

**RESOLUTION NO. 2022-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR THE CYPRESS TERRACE 7, PHASE E  
SUBDIVISION (#5392)**

WHEREAS, a Tentative Subdivision Map for the Cypress Terrace 7, Phase E 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 E 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 \_\_\_\_\_ 2022 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: Kimberly C. Madry 12/15/21  
City Attorney Date

**OWNER'S STATEMENT**  
I hereby state that I am the owner of or have record title interest in the subdivided 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 and Sidewalk Easements 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, Brent Court, Keng Court and Lot A 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 Hosteler, President Date: \_\_\_\_\_

For: Fidelity National Title Company of California, a California Corporation, Merced, California, based on Trust, Recorded April 1, 2021, as Instrument No. 2021-014866, M.C.R.

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 \_\_\_\_\_ and that the Council did accept on behalf of the Public all Streets, Avenues, Courts and Lot A 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 and acknowledgments pursuant to section 6604(g) of the subdivision map act, the abandonment of the temporary utility easements shown on the subdivision map, as indicated on the City of Merced Subdivision Map No. 5392, Cypress Terrace 7 Phase 1, in Volume 63 of Official Plats at Pages 37-48, M.C.R., as shown this final map.

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

Signature: Stephanie R. Dietz, City Clerk

**RECORDOR'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: \_\_\_\_\_

Meat H. Meyer  
County Recorder

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

**SOILS REPORT**  
A soils report covering the land within the boundaries of the subdivision was made by Technicon Engineering Services Inc., 4539 N. Brawley #100, 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

**TITLE REPORT**

**PRELIMINARY TITLE REPORT**  
Fidelity National Title Company  
Document: FFM-3012100664  
Date: April 22, 2021  
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 INTEREST HOLDERS OF RECORD HAVE BEEN OMITTED:  
NONE OF RECORD

**SUBDIVISION MAP ACT SECTION 66477.5. CERTIFICATE**

Pursuant to the provisions of government code section 66477.5, the City of Merced shall convey to the subdivider or the successor in interest, if there is no subdivision, the land shown on this map, together with all rights for which Lot A being dedicated herein no longer exists, on the property or any portions thereof are not needed for the same public purpose or for public utilities.

OWNER: Stonefield Home, Inc., a California Corporation  
ADDRESS: 923 E. Pacheco Blvd., Suite C, Los Banos, CA 93635

**CITY ENGINEER'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: Jer M. Cardoso, P.L.S. 6851

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

**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 Hosteler on January, 2018. I hereby state that this final map substantially conforms with the approved or conditionally approved map and that the positions indicated on the map are or will be sufficient to enable the survey to be retraced.



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

Date: Nov. 29, 2021

**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 changes shown hereon were made in accordance with the 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. 63816  
City Engineer

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

TENTATIVE MAP No. 1288  
SUBDIVISION MAP No. 5392  
CYPRESS TERRACE 7 PHASE E

BEING A SUBDIVISION OF 4 PORTIONS 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 A", FILED FOR RECORD, IN VOLUME 83 OF OFFICIAL PLATS AT PAGES 37-42 MERCED COUNTY RECORDS, SECTION 98, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MERCED, COUNTY OF CALIFORNIA

**GOLDEN VALLEY**  
ENGINEERING & SURVEYING  
405 W. 16th Street • P.O. Box 349 • Merced, CA 95340  
Phone (209) 722-3200 • Fax (209) 722-3254

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only that the individual(s) who signed this 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**

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State of California  
 County of \_\_\_\_\_  
 On \_\_\_\_\_, 2021, before me,  
 a Notary Public Personally Appeared \_\_\_\_\_

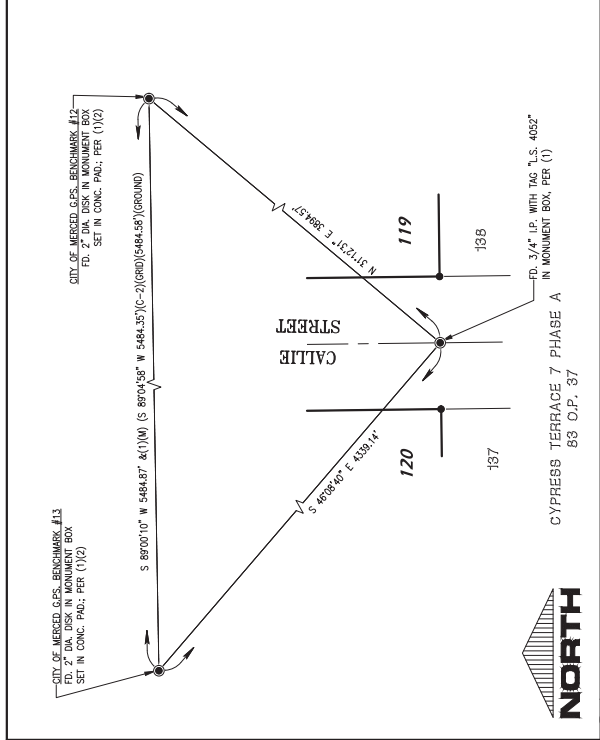
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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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. 5392  
**CYPRESS TERRACE 7 PHASE E**  
 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 A", FILED FOR RECORD IN VOLUME 83 OF OFFICIAL PLATS AT PAGES 37-42 MERCED COUNTY RECORDS, SECTION 96, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN  
 IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

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 MAY 2021  
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**BASIS OF BEARINGS**

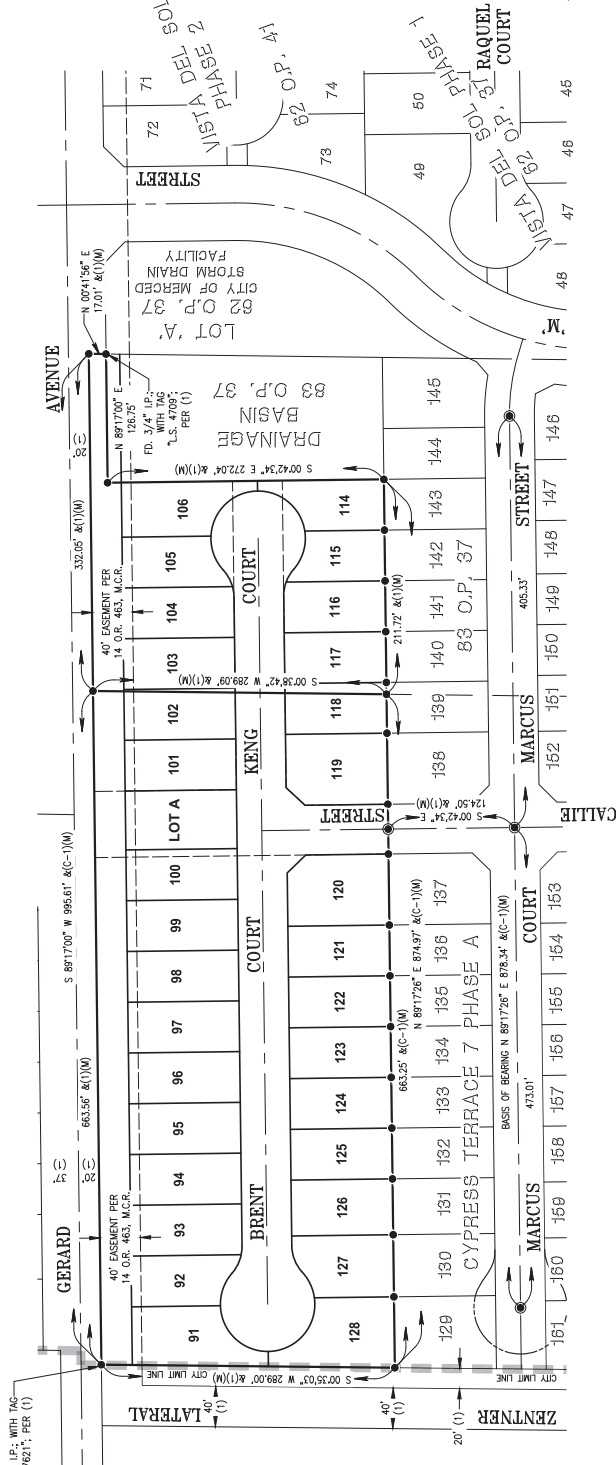
The bearing S 89°17'36" W for the Centerline of Marcus Street and Marcus Court, between two found monuments, as shown on Subdivision Map No. 5367, Cypress Terrace 7 Phase A, filed for record in Volume 83 of Official Plats, at Pages 37-42, M.C.R., was used as the basis of bearing for this survey.

**REFERENCES**

- (1) Final Map No. 5367, Cypress Terrace 7 Phase A, Volume 83 of Official Plats, at Pages 37-42, 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, unless otherwise noted 4052 per (1), unless otherwise noted.
  - Found monument and accepted, 3/4" iron pipe, unless otherwise noted, 4052 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"

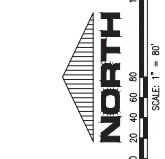
- ( ) Record data, per that certain numbered reference. See references.
- (C) Calculated per reference listed herein
- (M) Measured Distance
- (R) Radial Bearing
- FD. Found
- I.P. Iron Pipe
- M.C.R. Merced County Records
- N.T.S. Not to Scale
- O.P. Official Plats
- P.U.E. Public Utility Easement
- R.O.W. Right Of Way
- S.M.F. Searched, Nothing Found
- Survey Boundary



TENTATIVE MAP No. 1288  
 SUBDIVISION MAP No. 5392  
**CYPRESS TERRACE 7 PHASE E**  
 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 A", FILED FOR RECORD IN VOLUME 83 OF OFFICIAL PLATS AT PAGES 37-42 MERCED COUNTY RECORDS, SECTION 96, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

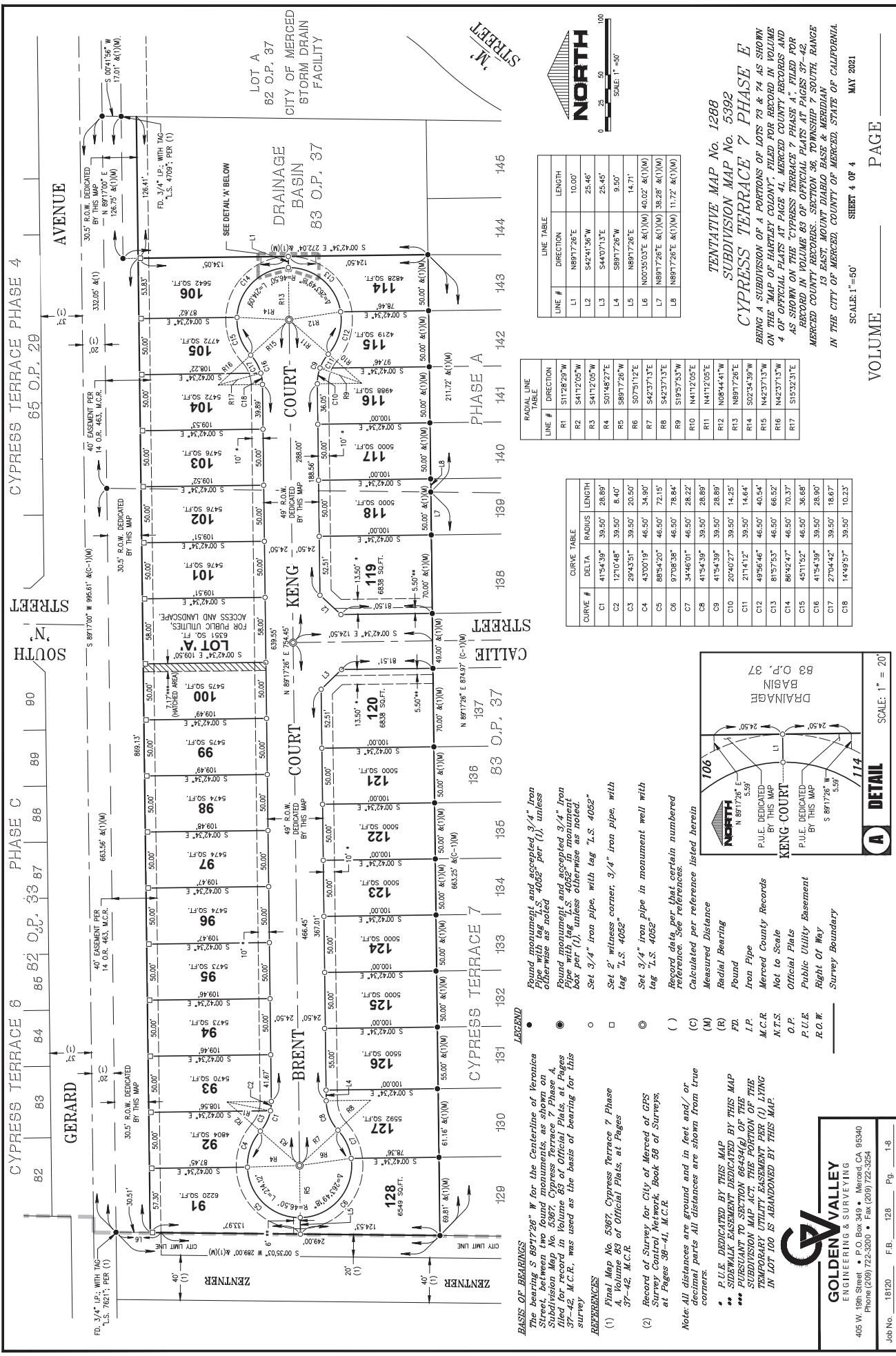
SCALE: 1" = 80'      SHEET 3 OF 4      MAY 2021

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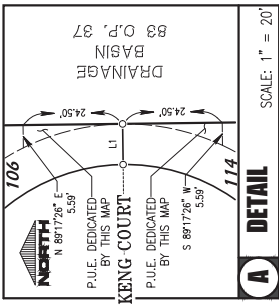
Job No. 18120      F.B. 128      Pg. 1-8



LINE #	DIRECTION	LENGTH
L1	N89°17'26"E	10.00'
L2	S42°41'36"W	25.46'
L3	S44°07'13"E	25.45'
L4	S89°17'26"W	9.50'
L5	N89°17'26"E	14.71'
L6	N00°35'03"E	40.02'
L7	N89°17'26"E	38.28'
L8	N89°17'26"E	11.72'

LINE #	DIRECTION	RADIUS	LENGTH
R1	S11°28'29"W	39.50'	28.89'
R2	S41°12'05"W	39.50'	8.40'
R3	S41°12'05"W	39.50'	20.50'
R4	S01°48'27"E	46.50'	72.15'
R5	S89°17'26"W	46.50'	78.84'
R6	S07°51'12"E	46.50'	28.22'
R7	S42°37'13"E	39.50'	28.89'
R8	S42°37'13"E	39.50'	28.89'
R9	S19°57'53"W	39.50'	14.25'
R10	N41°12'05"E	39.50'	14.64'
R11	N41°12'05"E	39.50'	40.54'
R12	N08°44'41"W	46.50'	66.52'
R13	N89°17'26"E	46.50'	70.37'
R14	S02°34'39"W	46.50'	36.68'
R15	S42°37'13"W	39.50'	28.80'
R16	N42°37'13"W	39.50'	10.23'
R17	S15°33'31"E	39.50'	10.23'

CURVE #	DELTA	RADIUS	LENGTH
C1	41°54'39"	39.50'	28.89'
C2	121°04'48"	39.50'	8.40'
C3	29°43'51"	39.50'	20.50'
C4	43°00'19"	46.50'	72.15'
C5	89°54'20"	46.50'	78.84'
C6	97°08'38"	46.50'	28.22'
C7	34°46'01"	46.50'	28.89'
C8	41°54'39"	39.50'	28.89'
C9	41°54'39"	39.50'	28.89'
C10	20°40'27"	39.50'	14.25'
C11	21°14'12"	39.50'	14.64'
C12	49°36'46"	46.50'	40.54'
C13	81°57'53"	46.50'	66.52'
C14	86°42'47"	46.50'	70.37'
C15	45°11'59"	46.50'	36.68'
C16	41°54'39"	39.50'	28.80'
C17	27°04'42"	39.50'	10.23'
C18	144°49'57"	39.50'	10.23'



**LEGEND**

- Round monument and accepted 3/4" iron pipe with tag L.S. 4052
- Round monument and accepted 3/4" iron pipe with tag L.S. 4052 in monument box per (1), unless otherwise as noted.
- Set 3/4" iron pipe with tag L.S. 4052
- Set 2" witness corner, 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, PD, L.P. Found
- 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
- Survey Boundary

**REFERENCES**

- Final Map No. 5987, Cypress Terrace 7 Phase 4, Volume 83 of Official Plats, at Pages 37-46, 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.

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

\* P.U.E. DEDICATED BY THIS MAP  
 \*\* SIDEWALK EASEMENT DEDICATED BY THIS MAP  
 \*\*\* SUBORDINANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT; THE PORTION OF THE TEMPORARY UTILITY EASEMENT PER (1) LISTED IN LOT 100 IS ABANDONED BY THIS MAP.

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TENTATIVE MAP No. 1288  
 SUBDIVISION MAP No. 5382  
 CYPRESS TERRACE 7 PHASE 4  
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SCALE: 1" = 50'  
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SCALE: 1" = 20'  
**A** DETAIL