

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 A
SUBDIVISION (#5367)**

WHEREAS, a Tentative Subdivision Map for the Cypress Terrace 7, Phase A 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 A 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:

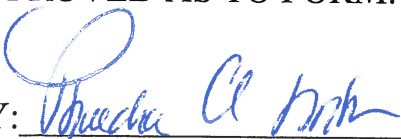
Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY:  2/15/21
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, Temporary Utility Easements, Temporary Street Dedication, and the Drainage Basin 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.

M Street, Gallie Street, Marcus Court and Marcus Street 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: _____ Date: _____
Greg Hostetler, President

For: Fidelity National Title Company of California, a California Corporation, as trustee under a Deed of Trust, Recorded December 8, 2016, as Instrument No. 2016-043887, M.C.R.

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

TITLE REPORT

PRELIMINARY TITLE REPORT

Prepared by: Fidelity National Title Company
Document: FFOM-3011700147
Date: December 31, 2020
Affect: Used in preparation of this plat and considered a part hereto by reference

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

NONE OF RECORD

RIGHT-TO-FARM STATEMENT

The property described on the hereon shown map is in the vicinity of land utilized for agricultural purposes and residents of this property may be subject to inconvenience or discomfort arising from the use of agricultural 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.

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and Stone Field Homes. for CYPRESS TERRACE 7 PHASE A, 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

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 the _____ day of _____, 2021, and that Council did accept on behalf of the Public all Streets, Avenues, and Courts (subject to Subdivision Improvements being accept by the City of Merced), all easements and dedications indicated on this map.

IN WITNESS WHEREOF, I hereto set my hand this _____ day of _____, 2021.

Signature: _____
Stephanie R. Dietz, City Clerk

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 October 11, 2019. I hereby state that all the monuments are of character and occupy the positions indicated or that they will be set in those positions before February 3, 2022 or before said subdivision improvements are accepted by the city of Merced and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

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. 63916
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: _____

RECORDER'S STATEMENT

No. _____
Filed this _____ day of _____, 2021 at _____ M. in
Volume _____ of Official Plats at Page(s) _____ at the request of
Golden Valley Engineering & Surveying, Inc.
Fee: _____

Barbara J. Levey,
County Recorder

By: _____, Deputy



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. 18120 F.B. 128 Pg. 1-8

TENTATIVE MAP No. 1288
SUBDIVISION MAP No. 5367
CYPRESS TERRACE 7 PHASE A
BEING A SUBDIVISION OF A PORTION OF LOT 64 AND LOT 73,
AND THE WEST ONE-HALF OF LOTS 63 AND 74, AS SHOWN
ON THE "MAP OF HARTLEY COLONY", FILED FOR RECORD IN
VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY
RECORDS. SECTION 36, TOWNSHIP 7 SOUTH, RANGE 13 EAST,
MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF
CALIFORNIA

SHEET 1 OF 6 JANUARY 2018

VOLUME _____ PAGE _____

EXHIBIT A

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)

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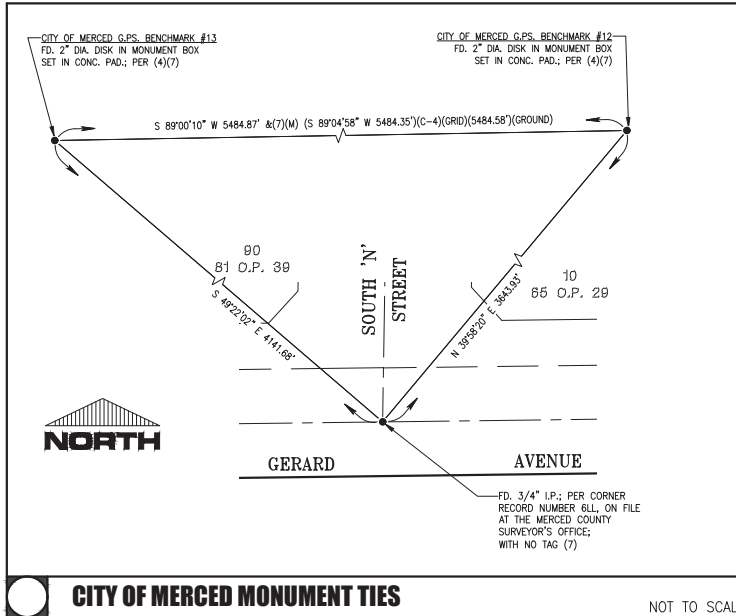
Witness my hand and official seal.

Signature

Commission No.

Commission Expires

(DO NOT STAMP)

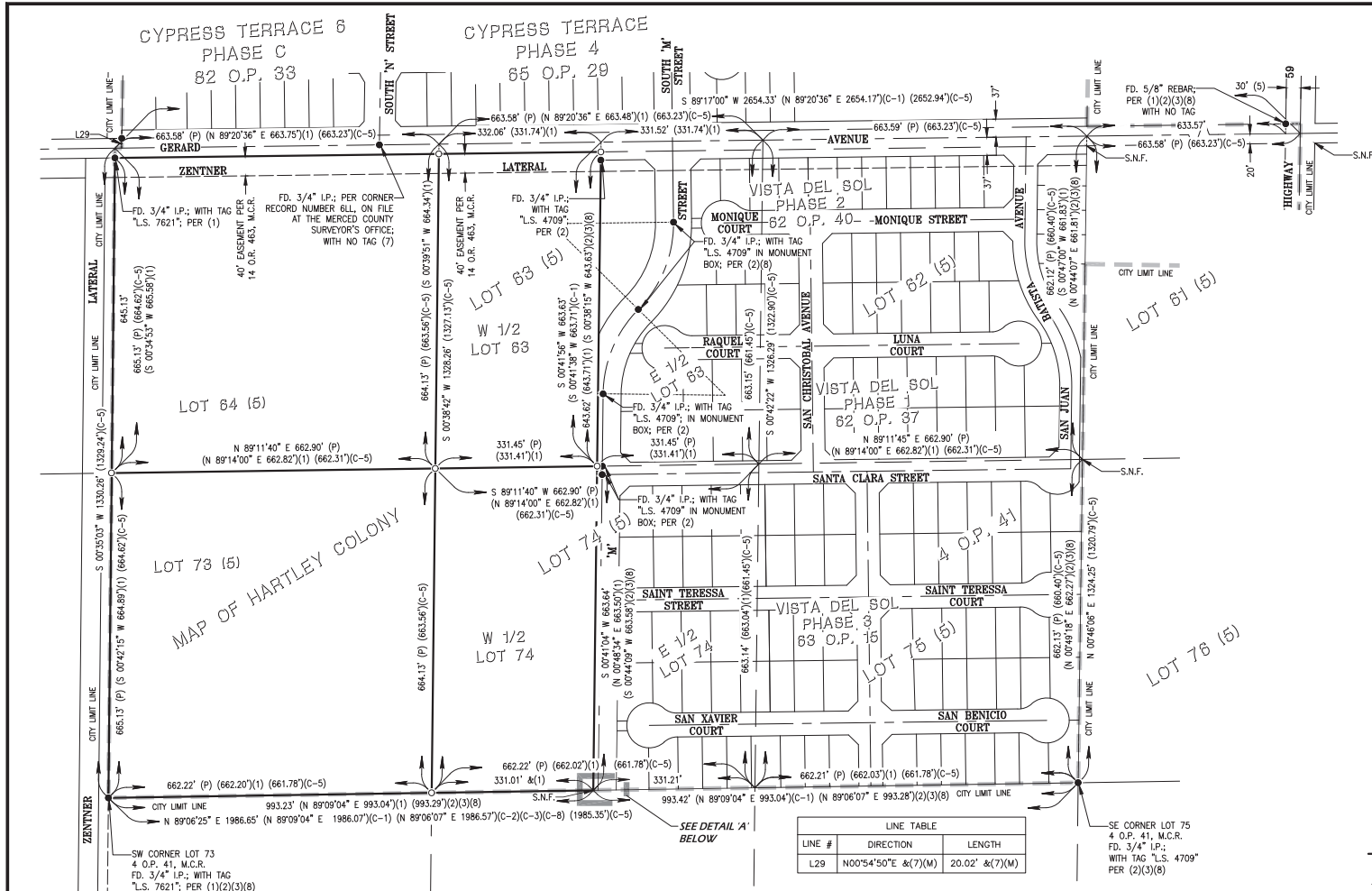


CITY OF MERCED MONUMENT TIES

NOT TO SCALE

TENTATIVE MAP No. 1288
SUBDIVISION MAP No. 5367
CYPRESS TERRACE 7 PHASE A
BEING A SUBDIVISION OF A PORTION OF LOT 64 AND LOT 73, AND THE WEST ONE-HALF OF LOTS 63 AND 74, AS SHOWN ON THE 'MAP OF HARTLEY COLONY', FILED FOR RECORD IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY RECORDS. SECTION 36, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
SHEET 2 OF 6 JANUARY 2018

VOLUME PAGE



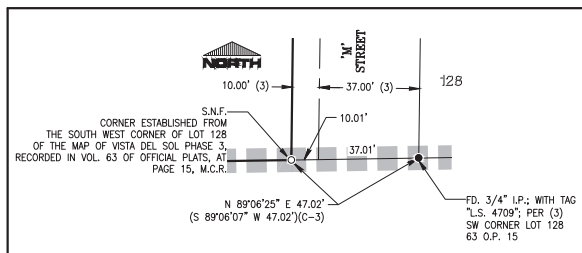
BASIS OF BEARINGS
 The bearing N 00°53'44" E for the Centerline of South N Street, between two found monuments, as shown on Subdivision Map No. 5376, Cypress Terrace Phase C, filed for record in Volume 82 of Official Plats, at Pages 33-37, Merced County Records, was used as the basis of bearing for this survey.

- REFERENCES**
- Record of Survey for Christina Pfeifer, Book 38, of Record Surveys, at Page 42, M.C.R.
 - City of Merced Final Map No. 5279 "Vista Del Sol Phase 1", Volume 62, of Official Plats, at Pages 37-39, M.C.R.
 - City of Merced Final Map No. 5279 "Vista Del Sol Phase 3", Volume 63, of Official Plats, at Pages 15-17, M.C.R.
 - Record of Survey for City of Merced of GPS Survey Control Network, Book 58, of Surveys, at Pages 38-41, M.C.R.
 - Map of "Hartley Colony", Volume 4, of Official Plats, at Page 41, M.C.R.
 - Subdivision Map No. 5276 "Cypress Terrace Phase 4", Volume 65, of Official Plats, at Pages 29-32, M.C.R.
 - Subdivision Map No. 5376 "Cypress Terrace #6 Phase C", Volume 82, of Official Plats, at Pages 33-37, M.C.R.
 - City of Merced Final Map No. 5279 "Vista Del Sol Phase 2", Volume 62, of Official Plats, at Pages 40-42, M.C.R.

- LEGEND**
- Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4052", per (B), 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
 - (P) Proportioned 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.N.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.

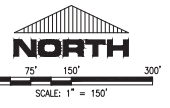
LINE TABLE		
LINE #	DIRECTION	LENGTH
L29	N00°54'50"E &(7)(M)	20.02' &(7)(M)



M STREET DETAIL
 NOT TO SCALE

TENTATIVE MAP No. 1288
 SUBDIVISION MAP No. 5367
CYPRESS TERRACE 7 PHASE A
 BEING A SUBDIVISION OF A PORTION OF LOT 64 AND LOT 73, AND THE WEST ONE-HALF OF LOTS 63 AND 74, AS SHOWN ON THE "MAP OF HARTLEY COLONY", FILED FOR RECORD IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY RECORDS, SECTION 36, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN
 IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 SCALE: 1"=150' SHEET 3 OF 6 JANUARY 2018

VOLUME _____ PAGE _____



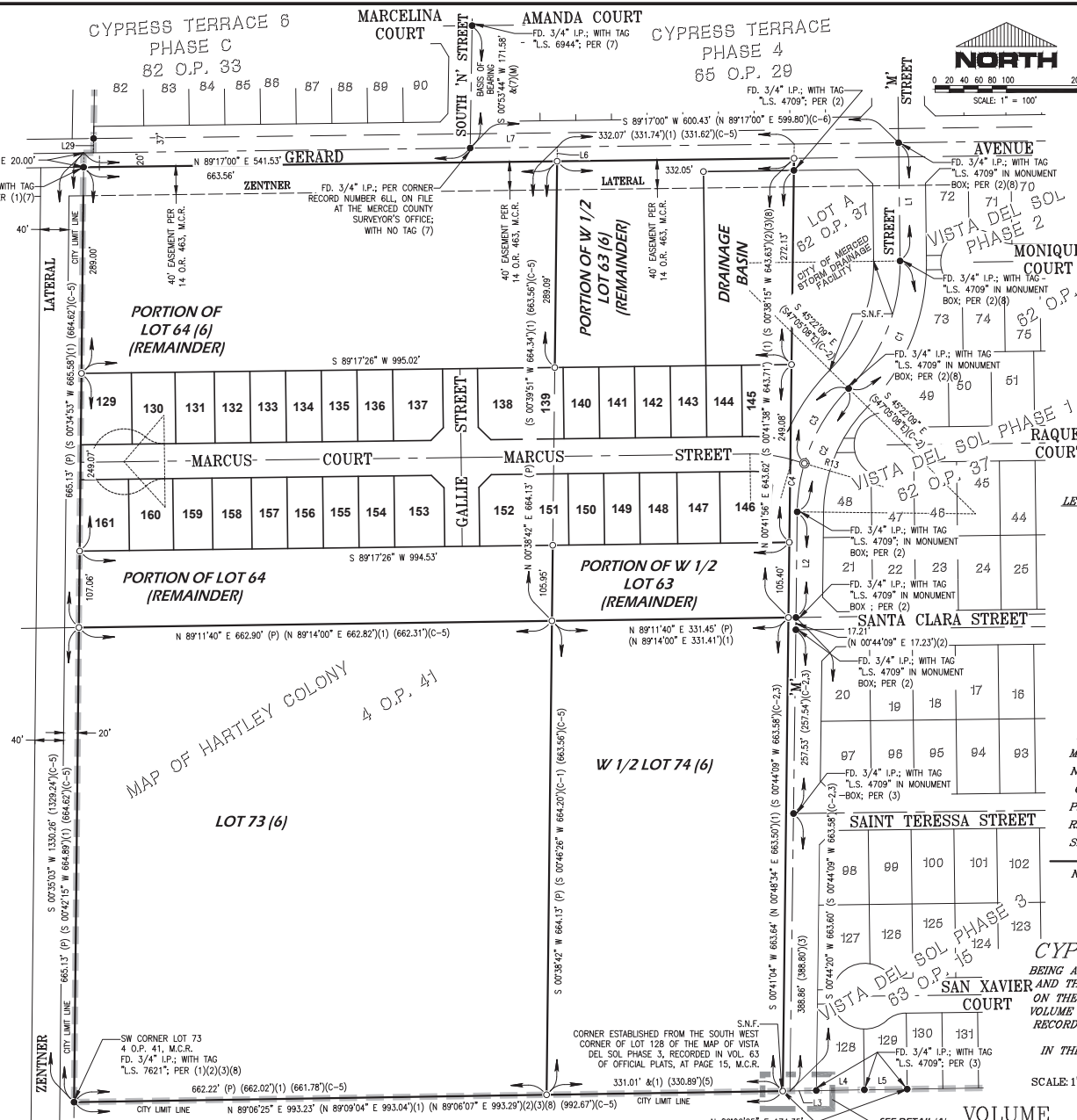
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Job No. 18120 F.B. 128 Pg. 1-8

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°42'24"E (S00°42'55"E)(2)	165.77' (165.73')(2)
L2	S00°38'53"W (N00°38'15"E)(2)	148.02' (147.97')(2)
L3	N89°06'25"E (N89°06'07"W)(3)	47.02' &(C-3)(M)
L4	N89°06'25"E (N89°06'07"W)(3)	67.33' (67.25')(3)
L5	N89°06'25"E (N89°06'07"W)(3)	60.00' &(3)(M)
L6	N00°38'42"E (S00°39'51"W)(1)	20.01' &(C-1)(M)
L7	N89°17'00"E (N89°20'36"E)(1)	122.05' (122.30')(1)
L8	OMITTED	OMITTED
L9	OMITTED	OMITTED
L10	OMITTED	OMITTED
L11	OMITTED	OMITTED
L12	OMITTED	OMITTED
L13	OMITTED	OMITTED
L14	OMITTED	OMITTED
L15	OMITTED	OMITTED
L16	OMITTED	OMITTED
L17	OMITTED	OMITTED
L18	OMITTED	OMITTED
L19	OMITTED	OMITTED
L20	OMITTED	OMITTED
L21	N00°54'50"E &(7)(M)	20.02' &(7)(M)

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	45°20'15" (43°37'47")(2)	250.00' &(2)	197.82' (190.37')(2)
C2	43°58'58" (42°16'38")(2)	250.00' &(2)	191.91' (184.47')(2)
C3	28°10'39"	250.00'	122.95'
C4	15°48'19"	250.00'	68.96'

RADIAL LINE TABLE	
LINE #	DIRECTION
R13	S73°32'48"E



- BASIS OF BEARINGS**
The bearing N 00°53'44" E for the Centerline of South N Street, between two found monuments, as shown on Subdivision Map No. 5376, Cypress Terrace 8 Phase C, filed for record in Volume 82 of Official Plats, at Pages 33-37, Merced County Records, was used as the basis of bearing for this survey.
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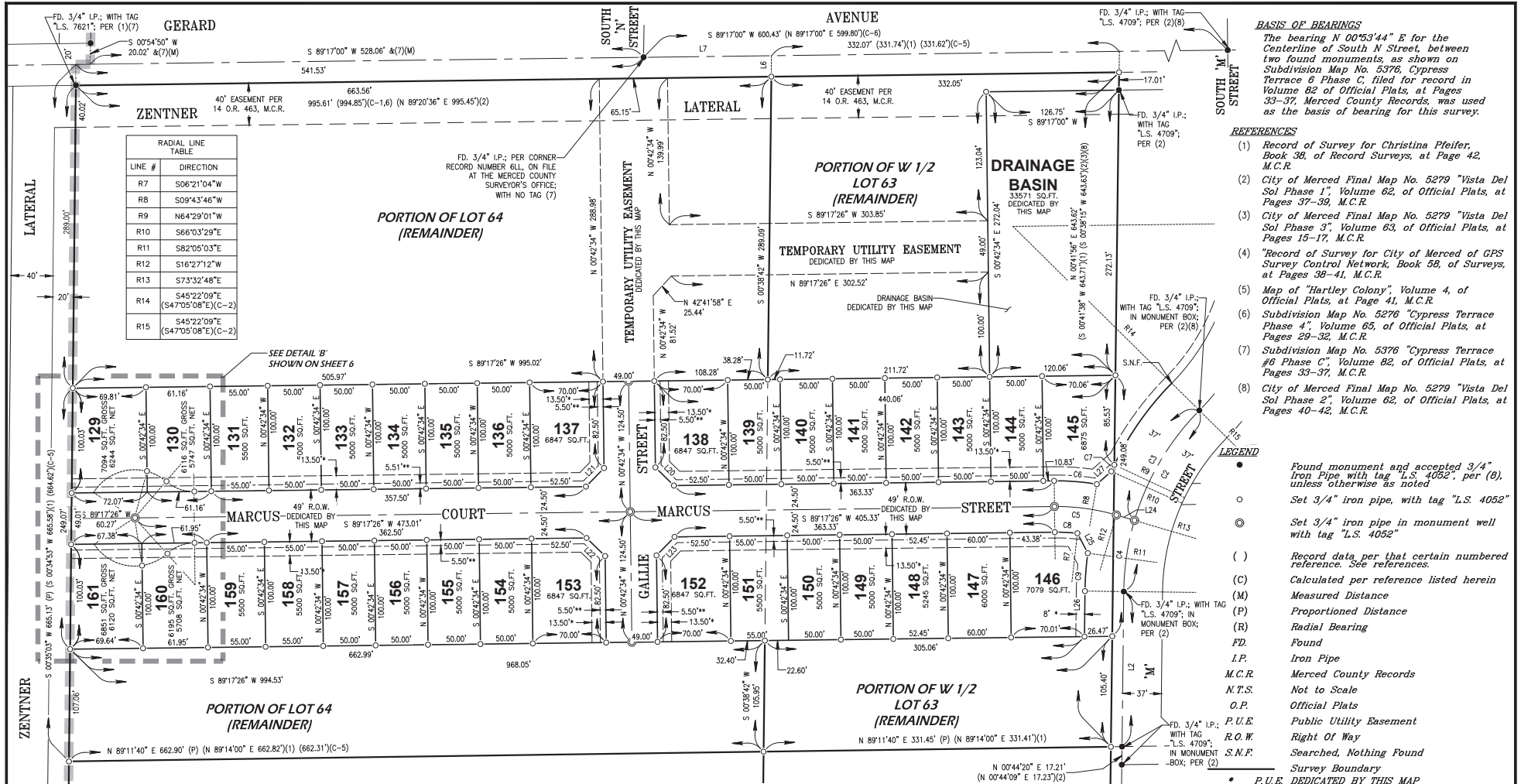
- LEGEND**
- Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4052", per (8), unless otherwise as noted
 - Set 3/4" iron pipe, with tag "L.S. 4052"
 - ⊙ Set 3/4" iron pipe in monument well with tag "L.S. 4052"
 - () Record data per that certain numbered reference. See references.
 - (C) Calculated per reference listed herein
 - (M) Measured Distance
 - (P) Proportioned Distance
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 - FD Found
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 - M.C.R. Merced County Records
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 - O.P. Official Plats
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 - R.O.W. Right Of Way
 - S.N.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

TENTATIVE MAP No. 1288
SUBDIVISION MAP No. 5367
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Job No. 18120 F.B. 128 Pg. 1-8



RADIAL LINE TABLE

LINE #	DIRECTION
R7	S06°21'04"W
R8	S09°43'46"W
R9	N64°29'01"W
R10	S66°03'29"E
R11	S82°05'03"E
R12	S16°27'12"W
R13	S73°32'48"E
R14	S45°22'09"E (S47°05'08"E)(C-2)
R15	S45°22'09"E (S47°05'08"E)(C-2)

SEE DETAIL 'B' SHOWN ON SHEET 6

LINE TABLE

LINE #	DIRECTION	LENGTH
L2	S00°38'53"W (N00°36'15"E)(2)	148.02' (147.97')(2)
L6	N00°38'42"E (S00°39'51"W)(1)	20.01' &(C-1)(M)
L7	N89°17'00"E (N89°20'36"E)(1)	122.05' (122.30')(1)
L20	N45°42'34"W	24.75'
L21	S44°17'26"W	24.75'
L22	S45°42'34"E	24.75'
L23	S44°17'26"W	24.75'
L24	S73°32'48"E	17.47'

LINE TABLE

LINE #	DIRECTION	LENGTH
L25	S26°43'38"E	21.10'
L26	S00°38'53"W	43.48'
L27	S48°57'48"W	17.13'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
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C3	28°10'39"	250.00'	122.95'
C4	15°48'19"	250.00'	68.96'
C5	17°09'46"	200.00'	59.85'
C6	10°26'20"	224.50'	40.90'
C7	01°34'28"	287.00'	7.89'
C8	07°03'38"	175.50'	21.63'
C9	07°16'04"	287.00'	36.40'

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

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 - P.U.E. Public Utility Easement
 - R.O.W. Right of Way
 - S.N.F. Searched, Nothing Found
 - Survey Boundary
 - P.U.E. DEDICATED BY THIS MAP
 - SIDEWALK EASEMENT DEDICATED BY THIS MAP



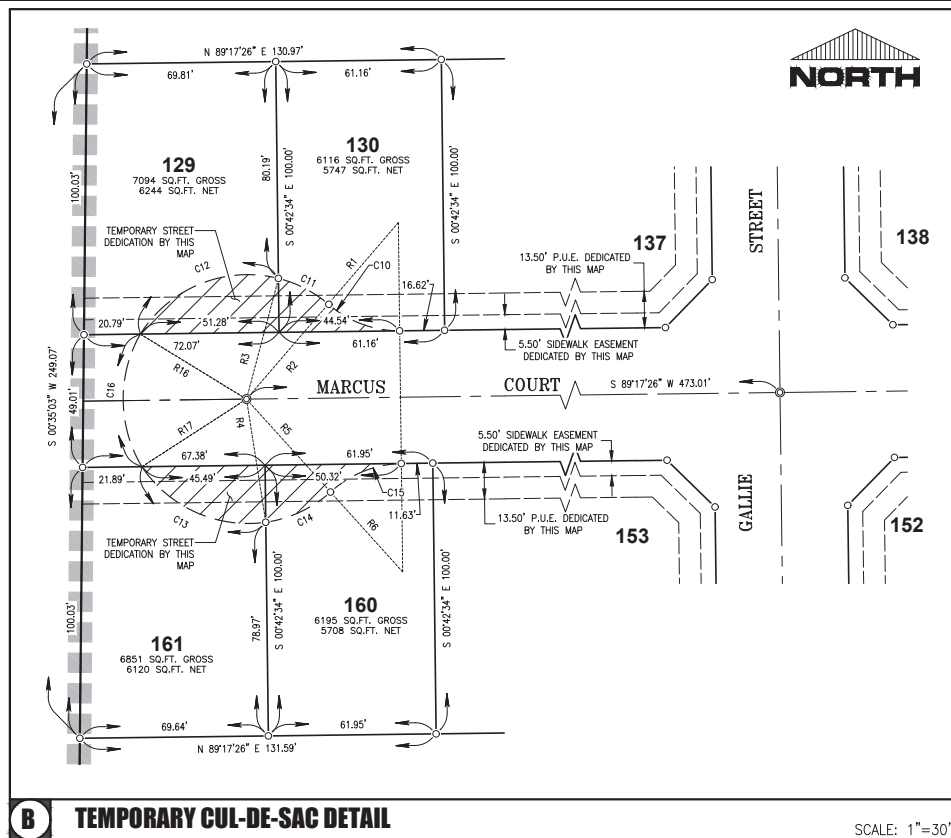
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Job No. 18120 F.B. 128 Pg. 1-8

SUBDIVISION MAP No. 1208
CYPRESS TERRACE 7 PHASE A
BEING A SUBDIVISION OF A PORTION OF LOT 64 AND LOT 73, AND THE WEST ONE-HALF OF LOTS 63 AND 74, AS SHOWN ON THE "MAP OF HARTLEY COLONY", FILED FOR RECORD IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY RECORDS, SECTION 36, 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 5 OF 6 JANUARY 2018

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RADIAL LINE TABLE	
LINE #	DIRECTION
R1	N40°42'01"E
R2	N40°42'01"E
R3	S14°51'45"W
R4	S08°54'23"E
R5	S42°07'09"E
R6	S42°07'09"E
R16	S58°31'39"E
R17	S57°06'31"W

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C10	41°24'35"	40.00'	28.91'
C11	25°50'16"	46.00'	20.74'
C12	73°23'24"	46.00'	58.92'
C13	66°00'55"	46.00'	53.00'
C14	33°12'45"	46.00'	26.66'
C15	41°24'34"	40.00'	28.91'
C16	64°21'50"	46.00'	51.67'

BASIS OF BEARINGS

The bearing N 00°53'44" E for the Centerline of South W Street, between two found monuments, as shown on Subdivision Map No. 5376, Cypress Terrace 6 Phase C, filed for record in Volume 82 of Official Plats, at Pages 33-37, Merced County Records, was used as the basis of bearing for this survey.

REFERENCES

- (1) Record of Survey for Christina Pfeifer, Book 38, of Record Surveys, at Page 42, M.C.R.
- (2) City of Merced Final Map No. 5279 "Vista Del Sol Phase 1", Volume 62, of Official Plats, at Pages 37-39, M.C.R.
- (3) City of Merced Final Map No. 5279 "Vista Del Sol Phase 3", Volume 63, of Official Plats, at Pages 15-17, M.C.R.
- (4) "Record of Survey for City of Merced of GPS Survey Control Network, Book 56, of Surveys, at Pages 38-41, M.C.R.
- (5) Map of "Hartley Colony", Volume 4, of Official Plats, at Page 41, M.C.R.
- (6) Subdivision Map No. 5276 "Cypress Terrace Phase 4", Volume 65, of Official Plats, at Pages 29-32, M.C.R.
- (7) Subdivision Map No. 5376 "Cypress Terrace #6 Phase C", Volume 82, of Official Plats, at Pages 33-37, M.C.R.
- (8) City of Merced Final Map No. 5279 "Vista Del Sol Phase 2", Volume 62, of Official Plats, at Pages 40-42, M.C.R.

LEGEND

- Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4052", per (8), 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
- (P) Proportioned 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.N.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.

TENTATIVE MAP No. 1288
 SUBDIVISION MAP No. 5367
CYPRESS TERRACE 7 PHASE A
 BEING A SUBDIVISION OF A PORTION OF LOT 64 AND LOT 73,
 AND THE WEST ONE-HALF OF LOTS 63 AND 74, AS SHOWN
 ON THE "MAP OF HARTLEY COLONY", FILED FOR RECORD IN
 VOLUME 4 OF OFFICIAL PLATS AT PAGE 41, MERCED COUNTY
 RECORDS. SECTION 36, TOWNSHIP 7 SOUTH, RANGE 13 EAST,
 MOUNT Diablo Base & Meridian
 IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF
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