

RESOLUTION NO. 2021-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE LANTANA SOUTH, PHASE 3
SUBDIVISION (#5379)**

WHEREAS, a Tentative Subdivision Map for the Lantana South, Phase 3 Subdivision was approved on October 3, 2018, by the Planning Commission; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

on the map at Exhibit "A" attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2021 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: *Stephanie R. Dietz* *6/2/21*
City Attorney Date

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: 0131-024244ala
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.

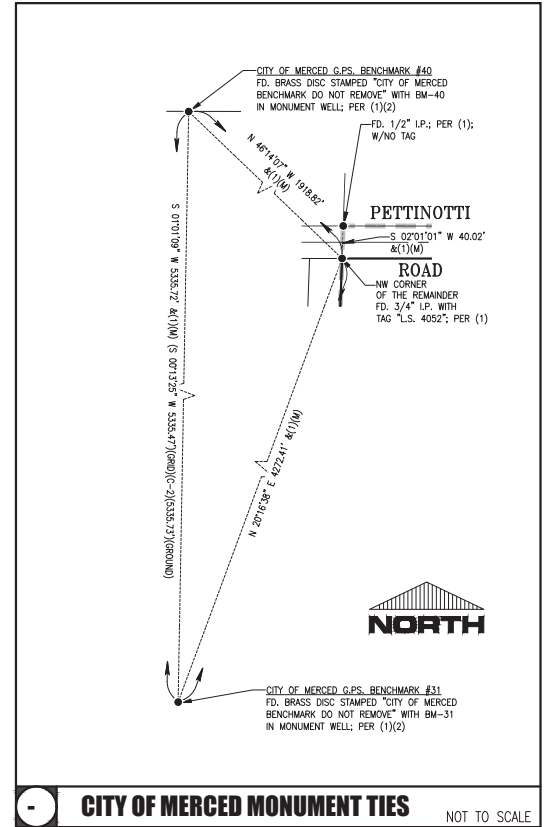
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature _____

Commission No. _____

Commission Expires _____

(DO NOT STAMP)



CITY OF MERCED MONUMENT TIES NOT TO SCALE

EXHIBIT A - Page 2

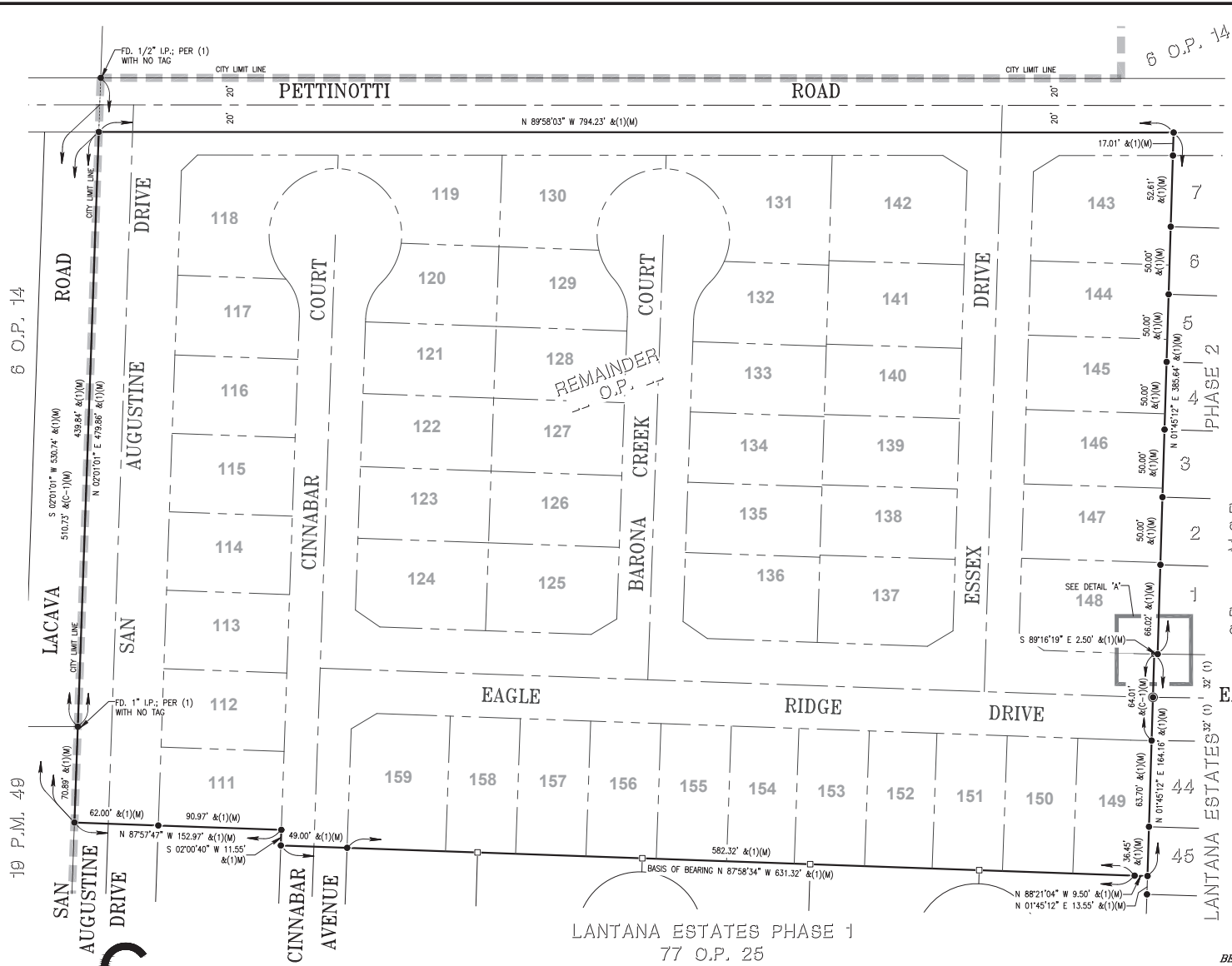


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TENTATIVE MAP No. 1309
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ESTATES' PHASE 2, RECORDED IN VOLUME _____ OF OFFICIAL PLATS AT
PAGES _____ MERCED COUNTY RECORDS, LYING IN SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND
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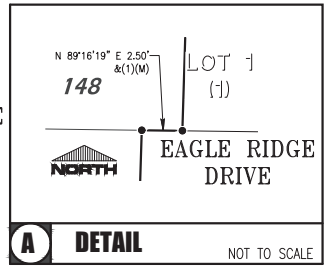
SHEET 2 OF 5 MAY 2021
VOLUME _____ PAGE _____



BASIS OF BEARINGS
 The bearing $S 87^{\circ}56'34'' E$ 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

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



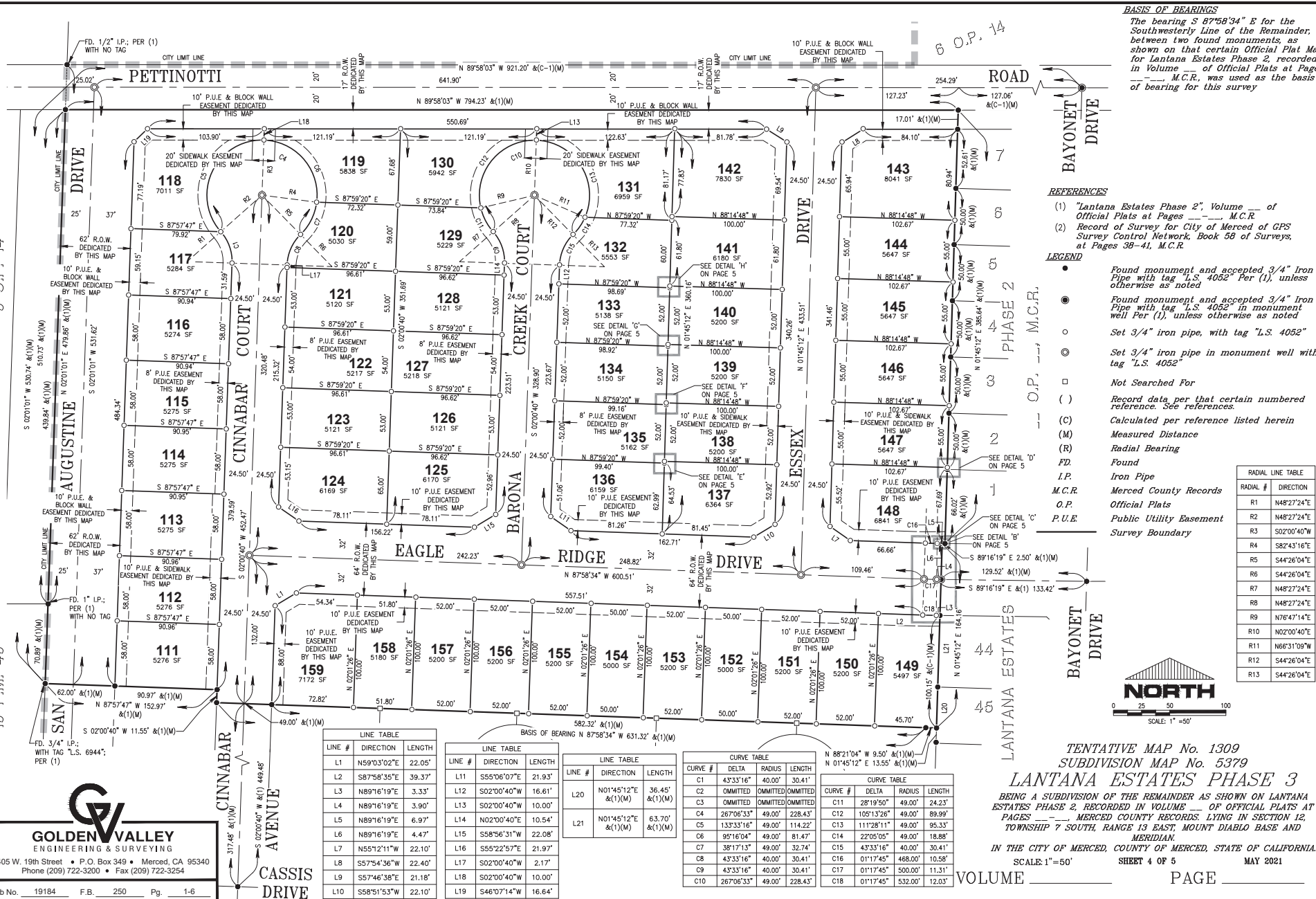
TENTATIVE MAP No. 1309
 SUBDIVISION MAP No. 5379
LANTANA ESTATES PHASE 3
 BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON LANTANA ESTATES PHASE 2, RECORDED IN VOLUME ___ OF OFFICIAL PLATS AT PAGES ___, MERCED COUNTY RECORDS, LYING IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN.
 IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.
 SCALE: 1"=50' SHEET 3 OF 5 MAY 2021

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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 recorded 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

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- Set 3/4" iron pipe, with tag "L.S. 4052"
- Set 3/4" iron pipe in monument well with tag "L.S. 4052"
- 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
 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.

SCALE: 1"=50' SHEET 4 OF 5 MAY 2021

VOLUME _____ PAGE _____

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'

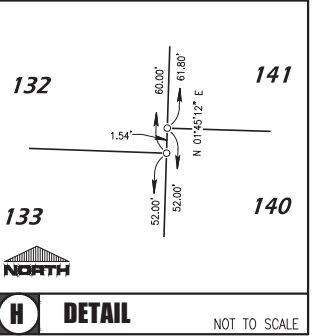
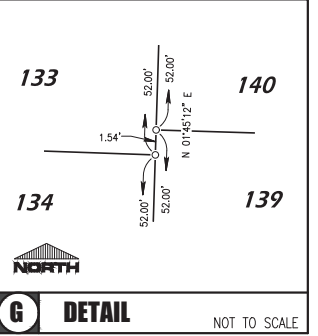
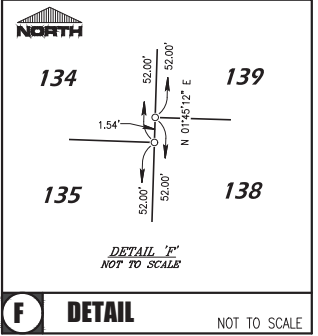
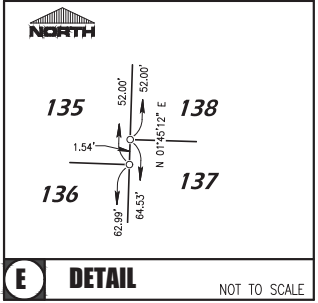
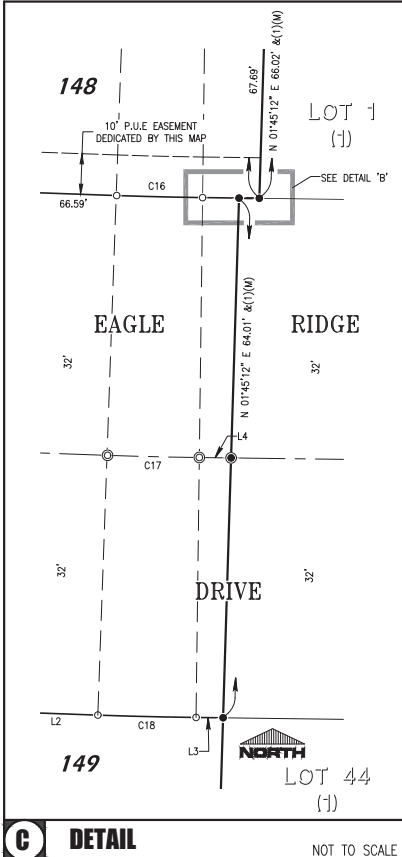
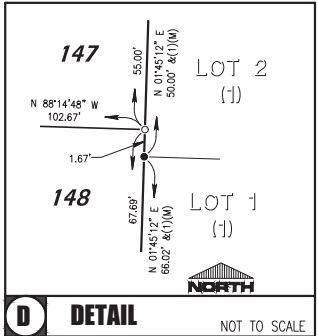
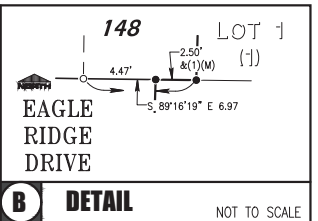
LINE #	DIRECTION	LENGTH
L11	S55°06'07"E	21.93'
L12	S02°00'40"W	16.61'
L13	S02°00'40"W	10.00'
L14	N02°00'40"E	10.54'
L15	S58°56'31"W	22.08'
L16	S55°22'57"E	21.97'
L17	S02°00'40"W	2.17'
L18	S02°00'40"W	10.00'
L19	S46°07'14"W	16.64'

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

CURVE #	DELTA	RADIUS	LENGTH
C1	43°33'16"	40.00'	30.41'
C2	OMMITTED	OMMITTED	OMMITTED
C3	OMMITTED	OMMITTED	OMMITTED
C4	267°06'33"	49.00'	228.43'
C5	133°33'16"	49.00'	114.22'
C6	95°16'04"	49.00'	81.47'
C7	381°17'13"	49.00'	32.74'
C8	43°33'16"	40.00'	30.41'
C9	43°33'16"	40.00'	30.41'
C10	267°06'33"	49.00'	228.43'

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

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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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