

**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 AND THE 15' WIDE STORM DRAIN EASEMENT INDICATED ON THIS MAP.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW TO THE CITY OF MERCED.

MERCED AVENUE AND LOT A

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: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
GREG HOSTETLER, PRESIDENT

**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 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: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE**

PURSUANT TO PROVISIONS OF GOVERNMENT CODE SECTION 66477.5, THE CITY OF MERCED SHALL RECONVEY 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 IS 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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**TENTATIVE MAP NO. 1322  
SUBDIVISION MAP NO. 5406  
RENAISSANCE II**

BEING A SUBDIVISION OF ADJUSTED PARCEL 2 AS DESCRIBED IN BOUNDARY ADJUSTMENT NO. 03-13, FILED FOR RECORD AS INSTRUMENT NO. 2003-058637 OF MERCED COUNTY OFFICIAL RECORDS ON SEPTEMBER 12, 2003, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2023



**BENCHMARK ENGINEERING, INC.**

915 17TH STREET, MODESTO, CALIFORNIA, 95354

**PRELIMINARY TITLE REPORT**

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY  
ORDER NUMBER: FFORM-3012101338  
DATE: JUNE 15, 2023  
AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

**SOILS REPORT**

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON 20 JULY, 2023 BY NORTH AMERICAN TECHNICAL SERVICES, INC., NATS JOBS NO.: 22-2236, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

**OMITTED SIGNATURE STATEMENT**

PURSUANT TO SECTION 66436(c)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTERESTS HOLDERS OF RECORD HAVE BEEN OMITTED:

TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANAL AND INCIDENTAL PURPOSES  
IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY  
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 331, M.C.R.

TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANALS  
IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY  
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 334, M.C.R.

TYPE OF INTEREST: PUBLIC UTILITY EASEMENT  
IN FAVOR OF: CITY OF MERCED  
DEED REFERENCE: DOCUMENT NO. 2003-058637, OF OFFICIAL RECORDS, M.C.R.

**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 LIKWID ASSET MANAGEMENT, LLC, ON SEPTEMBER 20, 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 9<sup>TH</sup> DAY OF OCTOBER, 2023

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.

MICHAEL A. WEGLEY, INTERIM CITY ENGINEER  
R.C.E. 45009

DATE

**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 BY THE CITY COUNCIL OF THE CITY OF MERCED, STATE OF CALIFORNIA HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC MERCED AVENUE AND LOT A IN FEE, AS INDICATED ON THIS MAP.

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 BENCHMARK ENGINEERING, INC.

FEE: \_\_\_\_\_

MATT H. MAY, COUNTY RECORDER

BY: \_\_\_\_\_, DEPUTY

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 3

ATTACHMENT 2 - Page 1

LINE DATA TABLE				
LINE	BEARING	DIST	BEARING	DIST
L1	S89°44'15"E(M)	8.20'(M)	N89°46'27"W(B)	8.20'(B)
L2	N89°41'54"E(M)	91.26'(M)	N89°44'33"E(C)	91.22'(C)
L3	N42°29'11"E(M)	16.19'(M)	N42°31'50"E(C)	16.19'(C)
L4	N89°29'20"E(M)	64.08'(M)	N89°32'04"E(C)	64.08'(C)
L5	S42°19'50"E(M)	16.31'(M)	S42°17'11"E(C)	16.31'(C)
L6	N42°29'11"E(M)	16.19'(M)	N42°31'50"E(C)	16.19'(C)
L7	N89°29'27"E(M)	64.01'(M)	N89°32'00"E(C)	64.01'(C)
L8	S42°32'04"E(M)	16.36'(M)	S42°29'25"E(C)	16.36'(C)
L9	N89°41'54"E(M)	58.57'(M)	N89°44'33"E(C)	58.57'(C)
L10	S0°17'45"W(M)	74.00'(M)	S0°20'24"W(C)	74.00'(C)

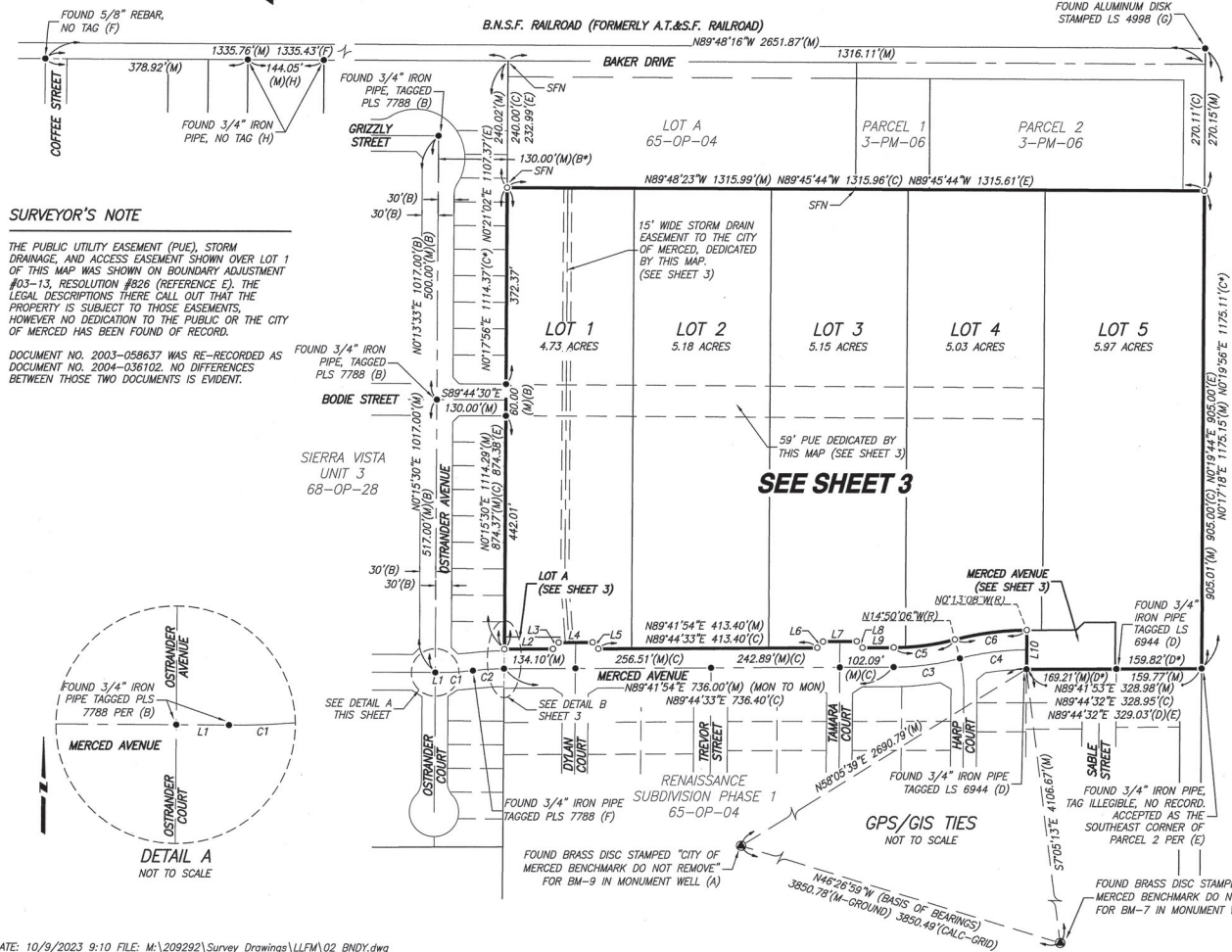
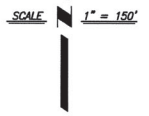
CURVE DATA TABLE						
CURVE	DELTA	RADIUS	LENGTH	DELTA	RADIUS	LENGTH
C1	7°15'23"(M)	500.00'(M)	63.32'(M)	7°15'23"(B)	500.00'(B)	63.32'(B)
C2	6°41'32"(M)	500.00'(M)	58.40'(M)	6°41'32"(B)	500.00'(B)	58.40'(B)
C3	14°32'00"(M)	500.00'(M)	126.83'(M)	14°32'00"(C)	500.00'(C)	126.83'(C)
C4	14°34'41"(M)	500.00'(M)	127.22'(M)	14°34'38"(C)	500.00'(C)	127.21'(C)
C5	14°32'00"(M)	463.00'(M)	117.44'(M)	14°32'00"(C)	463.00'(C)	117.44'(C)
C6	14°36'58"(M)	537.00'(M)	136.99'(M)	14°36'58"(C)	537.00'(C)	136.98'(C)

**TENTATIVE MAP NO. 1322  
SUBDIVISION MAP NO. 5406  
RENAISSANCE II**

BEING A SUBDIVISION OF ADJUSTED PARCEL 2 AS DESCRIBED IN BOUNDARY ADJUSTMENT NO. 03-13, FILED FOR RECORD AS INSTRUMENT NO. 2003-058637 OF MERCED COUNTY OFFICIAL RECORDS ON SEPTEMBER 12, 2003, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2023



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



**SURVEYOR'S NOTE**  
THE PUBLIC UTILITY EASEMENT (PUE), STORM DRAINAGE, AND ACCESS EASEMENT SHOWN OVER LOT 1 OF THIS MAP WAS SHOWN ON BOUNDARY ADJUSTMENT #03-13, RESOLUTION #826 (REFERENCE E), THE LEGAL DESCRIPTIONS THERE CALL OUT THAT THE PROPERTY IS SUBJECT TO THOSE EASEMENTS, HOWEVER NO DEDICATION TO THE PUBLIC OR THE CITY OF MERCED HAS BEEN FOUND OF RECORD.  
DOCUMENT NO. 2003-058637 WAS RE-RECORDED AS DOCUMENT NO. 2004-036102. NO DIFFERENCES BETWEEN THOSE TWO DOCUMENTS IS EVIDENT.

**LEGEND**

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 6944 PER (C) UNLESS OTHERWISE NOTED
  - FOUND GPS MONUMENT, AS SHOWN ON REF. A
  - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- I.N. INSTRUMENT NUMBER  
D.N. DOCUMENT NUMBER  
P.M. PARCEL MAP  
O.P. OFFICIAL PLATS  
(M) MEASURED ON THIS SURVEY  
(R) RADIAL BEARING  
SFN SEARCHED, FOUND NOTHING  
PUE PUBLIC UTILITY EASEMENT  
C42 CURVE TABLE REFERENCE  
L99 LINE TABLE REFERENCE  
\* CALCULATED FROM RECORD DATA

**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.

**REFERENCES**

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) SIERRA VISTA UNIT 3, VOLUME 68 OF OFFICIAL PLATS, PAGES 28-31, M.C.R.
- (C) RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-6, M.C.R.
- (D) TUSCANY EAST, VOLUME 73 OF OFFICIAL PLATS, PAGES 9-12, M.C.R.
- (E) BOUNDARY ADJUSTMENT #03-13, RESOLUTION #826, D.N. 2003-058637, M.C.R., RE-RECORDED AS D.N. 2004-036102, M.C.R.
- (F) SIERRA VISTA UNIT 2, VOLUME 68 OF OFFICIAL PLATS, PAGES 24-27, M.C.R.
- (G) RECORD OF SURVEY, VOLUME 61 OF SURVEYS, PAGES 45-49, M.C.R.
- (H) PARCEL MAP FOR ROY L. AND ELSIE L. HUNT, VOLUME 4 OF PARCEL MAPS, PAGE 35, M.C.R.

**BASIS OF BEARINGS**

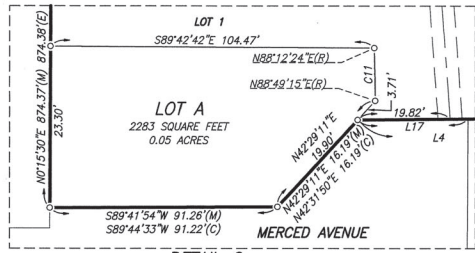
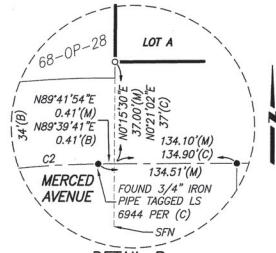
A BEARING OF S46°26'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**SUBDIVISION SUMMARY**

5 LOTS	26.06 ACRES
LOT A	0.05 ACRES
MERCED AVENUE	0.31 ACRES
TOTAL	26.42 ACRES



CURVE DATA TABLE						
CURVE	DELTA	RADIUS	LENGTH	DELTA	RADIUS	LENGTH
C3	14°32'00"	500.00'	126.83'	14°32'00"(C)	500.00'(C)	126.83'(C)
C4	14°34'41"	500.00'	127.22'	14°34'38"(C)	500.00'(C)	127.21'(C)
C5	14°32'00"	463.00'	117.44'	14°32'00"(C)	463.00'(C)	117.44'(C)
C6	14°36'58"	537.00'	136.99'	14°36'58"(C)(E)	537.00'(C)(E)	136.98'(C)(E)
C7	2°45'56"	463.00'	22.35'			
C8	11°46'04"	463.00'	95.08'			
C9	3°04'42"	270.50'	14.53'			
C10	2°42'55"	300.00'	14.22'			
C11	1°36'51"	270.50'	7.62'			



**TENTATIVE MAP NO. 1322  
SUBDIVISION MAP NO. 5406  
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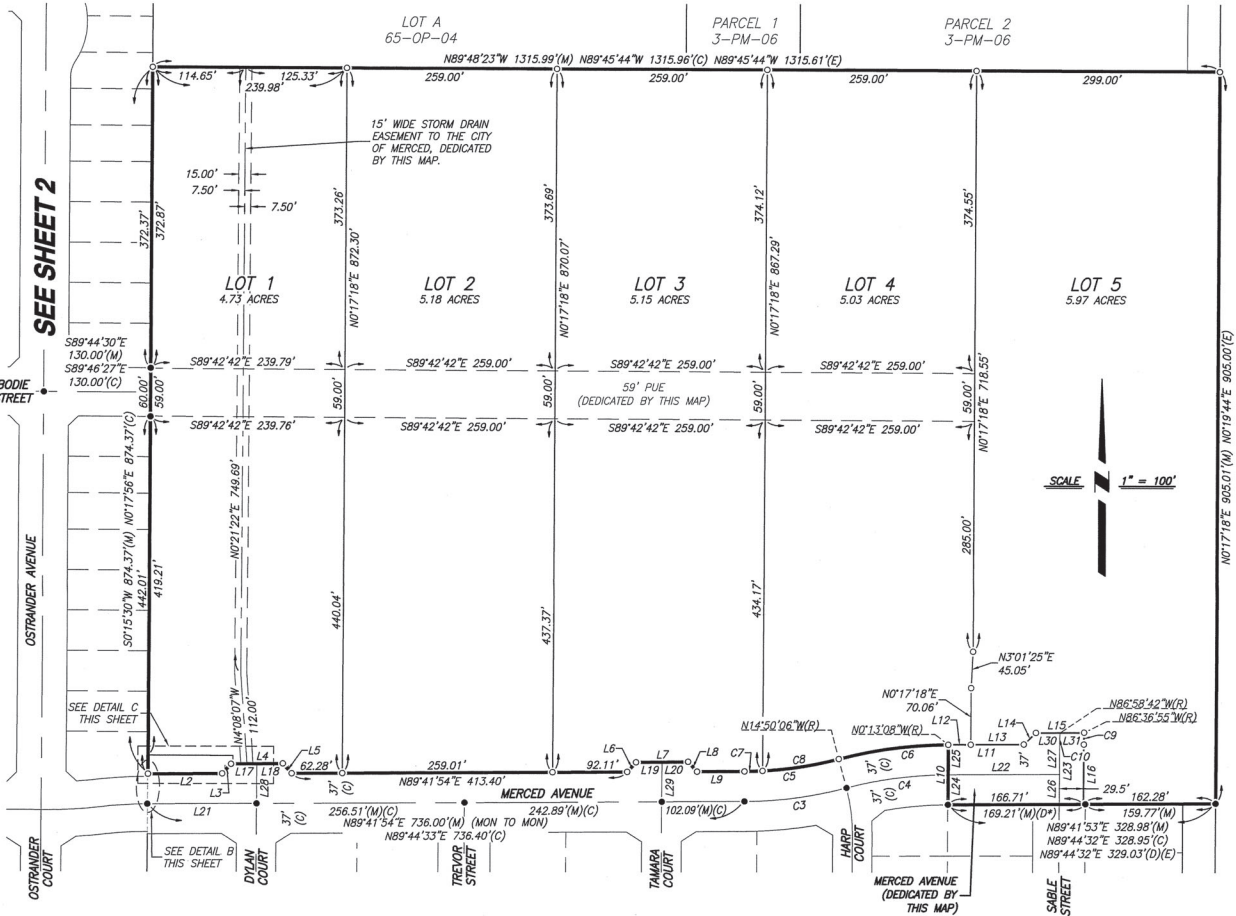


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**NOTES**

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2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. SEE SHEET 2 FOR LEGEND, REFERENCES, BASIS OF BEARINGS, AND OTHER NOTES.



LINE DATA TABLE				
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L2	N89°41'54"E	91.26'	N89°44'33"E(C)	91.22'(C)
L3	N42°29'11"E	16.19'	N42°31'50"E(C)	16.19'(C)
L4	N89°29'20"E	64.08'	N89°32'04"E(C)	64.08'(C)
L5	S42°19'50"E	16.31'	S42°17'11"E(C)	16.31'(C)
L6	N42°29'11"E	16.19'	N42°31'50"E(C)	16.19'(C)
L7	N89°29'27"E	64.01'	N89°32'00"E(C)	64.01'(C)
L8	S42°32'04"E	16.36'	S42°29'25"E(C)	16.36'(C)
L9	N89°41'54"E	58.57'	N89°44'33"E(C)	58.57'(C)
L10	S0°17'45"W	74.00'	S0°20'24"W(C)	74.00'(C)
L11	S89°41'53"W	93.18'		
L12	N89°41'53"E	27.81'		
L13	N89°41'53"E	65.37'		
L14	N46°12'39"E	20.65'		
L15	S89°41'53"W	59.10'		
L16	S0°18'23"W	73.69'		
L17	N89°29'20"E	32.00'		
L18	N89°29'20"E	32.08'		
L19	N89°29'27"E	32.00'		
L20	N89°29'27"E	32.00'		
L21	N89°41'54"E	134.51'	N89°44'33"E(C)	134.90'(C)
L22	S89°41'53"W	137.21'		
L23	S0°18'23"W	74.00'		
L24	N0°17'45"E	37.00'		
L25	N0°17'45"E	37.00'		
L26	N0°18'23"E	37.00'		
L27	N0°18'23"E	37.00'		
L28	N0°18'23"E	49.00'		
L29	N0°18'23"E	49.00'		
L30	N89°41'53"E	29.55'		
L31	N89°41'53"E	29.55'		