

**OWNER'S STATEMENT**

I hereby state that I am the owner of or have record title interest in the subdivided real property, and that I am the only person whose consent is necessary to pass clear title to said land. I hereby consent to the preparation and recordation of this Subdivision Map as shown within the exterior boundary lines.

I also hereby irrevocably offer for dedication the real property described below as an easement for public purposes to the City of Merced.

All the Public Utility and Sidewalk Easements as indicated in this map.

I also hereby irrevocably offer for dedication in fee the real property described below for public purposes to the City of Merced.

San Augustine Drive, Cinnabar Court, Barona Creek Court, Essex Drive, Eagle Ridge Drive, as shown on this map.

I further state that I know of no easement or structure existing within the land herein offered for dedication to the public, other than public utilities.

Owner: D.R. Horton CA3, Inc., a Delaware corporation

By: \_\_\_\_\_ (SIGN) Date: \_\_\_\_\_  
NAME & TITLE

\_\_\_\_\_  
NAME & TITLE (PRINT)

**RECORDER'S STATEMENT**

No. \_\_\_\_\_  
Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M. in  
Volume \_\_\_\_\_ of Official Plats at Page(s) \_\_\_\_\_ at the request of  
Golden Valley Engineering & Surveying, Inc.  
Fee: \_\_\_\_\_

Matt H. May,  
County Recorder

By: \_\_\_\_\_, Deputy

**TITLE REPORT**

**PRELIMINARY TITLE REPORT**

Prepared by: First American Title Insurance Company  
Document: 0131-024244a  
Date: April 27, 2021  
Affect: Used in preparation of this plat and considered a part hereto by reference

**OMITTED SIGNATURES**

PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

- (1) EASEMENT In Favor Of: Merced Canal and Irrigation Company, a Corporation  
Purpose: For ditches, canals and incidental purposes  
Document: Book 1 of Water Rights at Page 86, Merced County  
Recorded: May 5, 1985

**SUBDIVISION AGREEMENT**

Subdivision Agreement between the City of Merced and LANTANA ESTATES, LLC, for Lantana Estates Phase 1, recorded as Document Number 2007-036954, M.C.R.

Subdivision Agreement between the City of Merced and D.R. Horton CA3, Inc. for Lantana Estates Phase 2, recorded as Document Number \_\_\_\_\_, M.C.R.

Subdivision Agreement between the City of Merced and D.R. Horton CA3, Inc. for Lantana Estates Phase 3, recorded as Document Number \_\_\_\_\_, M.C.R.

**CITY CLERK'S STATEMENT**

I, Stephanie R. Dietz, City Clerk of the City of Merced, State of California do hereby certify that this map was approved at a regular meeting of the City Council of the City of Merced, State of California held on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the Council did accept on behalf of the Public, all Streets, Avenues, and Courts (subject of Subdivision Improvement being accepted by the City of Merced), all easements and dedications indicated on this map and accept all underlying water rights.

IN WITNESS WHEREOF, I hereto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_  
Stephanie R. Dietz, City Clerk

**SOILS REPORT**

A soils report covering the land within the boundaries of the subdivision was made by TECHNICON ENGINEERING SERVICES, INC., 4539 N. Brawley Avenue #108, Fresno, Ca 93722 bearing the date of March 11, 2019, a copy of which is on file with the City of Merced.

Project No. 190113.001

**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 Matthew Tranah on May 7, 2021. I hereby state that this Final Map substantially conforms to the approved or conditionally approved tentative map, if any, and that all monuments shown hereon are of the character and occupy the positions indicated or that they will be set in those positions before May 28, 2021 are or will be sufficient to enable the survey to be retraced.

Duane J. Andrews, L.S. 4052

Dated: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I hereby state that I have examined this map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that this map is in compliance with all provisions of the California Subdivision Map Act and Local Ordinances applicable at the time of the approval of the tentative map, have been complied with.

Signature: \_\_\_\_\_  
Michael R. Beltran II, R.C.E. 83916  
City Engineer

Date: \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT**

I hereby state that I have examined this Map and have found that it conforms with mapping provisions of the Subdivision Map Act and I am satisfied said map is technically correct.

Signature: \_\_\_\_\_  
Joe M. Cardoso, P.L.S. 8851

Date: \_\_\_\_\_

TENTATIVE MAP No. 1309  
SUBDIVISION MAP No. 5379  
**LANTANA ESTATES' PHASE 3**  
BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON LANTANA ESTATES' PHASE 2, RECORDED IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS AT PAGES \_\_\_\_\_, MERCED COUNTY RECORDS LYING IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN.

IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
SHEET 1 OF 5  
MAY 2021

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



**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. 19184 F.B. 250 Pg. 1-6

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of \_\_\_\_\_

On \_\_\_\_\_, 2021, before me, \_\_\_\_\_,  
a Notary Public personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

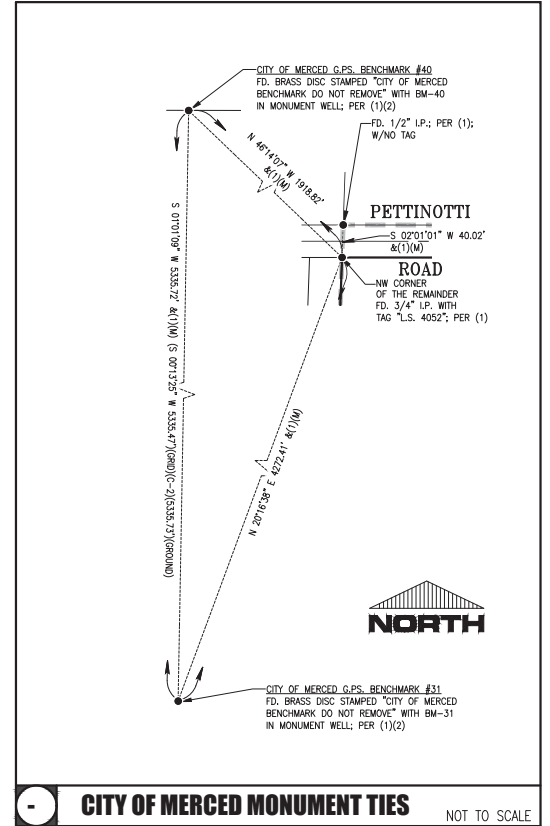
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature \_\_\_\_\_

Commission No. \_\_\_\_\_

Commission Expires \_\_\_\_\_

( DO NOT STAMP )



ATTACHMENT 2 - Page 2



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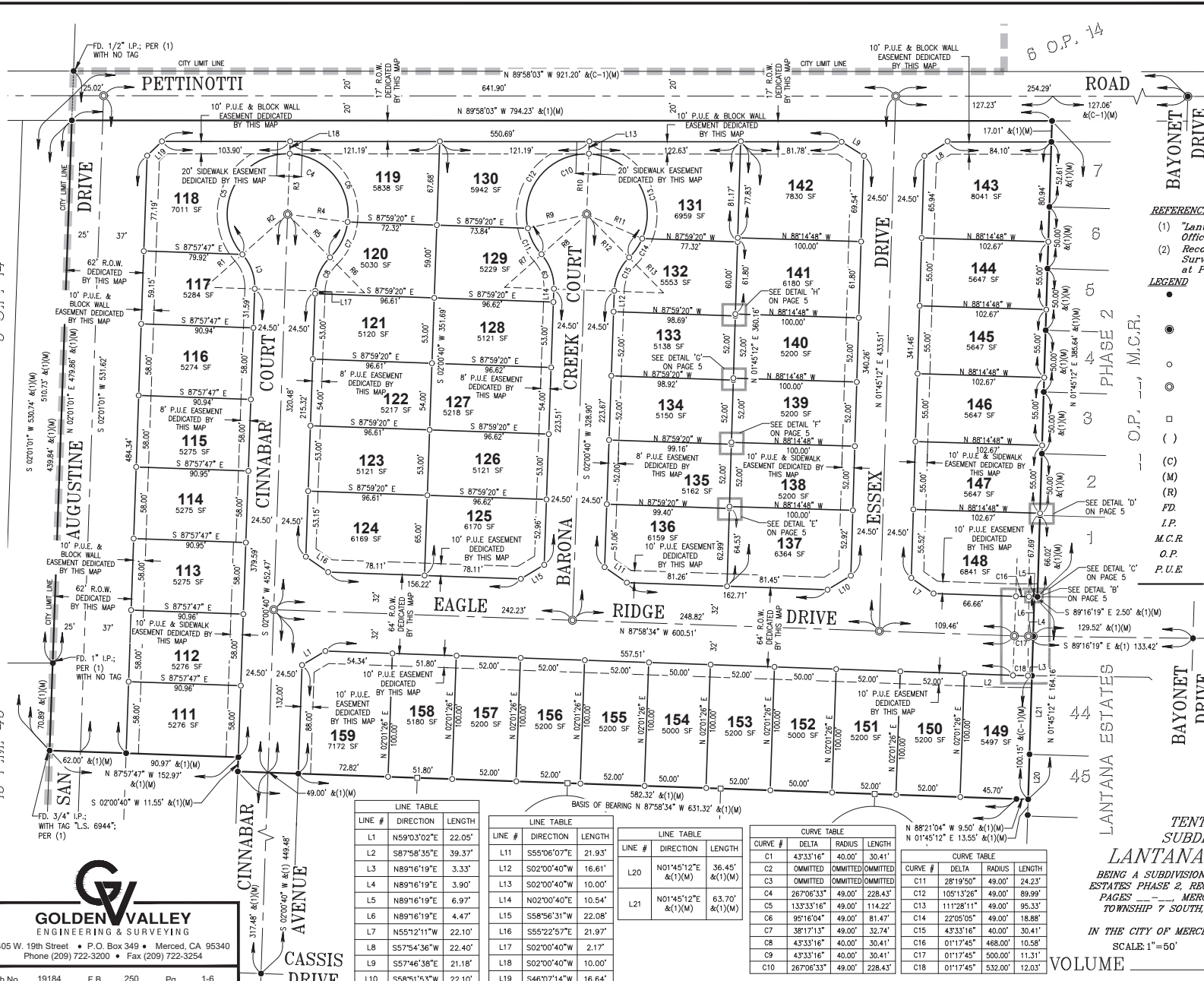
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TENTATIVE MAP No. 1309  
SUBDIVISION MAP No. 5379  
**LANTANA ESTATES PHASE 3**  
BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON LANTANA  
ESTATES' PHASE 2, RECORDED IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS AT  
PAGES \_\_\_\_\_ MERCED COUNTY RECORDS, LYING IN SECTION 12,  
TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND  
MERIDIAN.  
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
SHEET 2 OF 5 MAY 2021

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



19 P.M. 49 6 O.P. 14



**BASIS OF BEARINGS**  
 The bearing S 87°59'34" E for the Southwesterly Line of the Remainder, between two found monuments, as shown on that certain Official Plat Map for Lantana Estates Phase 2, recorded in Volume \_\_\_ of Official Plats at Pages \_\_\_ M.C.R., was used as the basis of bearing for this survey

**REFERENCES**  
 (1) "Lantana Estates Phase 2", Volume \_\_\_ of Official Plats at Pages \_\_\_ M.C.R.  
 (2) Record of Survey for City of Merced of GPS Survey Control Network, Book 58 of Surveys, at Pages 38-41, M.C.R.

**LEGEND**

- Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4052" Per (1), unless otherwise as noted
- Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4052" in monument well Per (1), unless otherwise as noted
- Set 3/4" iron pipe, with tag "L.S. 4052"
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- Not Searched For
- ( ) Record data, per that certain numbered reference. See reference.
- (C) Calculated per reference listed herein
- (M) Measured Distance
- (R) Radial Bearing
- FD Found
- I.P. Iron Pipe
- M.C.R. Merced County Records
- O.P. Official Plats
- P.U.E. Public Utility Easement Survey Boundary

RADIAL LINE TABLE	
RADIAL #	DIRECTION
R1	N48°27'24"E
R2	N48°27'24"E
R3	S02°00'40"W
R4	S82°43'16"E
R5	S44°26'04"E
R6	S44°26'04"E
R7	N48°27'24"E
R8	N48°27'24"E
R9	N76°47'14"E
R10	N02°00'40"W
R11	N66°31'09"W
R12	S44°26'04"E
R13	S44°26'04"E



TENTATIVE MAP No. 1309  
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 IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.  
 SCALE: 1" = 50' SHEET 4 OF 5 MAY 2021

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59°03'02"E	22.05'
L2	S87°58'35"E	39.37'
L3	N89°16'19"E	3.33'
L4	N89°16'19"E	3.90'
L5	N89°16'19"E	6.97'
L6	N89°16'19"E	4.47'
L7	N55°12'11"W	22.10'
L8	S57°54'36"W	22.40'
L9	S57°46'38"E	21.18'
L10	S58°51'53"W	22.10'

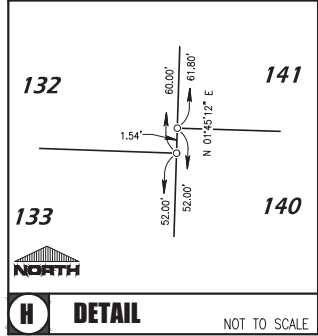
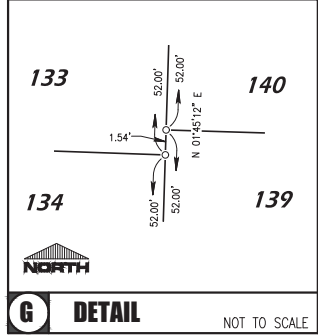
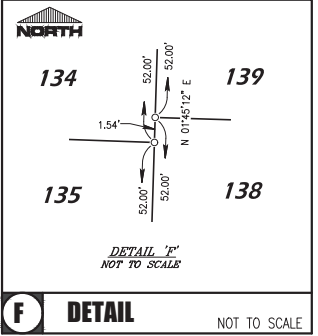
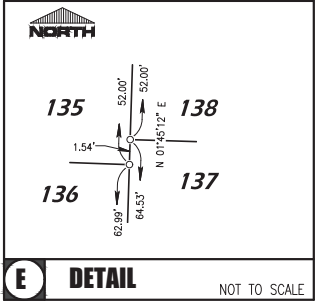
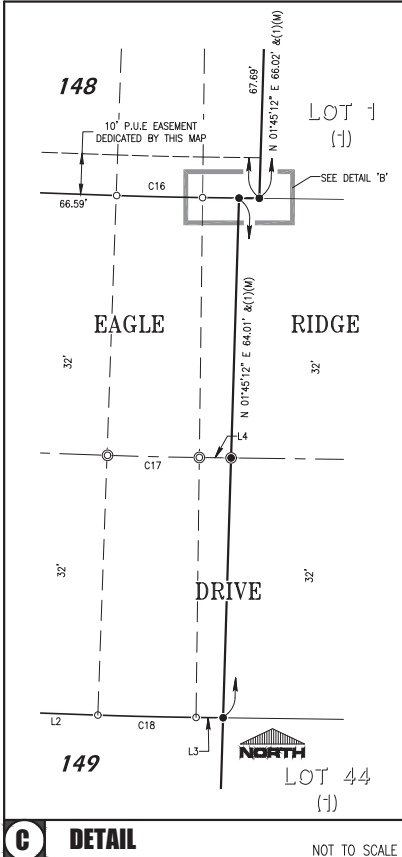
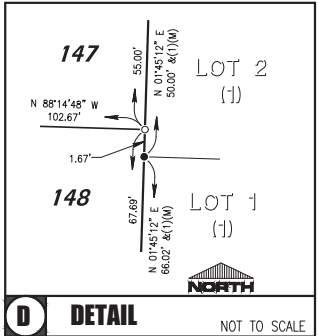
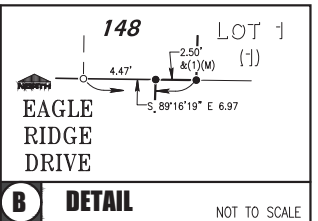
LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S55°06'07"E	21.93'
L12	S02°00'40"W	16.61'
L13	S02°00'40"W	10.00'
L14	N02°00'40"E	10.54'
L15	S58°56'31"W	22.08'
L16	S55°22'57"E	21.97'
L17	S02°00'40"W	2.17'
L18	S02°00'40"W	10.00'
L19	S46°07'14"W	16.64'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	N01°45'12"E &(1)(M)	36.45' &(1)(M)
L21	N01°45'12"E &(1)(M)	63.70' &(1)(M)

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	43°33'16"	40.00'	30.41'	24.23'
C2	OMITTED	OMITTED	OMITTED	OMITTED
C3	OMITTED	OMITTED	OMITTED	OMITTED
C4	267°06'33"	49.00'	228.43'	89.99'
C5	133°33'16"	49.00'	114.22'	95.33'
C6	95°16'04"	49.00'	81.47'	18.88'
C7	381°17'13"	49.00'	32.74'	30.41'
C8	43°33'16"	40.00'	30.41'	10.58'
C9	43°33'16"	40.00'	30.41'	11.31'
C10	267°06'33"	49.00'	228.43'	12.03'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C11	28°19'50"	49.00'	24.23'	24.23'
C12	105°13'26"	49.00'	89.99'	89.99'
C13	111°28'11"	49.00'	95.33'	95.33'
C14	22°05'05"	49.00'	18.88'	18.88'
C15	43°33'16"	40.00'	30.41'	30.41'
C16	01°17'45"	468.00'	10.58'	10.58'
C17	01°17'45"	500.00'	11.31'	11.31'
C18	01°17'45"	532.00'	12.03'	12.03'

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 Job No. 19184 F.B. 250 Pg. 1-6



**BASIS OF BEARINGS**

The bearing S 87°56'34" E for the Southwesterly Line of the Remainder, between two found monuments, as shown on that certain Official Plat Map for Lantana Estates Phase 2, recorded in Volume \_\_\_ of Official Plats at Pages \_\_\_-\_\_\_, M.C.R., was used as the basis of bearing for this survey

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