

TENTATIVE PARCEL MAP

FOR

**ISEA INTERNATIONAL, LLC**

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON PARCEL MAP FOR YCH,  
RECORDED IN VOLUME 102 OF PARCEL MAPS AT PAGES 45, MERCED  
COUNTY RECORDS. LYING WITHIN SECTION 12, T.7.S., R.13.E., M.D.B.&M.,  
IN THE CITY OF MERCED, STATE OF CALIFORNIA.

**GOLDEN VALLEY**  
ENGINEERING & SURVEYING  
405 W. 19th Street • P.O. Box 349 • Merced, CA 95340  
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. 25080 F.B. 268 Pg. 1-4

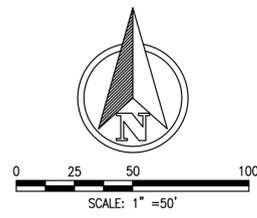
ZONING  
PLANNING DEVELOPMENT (P-D)

ADJOINING LAND USE  
NORTH: FIELD  
SOUTH: RESIDENTIAL  
EAST: FIELD  
WEST: FIELD

PROPERTY INFORMATION  
EXISTING LOT SIZE:  
PARCEL 1: 10.76 ACRES

PROPOSED PARCELS SIZE:  
PARCEL 1: 8.51 ACRES  
PARCEL 2: 2.25 ACRES

OWNER  
ISEA INTERNATIONAL, LLC  
38524 THAN STREET,  
FREMONT, CA 94536



SCALE: 1"=50'

SHEET 1 OF 1

NOVEMBER 2025