

RESOLUTION NO. 2021-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE CYPRESS TERRACE 7, PHASE C
SUBDIVISION (#5390)**

WHEREAS, a Tentative Subdivision Map for the Cypress Terrace 7, Phase C Subdivision was approved on April 19, 2006, 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.

2. The Final Map is in substantial compliance with the Tentative Map.
3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.
4. The Final Map is consistent with applicable general and specific plans.
5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
6. The site is physically suitable for the proposed type of development.
7. The site is physically suitable for the proposed density of development.
8. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.
9. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
10. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
11. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Cypress Terrace 7, Phase C Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to Subdivision improvements), and all easements and dedications as shown on the map as shown

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: *Prudencia A. NDL* *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 Easements, Sidewalk Easements and Temporary Street Dedication as indicated in this map.

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

Callie Street, Veronica Street and Veronica Court as shown on this map.

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

Owner: Stonefield Home, Inc., a California Corporation

By: Greg Hostetler, President
For: Fidelity National Title Company, a California Corporation,
Instrument No. 2016-043887, M.C.R. Recorded December 8, 2016, as

Trustee: Diane H. Robinson, Asst. Vice President
Date: _____

CITY CLERK'S STATEMENT

I, Stephanie R. Dietz, City Clerk of the City of Merced, 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 _____, 2021, and that the Council did accept on behalf of the Public all Streets, Avenues, and Courts, in fee (Subject to Subdivision Improvements 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 _____, 2021.

Signature: Stephanie R. Dietz, City Clerk

RECORDER'S STATEMENT No. _____ of _____, 2021 at _____ M. in Volume _____ of Official Plats at Page(s) _____ at the request of Golden Valley Engineering & Surveying, Inc.
Fee: _____

By: Matt H. Mey, County Recorder
Deputy



GOLDEN VALLEY
ENGINEERING & SURVEYING
405 W. 9th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. 18120 F.B. 128 Pg. 1-8

TITLE REPORT

PRELIMINARY TITLE REPORT
Fidelity National Title Company
Document: FFM-3011700147
Date: December 31, 2020
Used in preparation of this plat and considered a part hereto by reference

PURSUANT TO SECTION 66438(a)(3)(4)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS OF RECORD HAVE BEEN OMITTED:
NONE OF RECORD

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 Greg Hostetler on January, 2018. I hereby state that this map substantially conforms to the approved or conditionally approved map and occupies the positions indicated or that they will be set in those positions before March 24, 2022 and that they are or will be sufficient to enable the survey to be retraced.



Duane J. Andrews, L.S. 4052

Date: 5-25-21

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 other maps or documents which have been filed with the City Engineer at the time of the approval of the Tentative Map, have been complied with.

Signature: Michael R. Beltran II, R.C.E. 63816
City Engineer

Date: _____

RIGHT-TO-FARM STATEMENT
The property described on the hereon shown map is in the vicinity of land used for agricultural purposes and residents of this property may be subject to agricultural operations including but not limited to the application of chemicals, including but not limited to pesticides and fertilizers; and from the pursuit of agricultural operations including but not limited to, plowing, spraying, and burning which occasionally may generate dust, smoke, noise and odor.

The County of Merced has established agriculture as a priority use in agricultural zones which are outside of an established Specific Urban Development Plan (SUDP) boundary, Rural Residential Center (RRC) boundary, Highway Interchange Center (HIC) boundary, or Agricultural Service Center (ASC) boundary, and residents of property in the vicinity of such agricultural zones should be prepared to accept inconvenience or discomfort from normal, necessary agricultural operations.

CITY SURVEYOR'S STATEMENT

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

Signature: Joe M. Cardoso, P.L.S. 6851

Date: _____

SUBDIVISION AGREEMENT
Subdivision Agreement between the City of Merced and STONEFIELD HOME, INC. for CYPRESS TERRACE 7 PHASE C, recorded as Document Number _____ M.C.R.

SOILS REPORT
A soils report covering the land within the boundaries of the subdivision was made by Technicon Engineering Services Inc., 4539 N. Brawley #108, Fresno, CA 93722, bearing the date of June 27, 2018, a copy of which is on file with the City of Merced.

Project No. 1800436-001

TENTATIVE MAP No. 1288
SUBDIVISION MAP No. 5380
CYPRESS TERRACE 7 PHASE C

BEING A SUBDIVISION OF 4 PORTIONS OF LOTS 73 & 74 AS SHOWN ON THE "MAP OF HARTELEY COLONY", FILED FOR RECORD, IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY RECORDS AND AS SHOWN ON THE "CYPRESS TERRACE 7 PHASE B", FILED FOR RECORD IN VOLUME OF OFFICIAL PLATS AT PAGES _____ MERCED COUNTY RECORDS, SECTION 96, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MERCED, COUNTY OF CALIFORNIA

SHEET 1 OF 5 MARCH 2021

VOLUME _____ PAGE _____

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) is/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.
 Witness my Hand and Official Seal.

Signature _____
 Commission No. _____
 Commission Expires _____
 (DO NOT STAMP)

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 _____

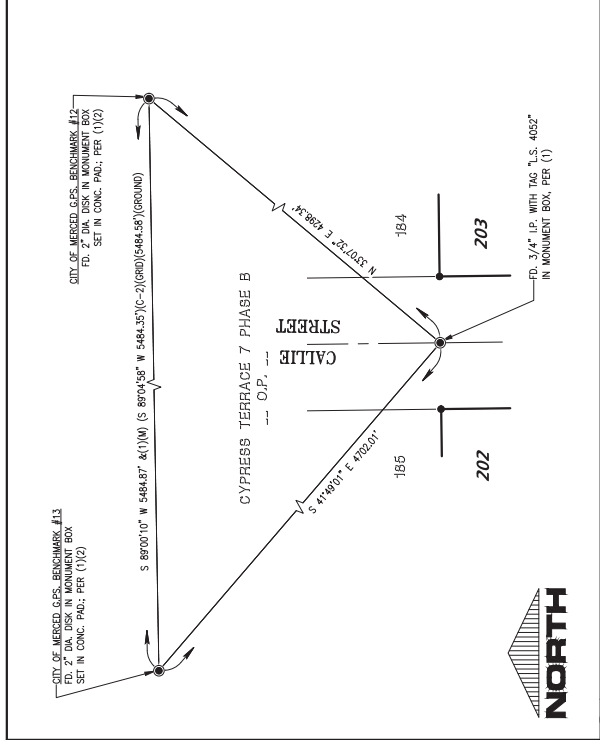
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.
 Witness my Hand and Official Seal.

Signature _____
 Commission No. _____
 Commission Expires _____
 (DO NOT STAMP)

GOLDEN VALLEY
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Job No. 18120 F.B. 128 Pg. 1-8



CITY OF MERCED MONUMENT TIES
 NOT TO SCALE

TENTATIVE MAP No. 1288
 SUBDIVISION MAP No. 5380
CYPRESS TERRACE 7 PHASE C
 BEING A SUBDIVISION OF 4 PORTIONS OF LOTS 73 & 74 AS SHOWN ON THE "MAP OF HARVEY COLONY", FILED FOR RECORD IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY RECORDS AND AS SHOWN ON THE "CYPRESS TERRACE 7 PHASE B", FILED FOR RECORD IN VOLUME OF OFFICIAL PLATS AT PAGES MERCED COUNTY RECORDS, SECTION 98, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MERCED, COUNTY OF CALIFORNIA

SHEET 2 OF 5 MARCH 2021
 VOLUME _____ PAGE _____

BASIS OF BEARINGS

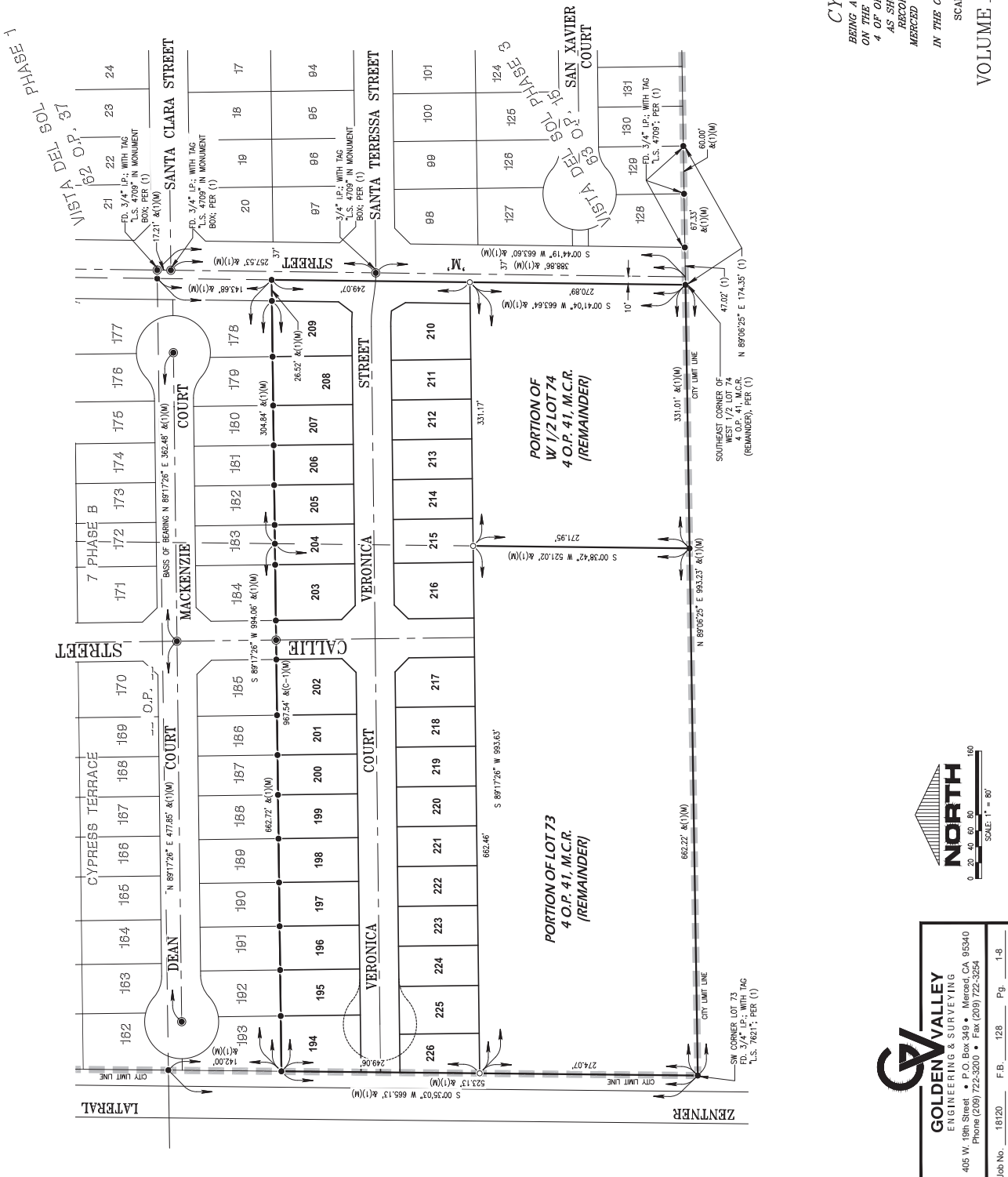
The bearing N 89°17'26" E for the Centerline of Mackenzie Court, between two found monuments, as shown on Subdivision Map No. 5384, Cypress Terrace 7 Phase B, filed for record in Volume 180 of Official Plats, at Pages 128-129, M.C.R. was used as the basis of bearing for this survey.

REFERENCES

- (1) Final Map No. 5384, Cypress Terrace 7 Phase B, Volume 180 of Official Plats, at Pages 128-129, 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 otherwise as noted 4052 per (1), unless otherwise noted.
- Found monument and accepted, 9/16" iron box 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"
- () 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.T.S. Not to Scale
- O.P. Official Plats
- P.U.E. Public Utility Easement
- R.O.W. Right of Way
- S.M.F. Searched, Nothing Found
- Survey Boundary



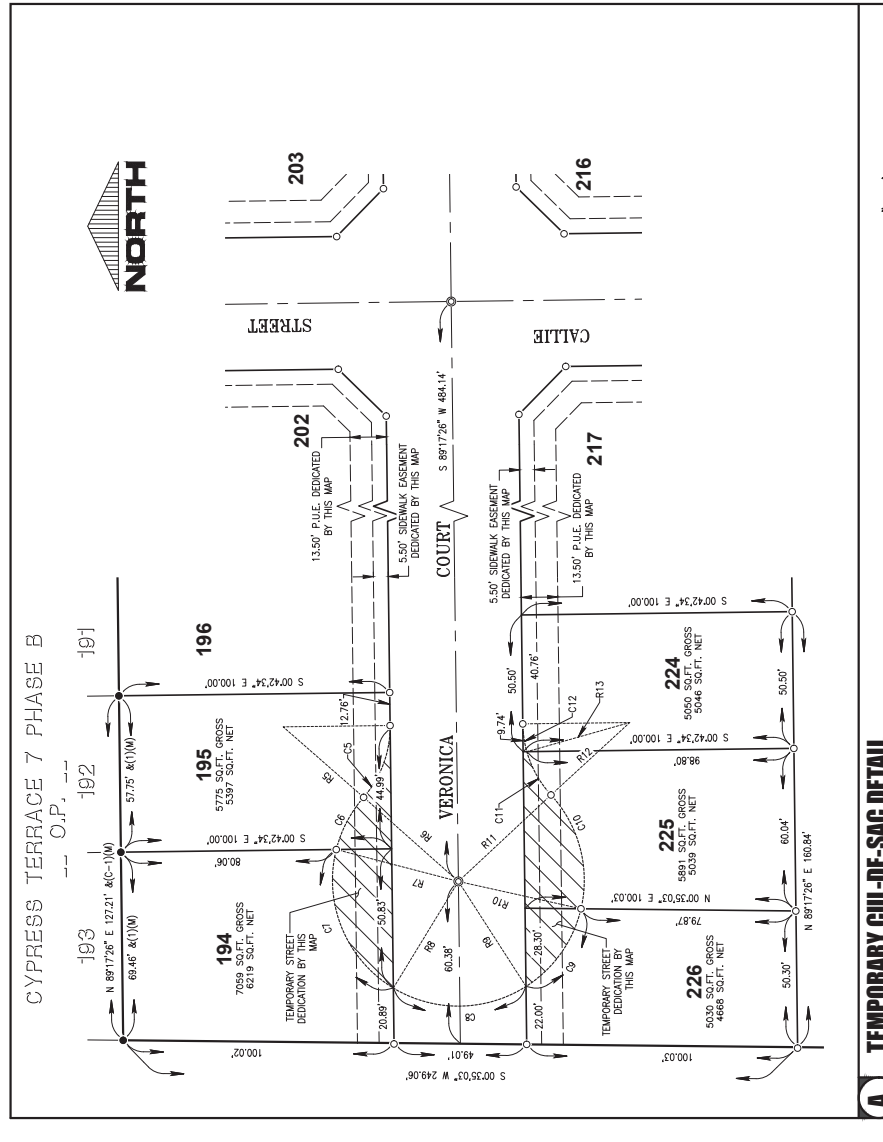
TENTATIVE MAP No. 1288
 SUBDIVISION MAP No. 5380
CYPRESS TERRACE 7 PHASE C
 BEING A SUBDIVISION OF A PORTION OF LOTS 73 & 74 AS SHOWN ON THE "MAP OF HARLEY COLONY", FILED FOR RECORD IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY RECORDS AND AS SHOWN ON THE "CYPRESS TERRACE 7 PHASE B", FILED FOR RECORD IN VOLUME 180 OF OFFICIAL PLATS AT PAGES 128-129, MERCED COUNTY RECORDS, SECTION 98, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SCALE: 1"=60' SHEET 3 OF 5 MARCH 2021

VOLUME _____ PAGE _____

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Job No. 18120 Pg. 1-8



SCALE: 1"=30'

A TEMPORARY CUI-DE-SAC DETAIL

CURVE #	DELTA	RADIUS	LENGTH
C5	41°24'35"	40.00'	28.91'
C6	26°25'28"	46.00'	21.21'
C7	72°48'12"	46.00'	56.45'
C8	64°21'50"	46.00'	51.67'
C9	43°51'52"	46.00'	35.22'
C10	55°21'47"	46.00'	44.45'
C11	27°19'03"	40.00'	19.07'
C12	14°05'30"	40.00'	9.84'

LINE #	DIRECTION
R5	N40°42'01"E
R6	N40°42'01"E
R7	S14°16'33"W
R8	S58°31'39"E
R9	S57°06'31"W
R10	S13°14'39"W
R11	S42°07'09"E
R12	S42°07'09"E
R13	N14°48'06"W

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Job No. 18120 F.B. 128 Pg. 1-8

BASIS OF BEARINGS
 The bearing N 89°17'26" W for the Centerline of Pipe with tag "L.S. 4062" per (1), unless otherwise as noted
 Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4062" in monument box 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"

- REFERENCES**
- (1) Final Map No. 5384, Cypress Terrace 7 Phase B, Volume of Official Plats, at Pages _____ M.C.R.
 - (2) Record of Survey for City of Merced of GPS Survey Control Network, Book 56 of Surveys, at Pages 36-41, M.C.R.

- LEGEND**
- Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4062" per (1), unless otherwise as noted
 - Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4062" in monument box 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"
 - () 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.T.S. Not to Scale
 - O.P. Official Plats
 - P.U.E. Public Utility Easement
 - R.O.W. Right Of Way
 - S.M.F. Searched, Nothing Found
 - Survey Boundary

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

- * P.U.E. DEDICATED BY THIS MAP
- ** SIDEWALK EASEMENT DEDICATED BY THIS MAP

TENTATIVE MAP No. 1288
 SUBDIVISION MAP No. 5380
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SCALE: 1"=60' SHEET 5 OF 5 DECEMBER 2021

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