

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.

Sterling Hill Court, Eagle Ridge Drive, Eagle Ridge Court, Bayonet Drive and Eagle Crest Court 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)

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, 1885
- (2) EASEMENT In Favor Of: City of Merced
Purpose: For Public utilities and incidental purposes
Document: 2004-028914 of Official Records
Recorded: May 5, 2004
- (3) EASEMENT In Favor Of: City of Merced
Purpose: For road and incidental purposes
Document: 2004-028916 of Official Records
Recorded: May 5, 2004

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and LANTANA ESTATES, LLC, for Lantana Estates Phase 1, recorded as Document Number 2007-038954, 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.

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, 2018, 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.



Signature: _____
Duane J. Andrews, L.S. 4052

Date: 5-13-21

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 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: _____

SUBDIVISION MAP No. 5378
LANTANA ESTATES' PHASE 2
BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON LANTANA ESTATES PHASE 1, RECORDED IN VOLUME 77 OF OFFICIAL PLATS AT PAGES 25-27, 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.

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



GOLDEN VALLEY
ENGINEERING & SURVEYING

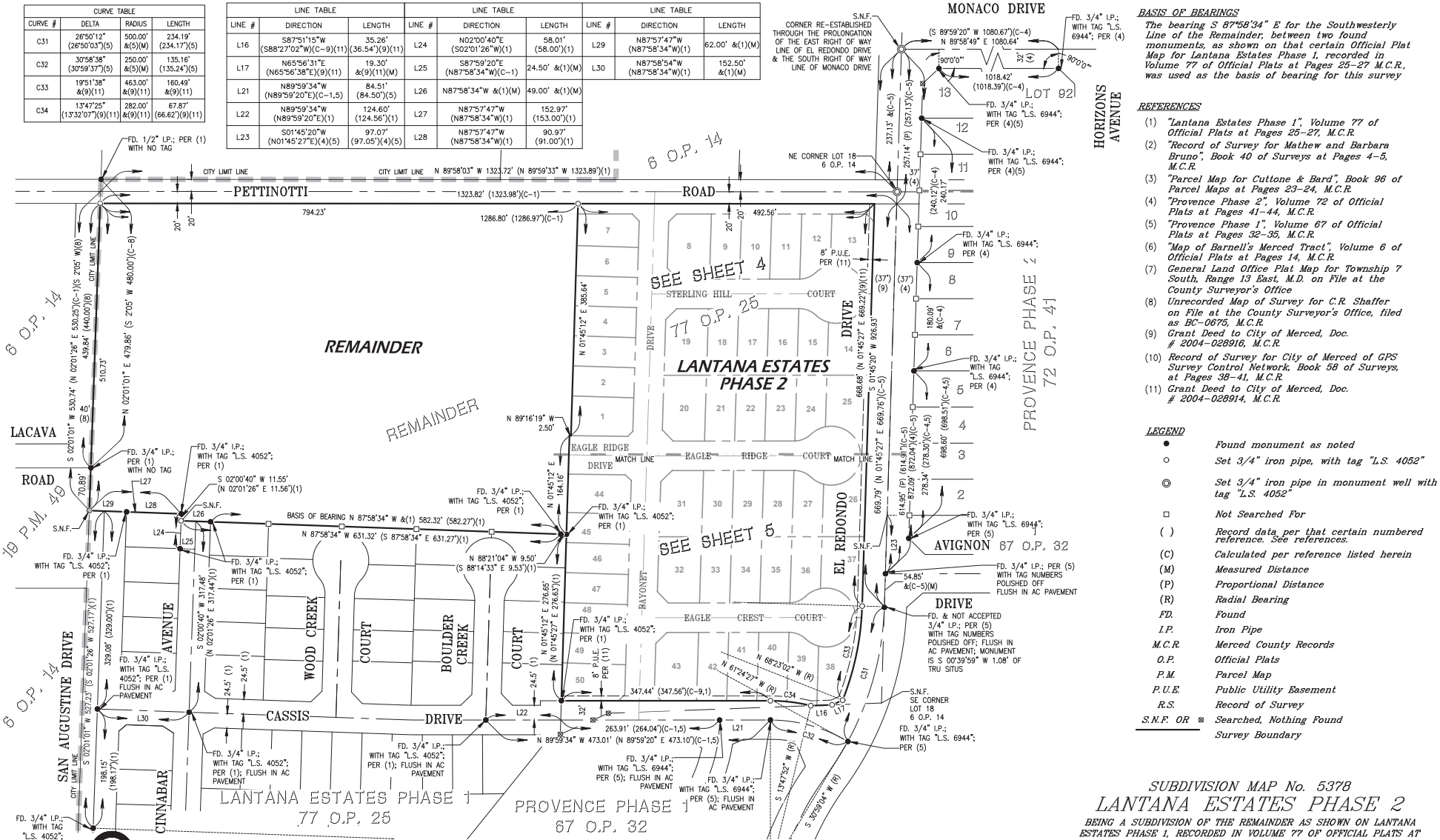
405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

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

ATTACHMENT 2 - Page 1

CURVE #	DELTA	RADIUS	LENGTH
C31	26°50'12" (26°50'03")	500.00' &(5)(M)	234.19' (234.17')(S)
C32	30°58'38" (30°59'37")	250.00' &(5)(M)	135.16' (135.24')(S)
C33	19°51'38" &(9)(1)	463.00' &(9)(1)	160.49' &(9)(1)
C34	13°47'25" (13°32'07")	282.00' &(9)(1)	67.87' (66.62')(S)

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L16	S87°51'15"W (S88°27'02"W)(C-9)(11)	35.26' (36.54')(9)(11)	L24	N02°00'40"E (S02°01'28"W)(1)	58.01' (58.00')(1)	L29	N87°57'47"W (N87°58'34"W)(1)	62.00' &(1)(M)
L17	N65°56'31"E (N65°56'38"E)(9)(11)	19.30' &(9)(11)(M)	L25	S87°59'20"E (N87°58'34"W)(C-1)	24.50' &(1)(M)	L30	N87°58'54"W (N87°58'34"W)(1)	152.50' &(1)(M)
L21	N89°59'34"W (N89°59'20"E)(C-1,5)	84.51' (84.50')(S)	L26	N87°58'34"W &(1)(M)	49.00' &(1)(M)			
L22	N89°59'34"W (N89°59'20"E)(1)	124.60' (124.56')(1)	L27	N87°57'47"W (N87°58'34"W)(1)	152.97' (153.00')(1)			
L23	S01°45'20"W (N01°45'27"E)(4)(5)	97.07' (97.05')(4)(5)	L28	N87°57'47"W (N87°58'34"W)(1)	90.97' (91.00')(1)			

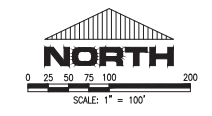


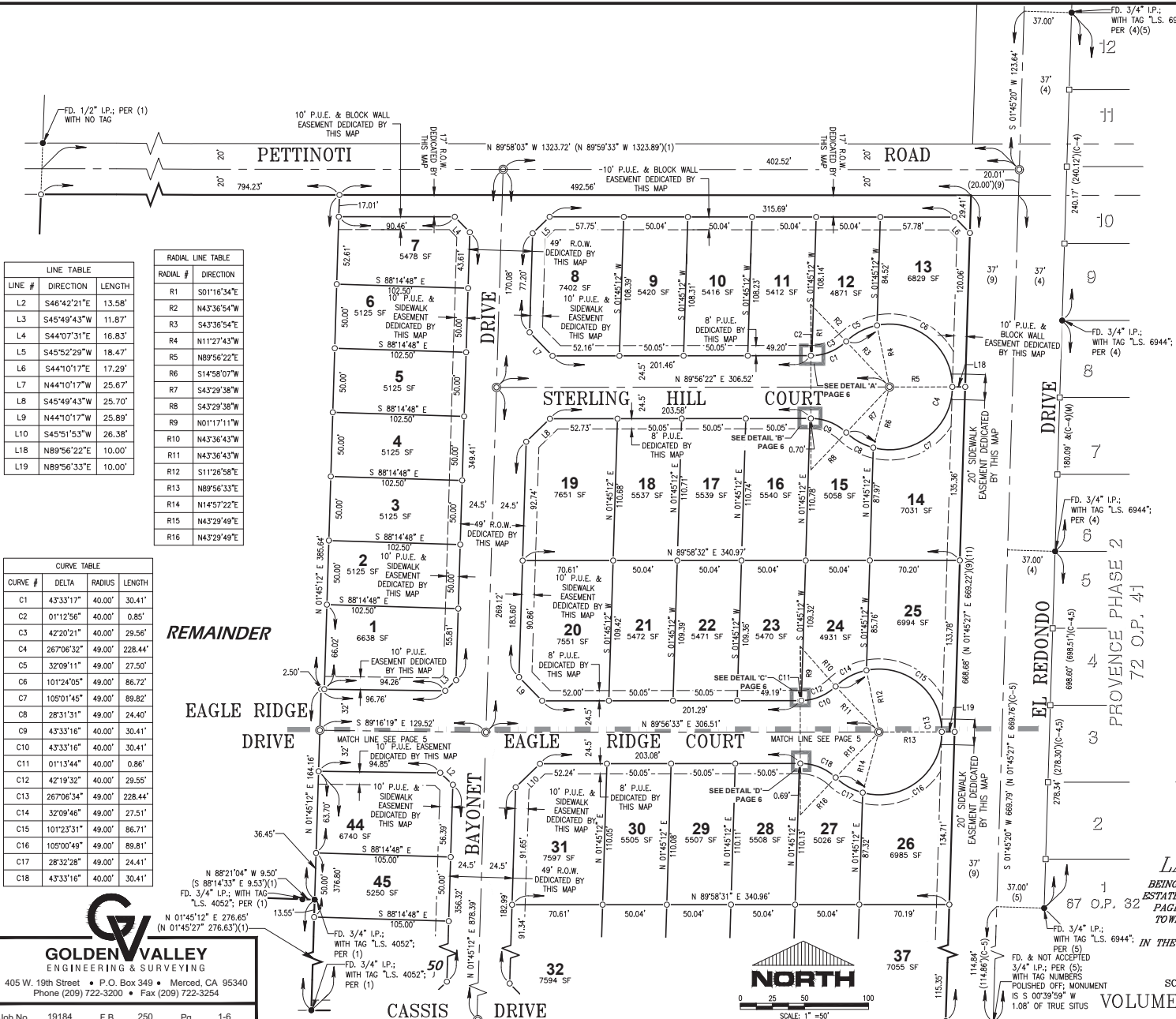
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 - Set 3/4" iron pipe, with tag "L.S. 4052"
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 - S.N.F. OR Searched, Nothing Found
 - Survey Boundary

SUBDIVISION MAP No. 5378
LANTANA ESTATES PHASE 2
 BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON LANTANA ESTATES PHASE 1, RECORDED IN VOLUME 77 OF OFFICIAL PLATS AT PAGES 25-27, 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.

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 ENGINEERING & SURVEYING
 405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
 Phone (209) 722-3200 • Fax (209) 722-3254





LINE #	DIRECTION	LENGTH
L2	S46°42'21"E	13.58'
L3	S45°49'43"W	11.87'
L4	S44°07'31"E	16.83'
L5	S45°52'29"W	18.47'
L6	S44°10'17"E	17.29'
L7	N44°10'17"W	25.67'
L8	S45°49'43"W	25.70'
L9	N44°10'17"W	25.89'
L10	S45°51'53"W	26.38'
L18	N89°56'22"E	10.00'
L19	N89°56'33"E	10.00'

RADIAL #	DIRECTION
R1	S01°16'34"E
R2	N43°36'54"W
R3	S43°36'54"E
R4	N11°27'43"W
R5	N89°56'22"E
R6	S14°58'07"W
R7	S43°29'38"W
R8	S43°29'38"W
R9	N01°17'11"W
R10	N43°36'43"W
R11	N43°36'43"W
R12	S11°26'58"E
R13	N89°56'33"E
R14	N14°57'22"E
R15	N43°29'49"E
R16	N43°29'49"E

CURVE #	DELTA	RADIUS	LENGTH
C1	43°33'17"	40.00'	30.41'
C2	01°12'56"	40.00'	0.85'
C3	42°20'21"	40.00'	29.56'
C4	26°70'32"	49.00'	228.44'
C5	32°09'11"	49.00'	27.50'
C6	101°24'05"	49.00'	86.72'
C7	105°01'45"	49.00'	89.82'
C8	28°31'31"	49.00'	24.40'
C9	43°33'16"	40.00'	30.41'
C10	43°33'16"	40.00'	30.41'
C11	01°13'44"	40.00'	0.86'
C12	42°19'32"	40.00'	29.55'
C13	26°70'34"	49.00'	228.44'
C14	32°09'46"	49.00'	27.51'
C15	101°23'31"	49.00'	86.71'
C16	105°00'49"	49.00'	89.81'
C17	28°32'28"	49.00'	24.41'
C18	43°33'16"	40.00'	30.41'

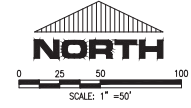
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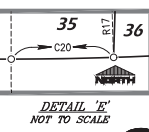
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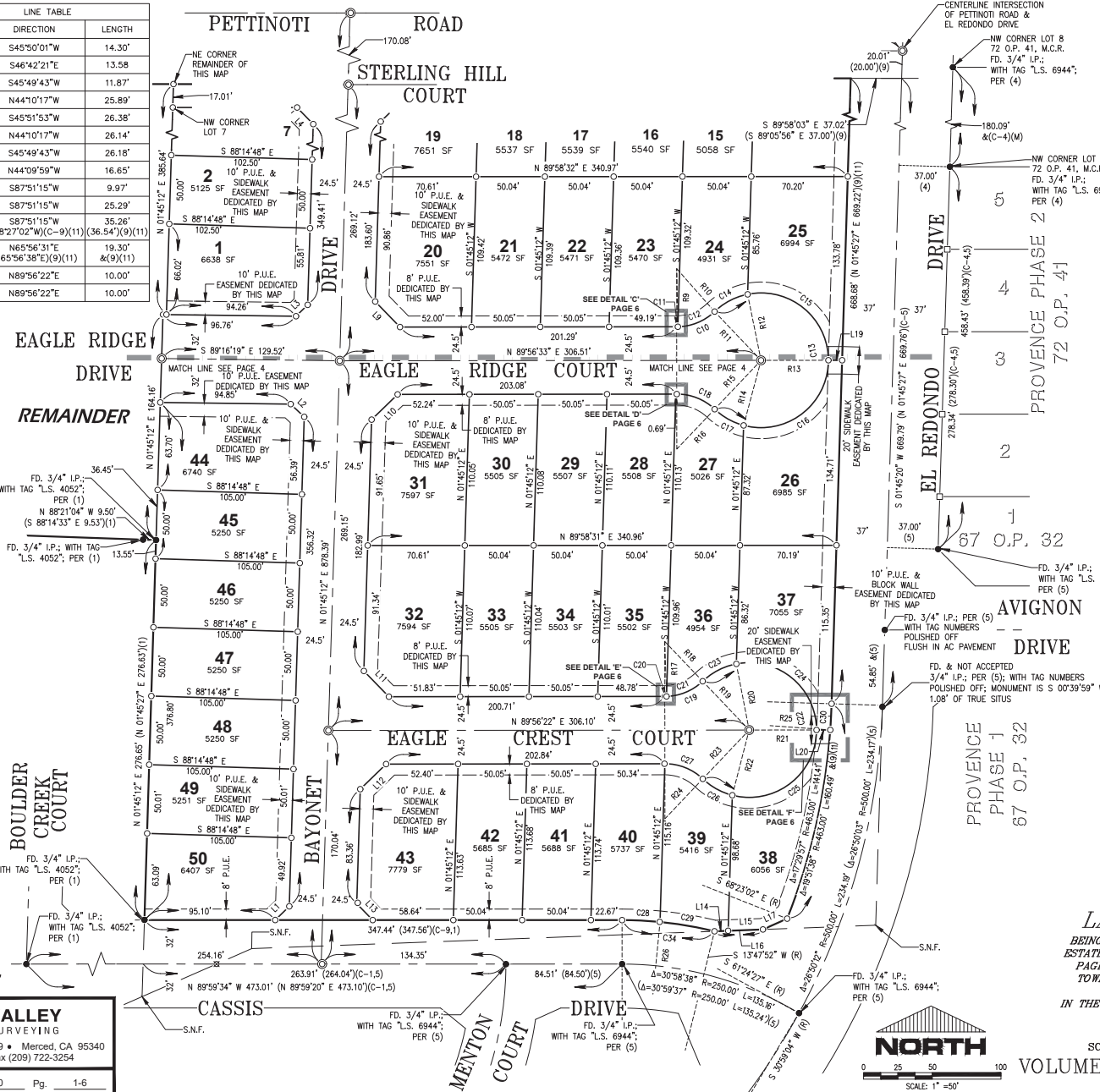
RADIAL LINE TABLE		LINE TABLE		
RADIAL #	DIRECTION	LINE #	DIRECTION	LENGTH
R9	N01°17'11"W	L1	S45°50'01"W	14.30'
R10	N43°36'43"W	L2	S46°42'21"E	13.58
R11	N43°36'43"W	L3	S45°49'43"W	11.87'
R12	S11°26'58"E	L9	N44°10'17"W	25.89'
R13	N89°56'33"E	L10	S45°51'53"W	26.38'
R14	N14°57'22"E	L11	N44°10'17"W	26.14'
R15	N43°29'49"E	L12	S45°49'43"W	26.18'
R16	N43°29'49"E	L13	N44°09'59"W	16.65'
R17	N01°52'12"W	L14	S87°51'15"W	9.97'
R18	S43°36'54"E	L15	S87°51'15"W	25.29'
R19	S43°36'54"E	L16	S87°51'15"W	35.26'
R20	S10°57'55"E	L17	N65°56'31"E	19.30'
R21	N89°56'22"E	L18	N65°56'38"E	4&(9)(11)
R22	N14°28'19"E	L19	N89°56'22"E	10.00'
R23	S43°29'38"W	L20	N89°56'22"E	10.00'
R24	S43°29'38"W			
R25	S85°52'59"E			
R26	N05°37'43"E			

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C10	43°33'17"	40.00'	30.41'
C11	01°13'44"	40.00'	0.86'
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C18	47°33'16"	40.00'	30.41'
C19	43°33'16"	40.00'	30.40'
C20	01°48'34"	40.00'	1.26'
C21	41°44'42"	40.00'	29.14'
C22	267°06'33"	49.00'	228.43'
C23	32°39'00"	49.00'	27.92'
C24	100°54'17"	49.00'	86.29'
C25	104°31'57"	49.00'	89.40'
C26	29°01'20"	49.00'	24.82'
C27	43°33'16"	40.00'	30.41'
C28	05°37'16"	282.00'	27.67'
C29	08°10'9"	282.00'	40.21'
C30	02°21'41"	463.00'	19.08'
C31	13°47'25"	282.00'	67.87'
C32	(13°32'07")	4&(9)(11)	(66.62)
C33	(9)(11)	(9)(11)	(66.62)



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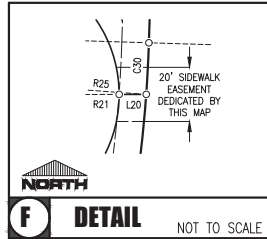
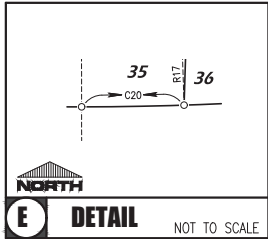
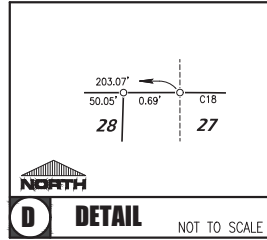
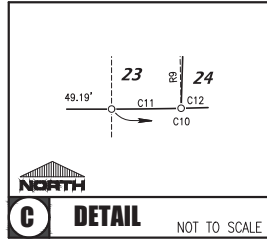
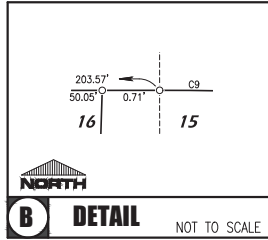
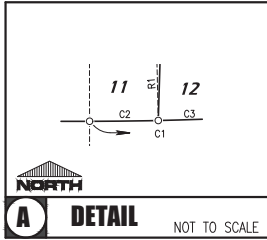
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- Found monument as noted
 - Set 3/4" iron pipe, with tag "L.S. 4052"
 - ⊙ Set 3/4" iron pipe in monument well with tag "L.S. 4052"
 - Not Searched For
 - () Record data per that certain numbered reference. See references.
 - (C) Calculated per reference listed herein
 - (M) Measured Distance
 - (P) Proportional Distance
 - (R) Radial Bearing
 - FD. Found
 - I.P. Iron Pipe
 - M.C.R. Merced County Records
 - O.P. Official Plats
 - P.M. Parcel Map
 - P.U.E. Public Utility Easement
 - R.S. Record of Survey
 - S.N.F. OR ⊗ Searched, Nothing Found
 - Survey Boundary

SUBDIVISION MAP No. 5378
LANTANA ESTATES PHASE 2
 BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON LANTANA ESTATES PHASE 1, RECORDED IN VOLUME 77 OF OFFICIAL PLATS AT PAGES 25-27, 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.

GOLDEN VALLEY
 ENGINEERING & SURVEYING

405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
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Job No. 19184 F.B. 250 Pg. 1-6

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