TENTATIVE MAP EXHIBIT

IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JUNE 2021 BY GATEWAY ENGINEERING, INC.

SITE INFORMATION:

SITE ADDRESS:	1150 LOUGHBOROUGH DRIVE, MERCED, CA 95348
APN: 058-030-028	
RECORD OWNER:	ASHLEY INVESTMENTS, LLC
OWNER'S ADDRESS:	1555 WEST 16TH STREET, MERCED, CA 95340
PROPOSED PARCELS:	(3)
SITE AREA:	PARCEL 1: --- 302,742± SF / 6.95± ACRES [GROSS]
ZONING:	EXISTING – PD-8 (PLANNED DEVELOPMENT)
	PROPOSED – PD-8 (PLANNED DEVELOPMENT)
EXISTING USE:	OPEN AREA

UTILITY SERVICES PROVIDED BY:

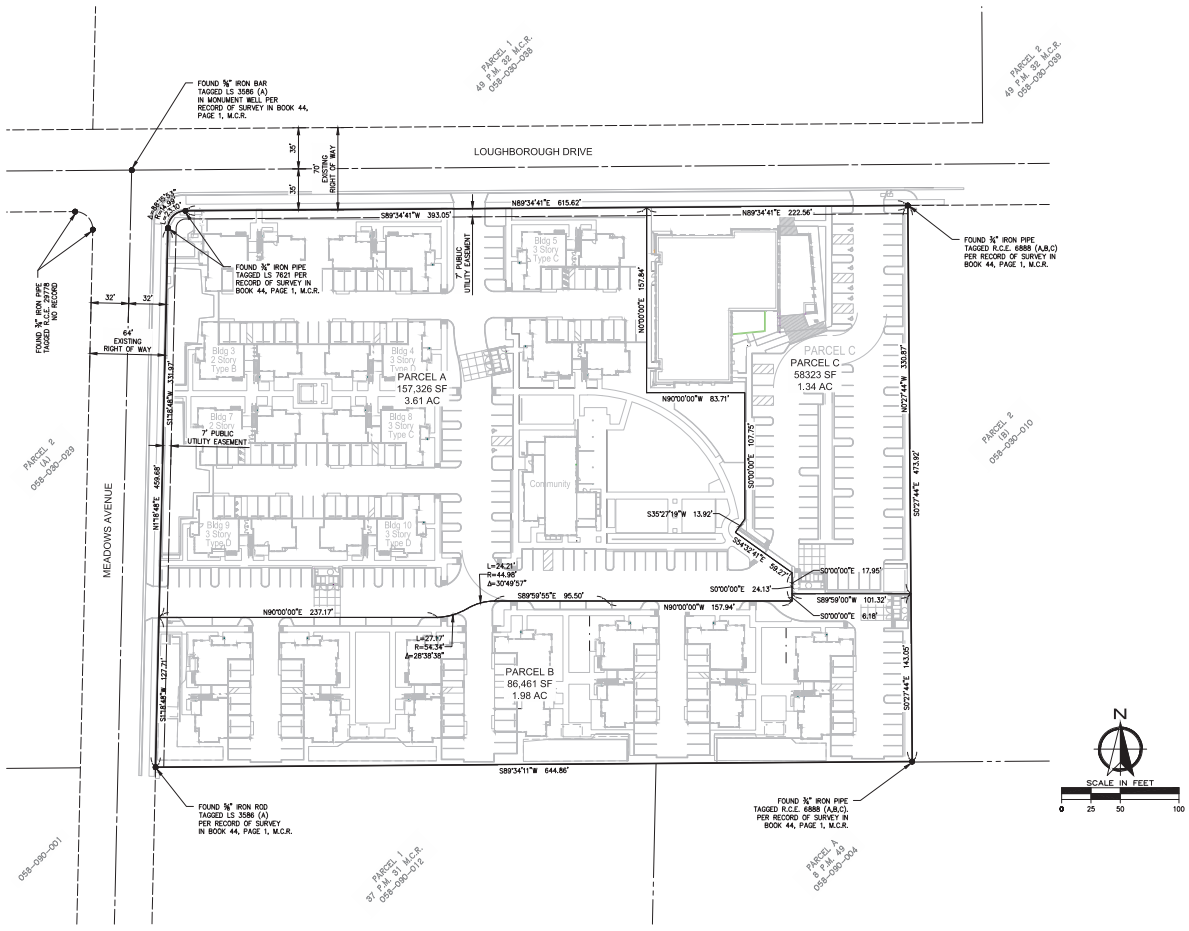
WATER	CITY OF MERCED
SEWER	CITY OF MERCED
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	PACIFIC GAS & ELECTRIC
STORM DRAIN	SURFACE

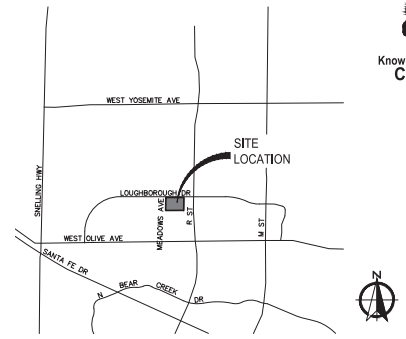
BASIS OF BEARINGS

THE SOUTH LINE OF PARCEL 3 (A) PER RECORD OF SURVEY, INSTRUMENT NO. 2006-021532, RECORDED MARCH 24, 2006, M.C.R., TAKEN TO BE N89°35'36"E.

SYMBOL AND LINETYPE LEGEND:

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED PARCEL LINE





VICINITY MAP: NOT TO SCALE

Know what's below. Call before you dig.

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR J.F. COLLINS, FILED FOR RECORD IN VOL. 32 OF PARCEL MAPS, AT PAGE 44, MERCED COUNTY RECORDS AND BEING A PORTION OF LOTS 46, 47 AND 48, ACCORDING TO "MAP OF THE CROCKER COLONY", RECORDED JUNE 7, 1911 IN BOOK 5 OF OFFICIAL PLATS, PAGE 6, MERCED COUNTY RECORDS.

EXCEPTING THEREFROM THE PROPERTY AND PROPERTY RIGHTS EXCEPTED IN DEED RECORDED AUGUST 4, 1961 IN VOL. 1539 OF OFFICIAL RECORDS, PAGE 594 AND IN DEED RECORDED APRIL 20, 1970 IN VOL. 1823 OF OFFICIAL RECORDS, PAGE 843, SAID PROPERTY AND PROPERTY RIGHTS BEING UNDIVIDED 75% INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS LYING 500 FEET OR MORE BELOW THE SURFACE OF THE HEREINABOVE DESCRIBED PROPERTY.

APN: 058-030-028

EXCEPTIONS:

EXCEPTIONS LISTED BELOW ARE FROM TITLE REPORT FROM OLD REPUBLIC TITLE COMPANY, ORDER NO.: 1117022735-JM DATED OCTOBER 22, 2020:

1. THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF A COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

   DISTRICT NO.: CFD 2014-1
   FOR: CLEAN ENERGY
   DISCLOSED BY: ASSESSMENT MAP
   RECORDED: MARCH 25, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016009844

   FURTHER INFORMATION MAY BE OBTAINED BY CONTACTING: CALIFORNIA HOME FINANCE AUTHORITY (855)740-8422

2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

3. RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF LOUGHBOROUGH DRIVE AND MEADOWS AVENUE.

4. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP.

   FOR: STREET PURPOSES
   AFFECTS: THE NORTHERLY 7 FEET
   FOR: PUBLIC UTILITIES
   AFFECTS: THE NORTHERLY 7 FEET FOR STREET EASEMENT AND THE NORTHERLY AND WESTERLY 7 FEET

5. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

   GRANTED TO: THE CITY OF MERCED
   FOR: ROAD AND PUBLIC UTILITIES
   RECORDED: MARCH 7, 1977 IN BOOK 2064 OF OFFICIAL RECORDS, PAGE 924
   AFFECTS: AS DESCRIBED THEREIN

6. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT.

   ENTITLED: DEVELOPERS AGREEMENT
   EXECUTED BY: CITY OF MERCED AND ASHLEY INVESTMENTS, LLC
   RECORDED: MARCH 9, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2006-017724
   WHICH AMONG OTHER THINGS PROVIDES: AS PROVIDED THEREIN

   NOTE: REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.

7. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED MARCH 24, 2006 IN BOOK 44 OF OFFICIAL RECORDS, PAGE 1.

8. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT.

   ENTITLED: RESOLUTION NO. 2009-58
   RECORDED: MAY 21, 2009 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2009-025722
   WHICH AMONG OTHER THINGS PROVIDES: AS PROVIDED THEREIN

   NOTE: REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.

9. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

10. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH AN OPPORTUNITY TO INSPECT THE LAND (THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON COMPLETION OF ITS INSPECTIONS).

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
4651 PARK CREEK DRIVE, CLOVIS, CA 93611-4145

REGISTERED PROFESSIONAL ENGINEER — DARELL K. BOND — No. 57,133 — Civil — STATE OF CALIFORNIA

DATE: 06/17/2021

MERCY VILLAGE
1150 LOUGHBOROUGH DRIVE
MERCED, CA 95348

APN: 058-030-028
TENTATIVE MAP EXHIBIT

REV No.	DESCRIPTION	DATE

ENGINEER: D.K.B.
LICENSE NO: 57,133
DRAWN BY: V.Y.T.
CHECKED BY: D.K.B.
SCALE: AS SHOWN
PROJECT NO: 20-102
SHEET 1 1

ATTACHMENT 4