

VICINITY MAP  
N.T.S.



TENTATIVE PARCEL MAP  
LANDS OF VERYL'S FOLLY LLC.  
BEING A FOUR LOT SUBDIVISION OF DOC  
#2012.047441; SAID LANDS ALSO SHOWN AS  
'ADJUSTED LOT 60' AS SAID LOT IS SHOWN ON  
THE 'RECORD OF SURVEY FOR LYON'S  
INVESTMENTS', RECORDED ON DEC. 31, 2001  
IN VOL. 39 OF SURVEYS AT PAGE 01, M.C.R.

APN 059-300-046



New APN #'s



LEGEND:

- ASPHALT
- CONCRETE
- CURB AND GUTTER
- STANDARD SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- CHAIN LINK FENCE

SITE AREA:

AREA TO BE SURVEYED:  
8.12 ACRES

SITE ADDRESS:

140 MACREADY DRIVE  
MERCED, CA 95341  
APN 059-300-046

BASIS OF BEARINGS:

THE BEARINGS OF NEIGHBORING LOTS BETWEEN FOUND MONUMENTS ON THE CENTER LINE OF GROGAN AVE AS SHOWN ON THE RECORD OF SURVEY FOR LYON'S INVESTMENTS, RECORDED ON DECEMBER 31, 2001, IN BOOK 39 OF SURVEYS AT PAGE 01, MERCED COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:

- #1 39RS01, MERCED COUNTY RECORDS
- #2 200P49-54, MERCED COUNTY RECORDS
- #3 DOC 2012-047441, MERCED COUNTY RECORDS

PROPERTY OWNER & DEVELOPER

VERYL'S FOLLY LLC  
101 BUSINESS PARK WAY  
ATWATER, CA 95331  
CONTACT: VERTY BSAU  
(559) 217-5179  
vryl@verysacrete.net

LINE TABLE:

LINE	BEARING	LENGTH
1-1	S 87° 12' 30" W	15.00'
1-2	S 87° 12' 30" W	25.00'
1-3	S 87° 12' 30" W	25.00'
1-4	S 87° 12' 30" W	25.00'
1-5	S 87° 12' 30" W	25.00'
1-6	S 87° 12' 30" W	25.00'
1-7	S 87° 12' 30" W	25.00'
1-8	S 87° 12' 30" W	25.00'
1-9	S 87° 12' 30" W	25.00'
1-10	S 87° 12' 30" W	25.00'



SURVEY PREPARED FOR  
VERYL'S FOLLY LLC  
MAY 30, 2021

THE BRONSON COMPANY  
SURVEYING SERVICES  
6206 EPPS DRIVE  
WINTON, CA 95388  
(209) 696-7340  
kevin@thebronson.com

TENTATIVE PARCEL MAP OF  
ADJUSTED LOT 60, 39RS01,  
CITY OF MERCED,  
COUNTY OF MERCED,  
STATE OF CALIFORNIA

DATE	
PROJECT MANAGER	Kevin Bronson
DRAWN BY	NS
CHECKED BY	
DATE	MAY 2021
DWG FILE	
DWG NUMBER	4421
SHEET	S1 OF 1