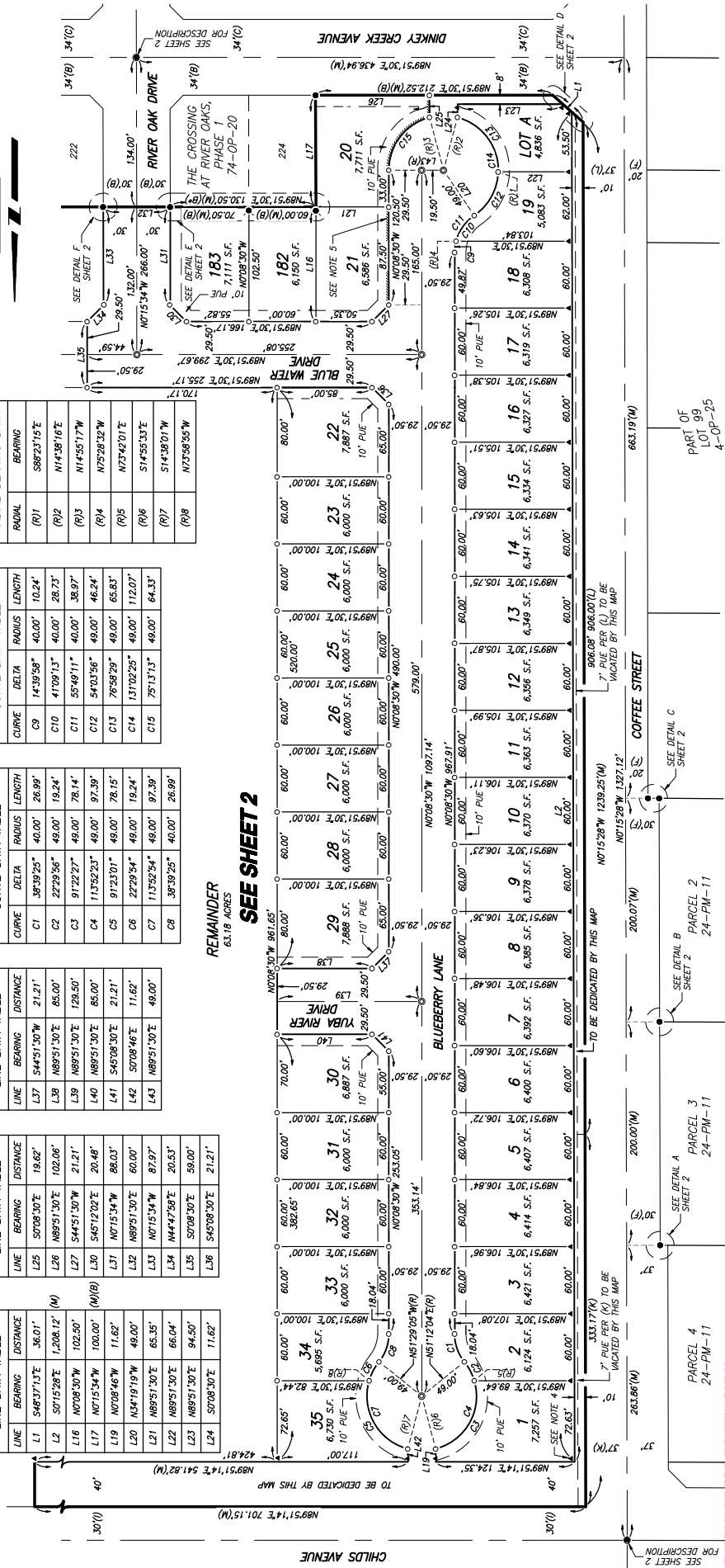
LINE	BEARING	DISTANCE
L37	S44°51'30"W	21.21'
L38	N07°15'30"E	85.00'
L39	N07°15'30"E	128.50'
L40	N07°15'30"E	85.00'
L41	S45°08'30"E	21.21'
L42	S07°08'30"E	11.62'
L43	N07°15'30"E	48.00'

CURVE	DELTA	RADIUS	LENGTH
C1	38°39'25"	40.00'	26.99'
C2	22°29'56"	49.00'	19.24'
C3	91°22'27"	49.00'	78.14'
C4	113°52'23"	49.00'	97.39'
C5	91°23'01"	49.00'	78.15'
C6	22°29'54"	49.00'	19.24'
C7	113°52'54"	49.00'	97.39'
C8	38°39'25"	40.00'	26.99'

CURVE	DELTA	RADIUS	LENGTH
C9	14°39'58"	40.00'	10.24'
C10	41°09'13"	40.00'	28.73'
C11	55°49'11"	40.00'	38.97'
C12	54°03'56"	49.00'	46.24'
C13	76°58'29"	49.00'	65.83'
C14	131°02'25"	49.00'	112.07'
C15	75°13'13"	49.00'	64.33'

RADIAL BEARING DATA	BEARING
(R1)	S08°23'15"E
(R2)	N14°38'16"E
(R3)	N14°55'17"W
(R4)	N72°28'32"W
(R5)	N72°42'01"E
(R6)	S14°55'33"E
(R7)	S14°39'01"W
(R8)	N72°58'55"W

SCALE 1" = 60'



DATE: 2024-10-2 14:54 FILE: NA125898\Survey Drawings\FM - PHASE 2\03-MAP.dwg
PRELIMINARY FOR REVIEW ONLY