



GONELLA REALTY
ATWATER

2581 FIRST STREET
ATWATER, CA 95301
BUS. (209) 358-6429
TOLL FREE (800) 921-SELL
FAX (209) 358-2356
www.gonellarealty.com

Tuscany East Subdivision, Merced CA

Location: North of Childs Avenue, East of Coffee Street

Data: 47 finished lots between 5257 & 9518 square fee

Development Info: City of Merced
678 W. 18th Street
Merced, CA 95340
209-385-6858
www.cityofmerced.org

Terms: Submit

Price: \$822,500 (\$17,500 per finished lot)

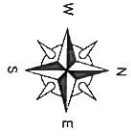
Offered by: Andy Krotik
209-777-5070
andykrotik@mercedcountyland.com
www.MercedCounty.com

Exclusive Agents: Coldwell Banker Gonella Realty

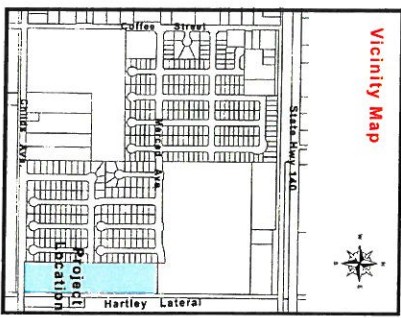
Tuscany East Subdivision



EX. RENAISSANCE
PHASE 1



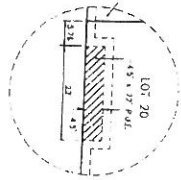
Subdivision
 Tuscany East Subdivision
 Approximately: 8.5 Ac.
 Total: 47 Lots
 Lot Size:
 5,000 Sq. Ft. - 9,000 Sq. Ft.



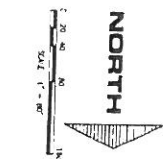
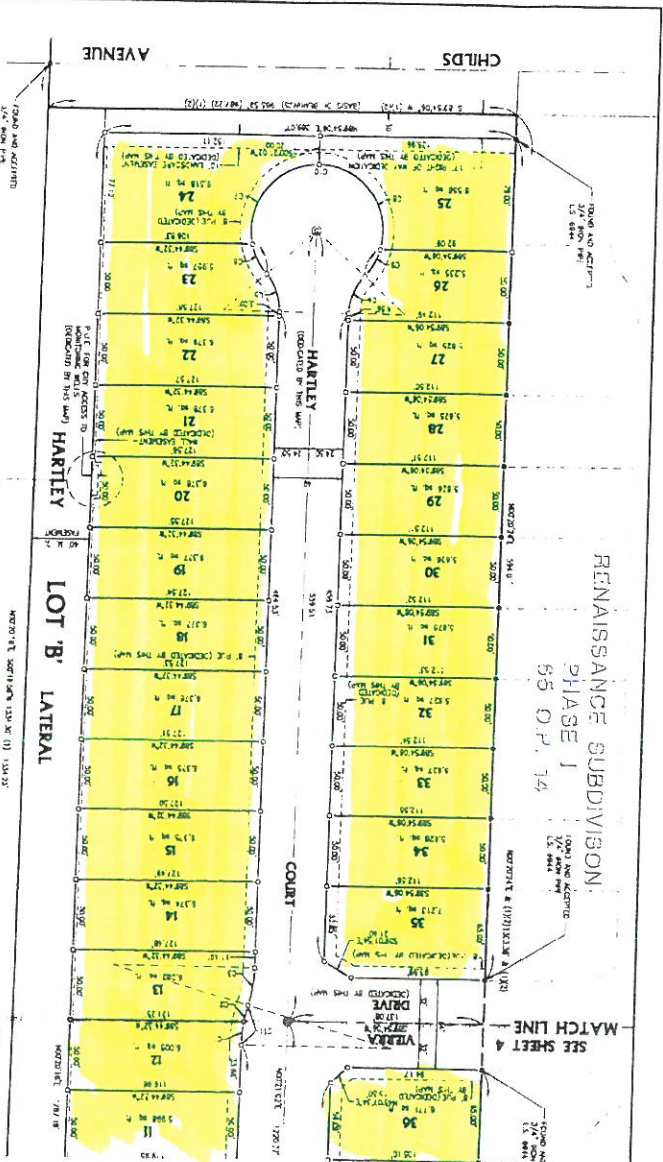
STEINER DEVELOPMENT, INC.

Golden Valley
ENGINEERING & SURVEYING
 405 W. 10th Street, P.O. Box 248
 Golden, Colorado 80601-0248

DETAIL 'A'



CDM No.	BLK.	CDM No.	BLK.	CDM No.	BLK.
C1	D-255217	R-10250	L-14201		
C2	D-255217	R-10250	L-14201		
C3	D-255217	R-10250	L-14201		
C4	D-255217	R-10250	L-14201		
C5	D-255217	R-10250	L-14201		
C6	D-255217	R-10250	L-14201		
C7	D-255217	R-10250	L-14201		
C8	D-255217	R-10250	L-14201		
C9	D-255217	R-10250	L-14201		
C10	D-255217	R-10250	L-14201		
C11	D-255217	R-10250	L-14201		



LEGEND

() According to data on file reference (see references)

PUB Public Utility easement

(M) Metes

(R) - calculated from reference

MCA - Metes and Calcutty from survey

OP - Official Plat

Monument found and accepted 3/4" iron pipe

Monument not 3/4" iron pipe with L.S. tag 6044

Monument, not 3/4" iron pipe with L.S. tag 6044

Monument, not 3/4" iron pipe with L.S. tag 6044

Monument, not 3/4" iron pipe with L.S. tag 6044

Survey boundary

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

BASE OF RECORDS

5 8924 1st W. BEING THE MAKING OF THE NORTH LINE ADJACENT TO THE EAST HALF OF THE WEST HALF OF SECTION 27 T14N R14E M00K W HANCOCK COUNTY ILLINOIS INSTRUMENT No. 2800 05/02/07.

REFERENCE

(1) BOUNDARY ADJUSTMENT No. 03-13 HANCOCK COUNTY ILLINOIS

(2) FINAL MAP OF TUSCANY SUBDIVISION PHASE 1 CITY OF HANCOCK

MAJOR SUBDIVISION No. 1268
FINAL MAP
FOR
TUSCANY EAST

BEING A SUBDIVISION OF THE EAST ONE HALF OF LOT 92 AS SHOWN ON THE 1978 ENLARGED MAP OF WESTERN COUNTY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF HANCOCK COUNTY ILLINOIS, BEING PORTION 4 OF ORIGINAL PLATS AT PAGES 24 POSITION SECTION 27 T14N R14E M00K W

STATE OF ILLINOIS
 CITY OF HANCOCK

JANUARY 2008
 CAULDOWN

GOLDEN VALLEY
ENGINEERING & SURVEYING
 405 W 19th Street • P.O. Box 248 • Mendocino, CA 95501
 Phone (709) 722-5205 • Fax (709) 722-5204

RECORD OF DEEDS
 5. 03/15/07. R. JAMES THE HARBOR OF THE NORTH LINE
 OF CHILDS AVENUE AS SHOWN ON MAP OF THE
 ADJUTANT GENERAL'S RESERVE AS INSTRUMENT No. 2003-00007
 MENDOCINO COUNTY RECORDS

RECORDS
 (1) INSTRUMENT NO. 1200-120-120
 INSTRUMENT NO. 1200-120-120
 MENDOCINO COUNTY RECORDS
 VOL. 06 0 P. 120 OF 120

SCALE
 CITY OF MENDOCINO
 SHEET 4 OF 4
 JANUARY 2006
 CALIFORNIA

SEE SHEET 3
MATCH LINE

TRACT NO.	AREA	LENGTH	WIDTH	DEPTH	AREA	DEPTH	AREA
1	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
6	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
7	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
8	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
10	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
11	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
12	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
13	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
14	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
15	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
16	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
17	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
18	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
19	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
20	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
21	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
22	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
23	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
24	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
25	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
26	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
27	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
28	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
29	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
30	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
31	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
32	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
33	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
34	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
35	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
36	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
37	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
38	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
39	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
40	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
41	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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44	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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53	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
54	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
55	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
56	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
57	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
58	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
59	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
60	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
61	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
62	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
63	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
64	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
65	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
66	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
67	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
68	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
69	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
70	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
71	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
72	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
73	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
74	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
75	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
76	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
77	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
78	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
79	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
80	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
81	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
82	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
83	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
84	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
85	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
86	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
87	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
88	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
89	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
90	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
91	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
92	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
93	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
94	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
95	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
96	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
97	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
98	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
99	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
100	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000



RENAISSANCE SUBDIVISION
PHASE 1
65 0.7 14

SEE SHEET 3
MATCH LINE

SEE SHEET 3
MATCH LINE

VERBA DRIVE

SABLE

AVENUE

MERCED AVENUE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

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LOT 34

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LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

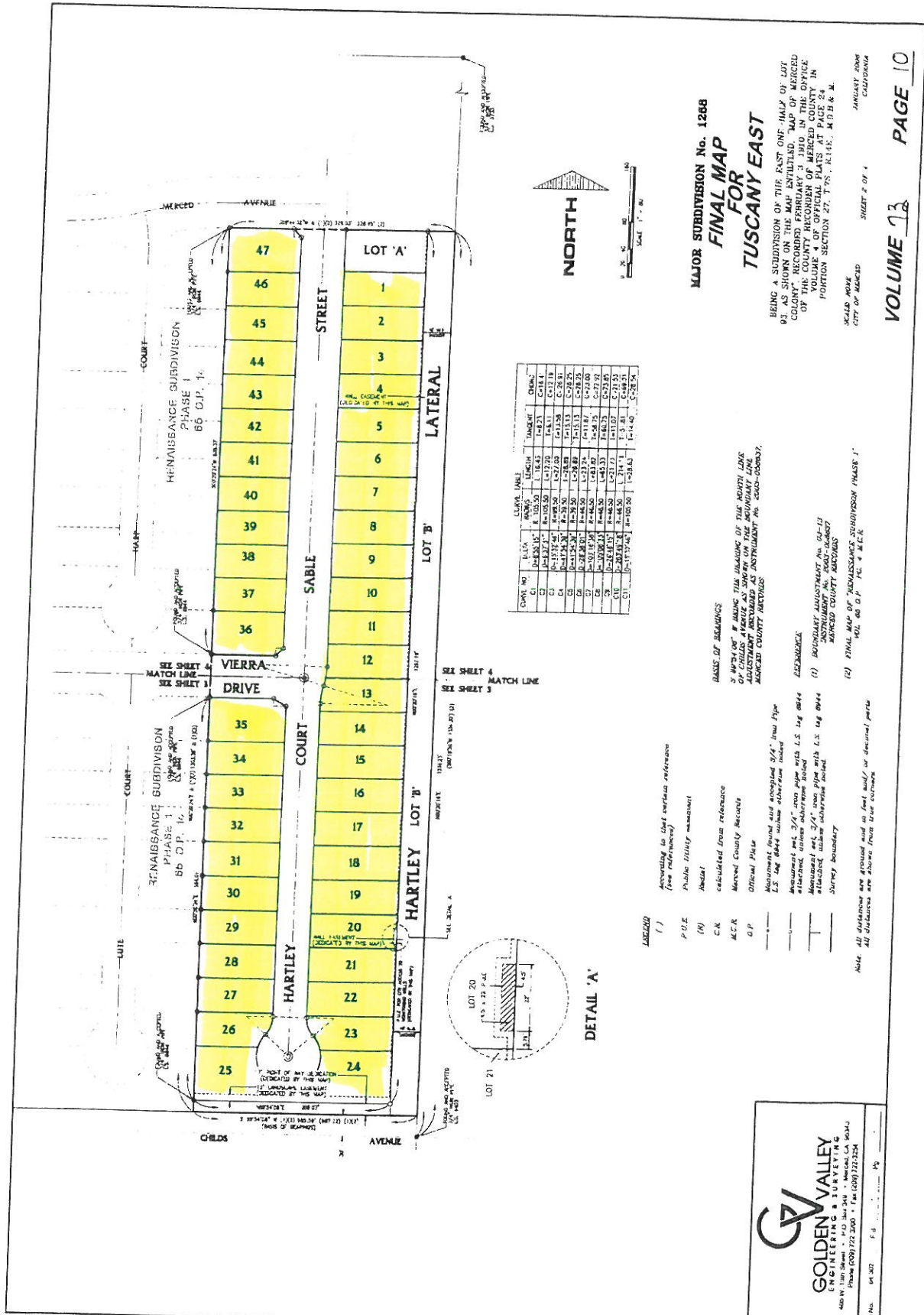
LOT 48

LOT 49

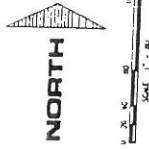
LOT 50

LOT 1

LOT 2



CHAIN NO.	DATE	BY	REMARKS	ACRES	MARKER	OWNER
1	1-1-77	R	100.50	18.45	C-113	...
2	1-1-77	R	100.50	18.45	C-113	...
3	1-1-77	R	100.50	18.45	C-113	...
4	1-1-77	R	100.50	18.45	C-113	...
5	1-1-77	R	100.50	18.45	C-113	...
6	1-1-77	R	100.50	18.45	C-113	...
7	1-1-77	R	100.50	18.45	C-113	...
8	1-1-77	R	100.50	18.45	C-113	...
9	1-1-77	R	100.50	18.45	C-113	...
10	1-1-77	R	100.50	18.45	C-113	...
11	1-1-77	R	100.50	18.45	C-113	...
12	1-1-77	R	100.50	18.45	C-113	...
13	1-1-77	R	100.50	18.45	C-113	...
14	1-1-77	R	100.50	18.45	C-113	...
15	1-1-77	R	100.50	18.45	C-113	...
16	1-1-77	R	100.50	18.45	C-113	...
17	1-1-77	R	100.50	18.45	C-113	...
18	1-1-77	R	100.50	18.45	C-113	...
19	1-1-77	R	100.50	18.45	C-113	...
20	1-1-77	R	100.50	18.45	C-113	...
21	1-1-77	R	100.50	18.45	C-113	...
22	1-1-77	R	100.50	18.45	C-113	...
23	1-1-77	R	100.50	18.45	C-113	...
24	1-1-77	R	100.50	18.45	C-113	...
25	1-1-77	R	100.50	18.45	C-113	...
26	1-1-77	R	100.50	18.45	C-113	...
27	1-1-77	R	100.50	18.45	C-113	...
28	1-1-77	R	100.50	18.45	C-113	...
29	1-1-77	R	100.50	18.45	C-113	...
30	1-1-77	R	100.50	18.45	C-113	...
31	1-1-77	R	100.50	18.45	C-113	...
32	1-1-77	R	100.50	18.45	C-113	...
33	1-1-77	R	100.50	18.45	C-113	...
34	1-1-77	R	100.50	18.45	C-113	...
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37	1-1-77	R	100.50	18.45	C-113	...
38	1-1-77	R	100.50	18.45	C-113	...
39	1-1-77	R	100.50	18.45	C-113	...
40	1-1-77	R	100.50	18.45	C-113	...
41	1-1-77	R	100.50	18.45	C-113	...
42	1-1-77	R	100.50	18.45	C-113	...
43	1-1-77	R	100.50	18.45	C-113	...
44	1-1-77	R	100.50	18.45	C-113	...
45	1-1-77	R	100.50	18.45	C-113	...
46	1-1-77	R	100.50	18.45	C-113	...
47	1-1-77	R	100.50	18.45	C-113	...



**MAJOR SUBDIVISION NO. 1288
FINAL MAP
FOR
TUSCANY EAST**

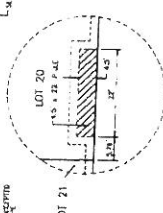
BEING A SUBDIVISION OF THE EAST ONE-HALF OF LOT 87 SHOWN ON THE MAP ENTITLED, "MAP OF MERGED COLONY" OF THE COUNTY OF MERCED, PREPARED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MERCED COUNTY IN VOLUME 4 OF OFFICIAL PLANS, MERCED COUNTY IN PORTION SECTION 27, T. 7 S., R. 14 E., M. 0 B. & M.

FIELD BOOK
CITY OF MERCED
SHEET 2 OF 4
JANUARY 2004
CALIFORNIA

VOLUME 13 PAGE 10

- LEGEND**
- (1) According to the certain reference (see reference)
 - P.U.E. Public Utility easement
 - (W) Water
 - C.A. Calculated from reference
 - M.C.R. Merced County Records
 - O.P. Official Plan
 - Measurement found and accepted 3/4" iron pipe
 - Measurement not 3/4" iron pipe with L.S. tag data attached, unless otherwise noted
 - Measurement not 3/4" iron pipe with L.S. tag data 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.



Golden Valley
ENGINEERS & SURVEYORS
400 N. 15th Street • P.O. Box 5044
Merced, CA 95320 • Tel: (209) 322-2524