

OWNER'S STATEMENT

The undersigned being all parties having any record title interest in the property described in this map and hereby irrevocably offer for preparation and recording of this map and hereby irrevocably offer for dedication for public use the 17 foot right of way along the north side of Childs Avenue, the 10 foot Landscape Easement, the Wall Easement along the entire length of the eastern property line, the 4.5' x 22' Public Utility Easement, Tuscany Court, Sierra Drive, the 8 foot Public Utility Easement and Lot A, as shown on this map.

For: Tuscany Merced, LLC, a California Limited Liability Company
By: [Signature]
Greg Hostetler, President
Mark Gombill, Vice President (print name)
ROSANA T. LAXA, Vice President (print name)
For: American Securities Company, a California Corporation
as Trustee under Deed of Trust

CITY CLERK'S STATEMENT

I, James G. Marshall, City Clerk of the City of Merced, do hereby certify that the map was filed by the City of Merced on the 11th day of March, 2006, and that the map is a true and correct copy of the map as shown on the map.

IN WITNESS WHEREOF, I have set my hand this 11th day of March, 2006.

[Signature]
James G. Marshall, CITY CLERK

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 Greg Hostetler on November 3, 2004. I hereby state that this final map substantially conforms to the approved or recorded map and that the map is a true and correct copy of the map as shown on the map.



CITY ENGINEER'S STATEMENT

I hereby state that I have examined this final map and the subdivision shown hereon is substantially the same as it appeared on the tentative map and that the map is a true and correct copy of the map as shown on the map.

Dated this 11th day of March, 2006.

[Signature]
David L. Tucker, R.C.E. 16844
CITY ENGINEER



RECORDED'S STATEMENT
Filed this 14th day of March, 2006 at 11:43 a'clock
in Volume 73 of Official Maps at Page(s) 12 at the request
of Golden Valley Engineering and Surveying, Inc.

M. Stephen Jones
COUNTY RECORDER
By: [Signature], Deputy

NO. 2006-028360

**MAJOR SUBDIVISION NO. 1268
FINAL MAP
FOR
TUSCANY EAST**

BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 93, AS SHOWN ON THE MAP ENTITLED, "MAP OF MERCED COLONY", RECORDED FEBRUARY 3, 1910, IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY, IN VOLUME 4 OF OFFICIAL PLATS, AT PAGE 24, PORTION SECTION 27, T.7S., R.14E., M.D.B. & M.

SCALE: NONE
CITY OF MERCED
SHEET 1 OF 4
JANUARY 2006
CALIFORNIA

VOLUME 73 PAGE 9

NOTARY STATEMENT

State of California
County of Merced

On this 8th day of March, 2006, before me, Nancy D. Massey, a Notary Public in and for said County and State, personally appeared Greg Hostetler, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the instrument and acknowledged to me that they executed the instrument in their authorized capacities, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Capacity Claimed By Signer: ☒ Individual(s) ☐ Partner(s) ☐ Trustee(s) ☐ Attorney-In-Fact ☐ Corporate

Nancy D. Massey
Notary Signature
Printed Name of Notary

Jun 19 2007
Commission Expiration
County of Place of Business

(DO NOT STAMP)

NOTARY STATEMENT

State of California
County of Contra Costa

On this 7th day of March, 2006, before me, Kathy J. Parsons, a Notary Public in and for said County and State, personally appeared Mark Gombill & Rosana T. Laxa, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the instrument and acknowledged to me that they executed the instrument in their authorized capacities, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

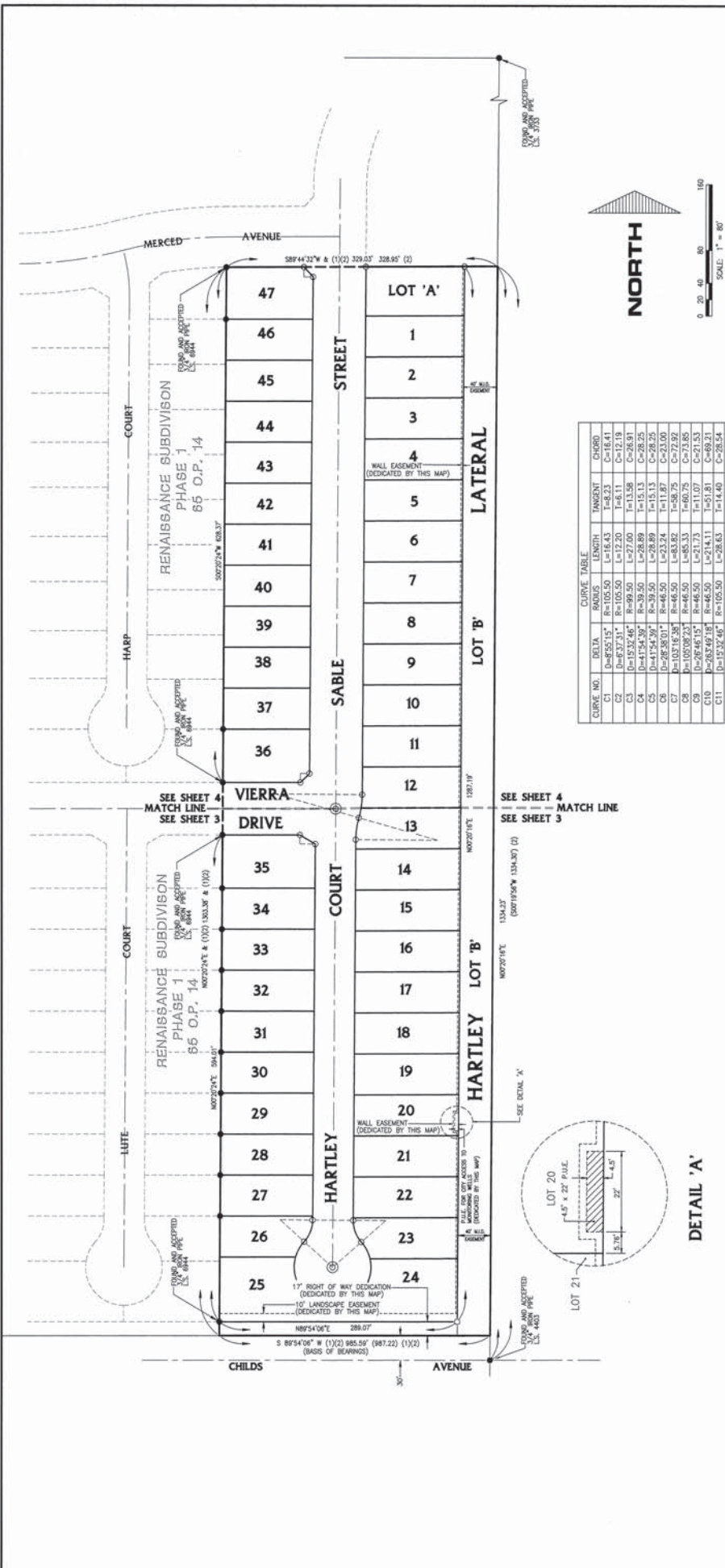
Capacity Claimed By Signer: ☐ Individual(s) ☐ Partner(s) ☐ Trustee(s) ☐ Attorney-In-Fact ☒ Corporate

Kathy J. Parsons
Notary Signature
Printed Name of Notary

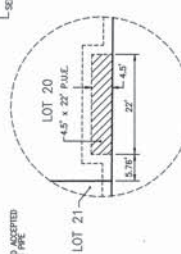
May 25, 2006
Commission Expiration
County of Place of Business

(DO NOT STAMP)

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CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C2	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C3	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C4	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C5	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C6	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C7	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C8	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C9	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C10	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41
C11	8°45'15"	R=105.50	L=16.43	T=8.23	C=16.41



- LEGEND**
- () According to that certain reference (see references)
 - P.U.E. Public Utility easement
 - (R) Right of Way
 - C.R. Calculated from reference
 - M.C.R. Merced County Records
 - O.P. Official Plans
 - Monument found and accepted 9/4" iron pipe L.S. tag 6944 unless otherwise noted
 - Monument not found and accepted 9/4" iron pipe L.S. tag 6944 unless otherwise noted
 - Monument not found and accepted 9/4" iron pipe L.S. tag 6944 unless otherwise noted
 - Survey boundary
- Note:** All distances are shown in feet and/or decimal parts. All distances are shown from true corners.

MAJOR SUBDIVISION No. 1268
FINAL MAP
FOR
TUSCANY EAST

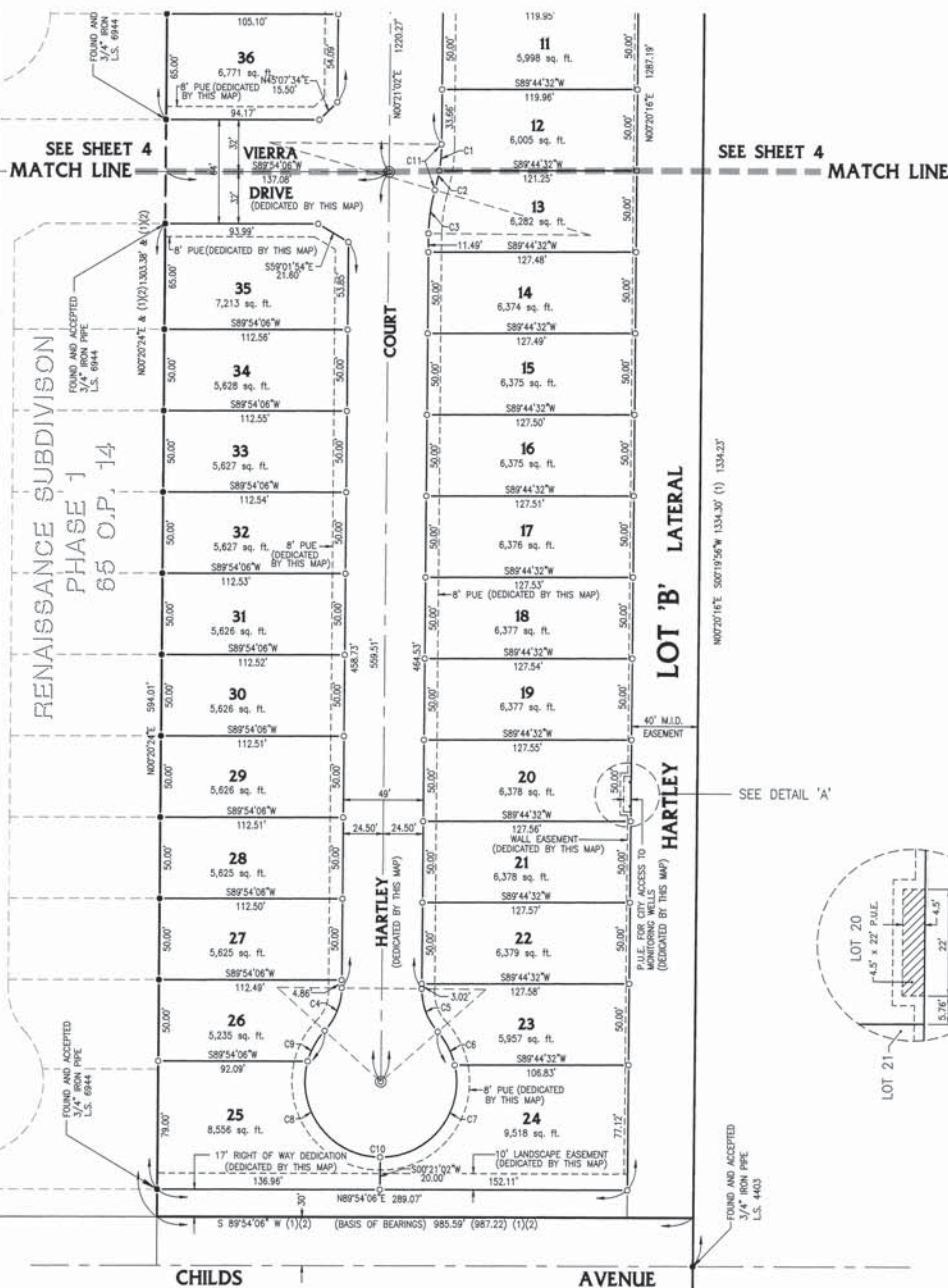
BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 93, AS SHOWN ON THE MAP ENTITLED, "MAP OF MERCED COLONY", RECORDED FEBRUARY 3, 1910, IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY, IN VOLUME 4 OF OFFICIAL PLATS, AT PAGE 24, PORTION SECTION 27, T.7S., R.14E., M.D.B. & M.

SCALE: NONE
 CITY OF MERCED
 SHEET 2 OF 4
 JANUARY, 2008
 CALIFORNIA

VOLUME 12 **PAGE 10**

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Job No. 04-302 F.B. Pg. 1



LEGEND

- () According to that certain reference (see references)
- P.U.E. Public Utility easement
- (R) Radial
- C.R. calculated from reference
- M.C.R. Merced County Records
- O.P. Official Plats
- Monument found and accepted 3/4" iron pipe L.S. tag 6944 unless otherwise noted
- Monument set, 3/4" iron pipe with L.S. tag 6944 attached, unless otherwise noted
- Survey boundary

Note: All distances are ground and in feet and/or decimal parts
All distances are shown from true corners.

BASES OF BEARINGS

S 89°54'06" W BEING THE BEARING OF THE NORTH LINE OF CHILDS AVENUE AS SHOWN ON THIS BOUNDARY LINE MAP AND INSTRUMENT NO. 2003-058637, MERCED COUNTY RECORDS.

REFERENCE

- (1) BOUNDARY ADJUSTMENT No. 69-19 INSTRUMENT No. 2003-058637 MERCED COUNTY RECORDS
- (2) FINAL MAP OF RENAISSANCE SUBDIVISION PHASE 1" VOL. 65 O.P. PG. 4 M.C.R.

MAJOR SUBDIVISION No. 1268 FINAL MAP FOR TUSCANY EAST

BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 93, AS SHOWN ON THE MAP ENTITLED, "MAP OF MERCED COUNTY REFERRED FEBRUARY 1910, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 24, PORTION SECTION 27, T.7S., R.14E., M.D.B. & M.

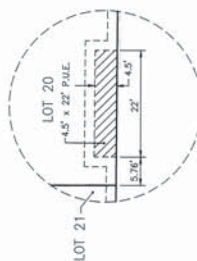
SCALP WOLF
CITY OF MERCED
JANUARY, 2006
CALIFORNIA
SHEET 3 OF 4

VOLUME 73

PAGE 11

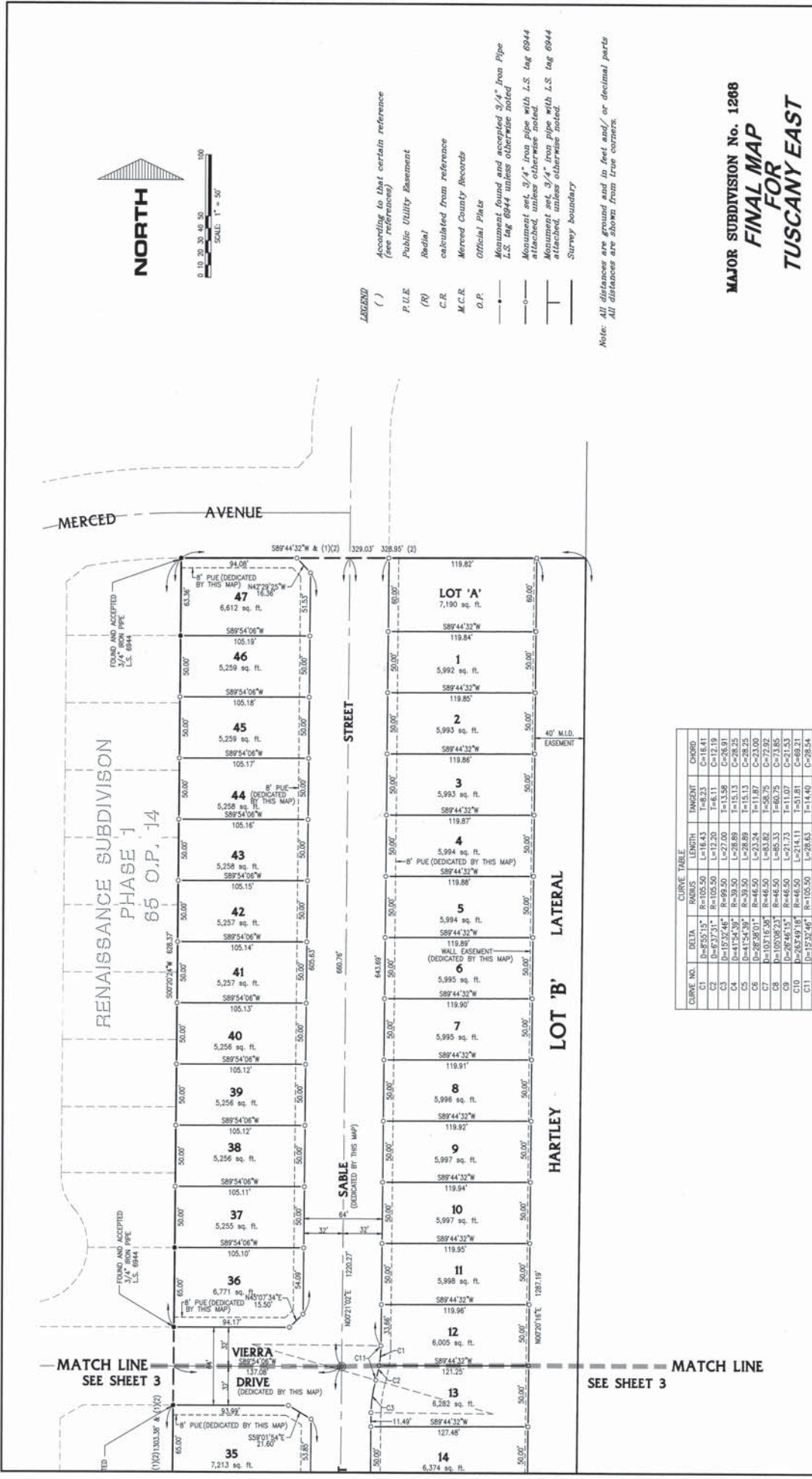
CURVE NO.	DELTA	CURVE TABLE	CHORD
C1	8°=8°55'15"	R=105.50 L=16.43 T=4.21 C=18.41	
C2	8°=8°55'15"	R=105.50 L=12.20 T=4.11 C=15.19	
C3	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C4	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C5	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C6	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C7	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C8	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C9	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C10	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	
C11	8°=8°55'15"	R=99.50 L=27.00 T=13.56 C=26.91	

DETAIL 'A'



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Job No. 04-302 F.B. Pg. 3



MAJOR SUBDIVISION No. 1268
FINAL MAP
FOR
TUSCANY EAST

BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 93, AS SHOWN ON THE MAP ENTITLED, "MAP OF MERCED COLONY", RECORDED FEBRUARY 3, 1910, IN THE OFFICE OF THE COUNTY CLERK OF MERCED COUNTY, IN VOLUME 1 OF OFFICIAL PLATS, AT PAGE 8 & M. PORTION SECTION 27, T.7S., R.14E., M.D.B. & M.

SCALE: MAP CITY OF MERCED SHEET 4 OF 4 JANUARY, 2006 CALIFORNIA

VOLUME 73 PAGE 12

RENAISSANCE SUBDIVISION PHASE 1, 65 O.P. 14

LEGEND
 () According to that certain reference (see references)
 P.U.E. Public Utility Easement
 (R) Radial
 C.R. calculated from reference
 M.C.R. Merced County Records
 O.P. Official Plats
 — Monument found and accepted 3/4" Iron Pipe
 — Monument set, 3/4" iron pipe with L.S. tag 6944
 — Monument set, 3/4" iron pipe with L.S. tag 6944 attached, unless otherwise noted.
 — Survey boundary

Note: All distances are ground and in feet and/or decimal parts. All distances are shown from true corners.

REFERENCE
 (1) BOUNDARY ADJUSTMENT No. 03-13 INSTRUMENT No. 2003-056657 MERCED COUNTY RECORDS
 (2) FINAL MAP OF "RENAISSANCE SUBDIVISION PHASE 1" VOL. 65 O.P. PG. 4 M.C.R.

BASES OF BEARINGS
 S 89°54'08" W BEING THE BEARING OF THE NORTH LINE OF CHILDS AVENUE AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT No. 03-13 INSTRUMENT No. 2003-056657, MERCED COUNTY RECORDS.

TABLE
 CURVE NO. DELTA RADIUS LENGTH TANGENT CHORD
 C1 D=8°55'15" R=105.50 L=16.43 T=8.23 C=16.41
 C2 D=8°55'15" R=105.50 L=16.43 T=8.23 C=16.41
 C3 D=12°32'46" R=99.50 L=21.20 T=11.11 C=21.19
 C4 D=12°32'46" R=99.50 L=21.20 T=11.11 C=21.19
 C5 D=12°32'46" R=99.50 L=21.20 T=11.11 C=21.19
 C6 D=12°32'46" R=99.50 L=21.20 T=11.11 C=21.19
 C7 D=10°17'16" R=107.16 L=18.82 T=9.75 C=18.82
 C8 D=10°17'16" R=107.16 L=18.82 T=9.75 C=18.82
 C9 D=2°46'15" R=46.50 L=21.73 T=11.07 C=21.53
 C10 D=2°46'15" R=46.50 L=21.73 T=11.07 C=21.53
 C11 D=15°32'46" R=105.50 L=28.63 T=14.40 C=28.54



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Job No. 04-302

Pg. 1

F.B.