

TITLE REPORT

PRELIMINARY TITLE REPORT
Prepared by: WTC National Title Insurance Company
Document: 23-150942
Date: June 19, 2023
Affect: Used in preparation of this plat
and considered a part hereto
by reference

SOILS REPORT
covering the land within the boundaries of the subdivision
was made by CTE Cal, Inc. 4230 Kiernan Avenue, Suite 150, Modesto, CA
95356, bearing the date of May 26, 2023, a copy of which is on file with
the City of Merced.

Project No. 25-1372G

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and Fortis General
Construction, Inc. for Capella Terrace, recorded as Document Number
_____, M.C.R.

RECORDER'S STATEMENT No. _____, at _____ M. in
Filed this _____ day of _____, 20____, at _____ M. in
Volume _____ of Maps at Page(s) _____ at the request of Golden
Valley Engineering & Surveying, Inc.
Fee: _____

Matt H. May
County Recorder

By: _____, Deputy

CITY CLERK'S CERTIFICATE

I, Stephanie R. Dietz, City Clerk of the City of Merced, State of California, do hereby
certify that the map was approved at a regular meeting of the City Council of the
City of Merced, State of California, on _____ day of _____, 20____,
and that Council did accept on behalf of the public, Capella Drive, the 27 foot wide
dedication along Coffee Street, the 2.78 foot wide dedication for the future extension
of Mira Court and Lot 'A' (storm drain basin) as shown on this map, in fee (subject
to subdivision improvements being accept by the City of Merced), all easements and
other dedications indicated on this map.

IN WITNESS WHEREOF, I hereto set my hand this _____ day of _____, 20____

Signature: _____
Stephanie R. Dietz, City Clerk

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a
survey conducted in accordance with the requirements of the Map Act
and local ordinances. The request of Subdivision Map Act on April 13, 2022. 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 will be set by August 31, 2024, and will be of the character and occupy
the positions indicated and sufficient to enable the survey to be retraced.

Zachary T. Janz, L.S. 8664

Dated: _____

CITY ENGINEER'S STATEMENT

I hereby state that I have examined this map and that the subdivision
as shown hereon is substantially the same as it appeared on the
tentative map and any approved alteration thereof; that all the
provisions of the California Subdivision Map Act and local ordinance
applicable at the time of approval of tentative map have been
complied with.

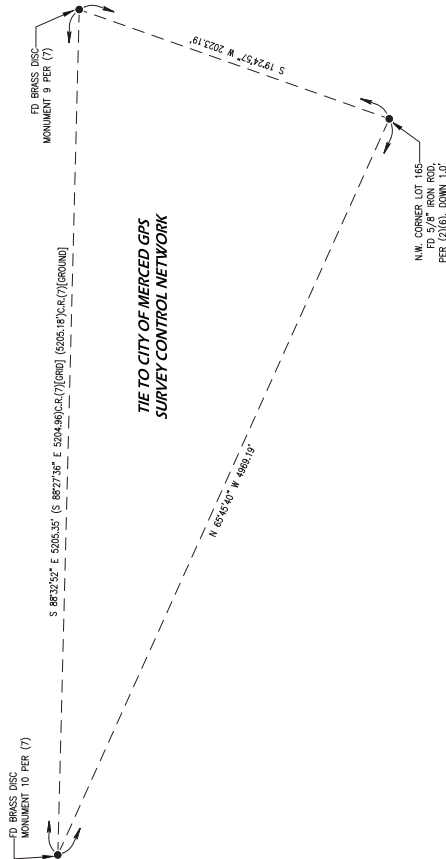
Signature: _____
Michael A. Wegley, R.C.E. 45009
Interim City Engineer

Date: _____

CITY SURVEYOR'S STATEMENT
I hereby state that I have examined this Final Map and it complies with all
provisions of Chapter 2 of the Subdivision Map Act and that I am satisfied that
this Parcel Map is technically correct.

Signature: _____
Joe M. Cardoso, P.L.S. 8851

Date: _____



TENTATIVE MAP No. 1323
SUBDIVISION MAP No. 5405
CAPELLA TERRACE

BEING A SUBDIVISION OF A PORTION OF LOTS 163 AND 165, AS SHOWN
ON MAP OF MERCED COUNTY, RECORDED IN VOLUME 4 OF OFFICIAL
PLATS, PAGE 24, MERCED COUNTY RECORDS, LYING WITHIN SECTION 33,
T.7S., R.14.E., M.D.E.M. IN THE CITY OF MERCED, COUNTY OF MERCED,
STATE OF CALIFORNIA.

VOL. _____ PAGE _____
SHEET 1 OF 4
APRIL 2023



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

Job No. 22037 F.B. 266 Pg. 1-24

OWNER'S STATEMENT

We hereby state that we are the owner of or have record title interest in the subdivided real property, and that we are the only persons whose consent is necessary to pass clear title to said land. We hereby consent to the preparation and recordation of this subdivision map as shown within the exterior boundary lines.

We also hereby irrevocably offer for dedication to the City of Merced for public purposes the all of the Public Utility Easements as shown on this map.

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

Capella Drive, the 27 foot wide dedication along Coffee Street, the 2.76 foot wide dedication for the future extension of Mira Court, and Lot A (storm drain basin) as shown on this map.

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

Pundit Sumrath Sahota

Sarika Sahota

Signature _____ Title _____
For Bank of Stockton as beneficiary under deed of trust recorded September 29, 2002
as Document No. 2020039897, in Official Records of Merced County.

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 _____, 20____, 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.

Signature _____ Commission No. _____

Commission Expires _____ (DO NOT STAMP)

ACKNOWLEDGEMENT

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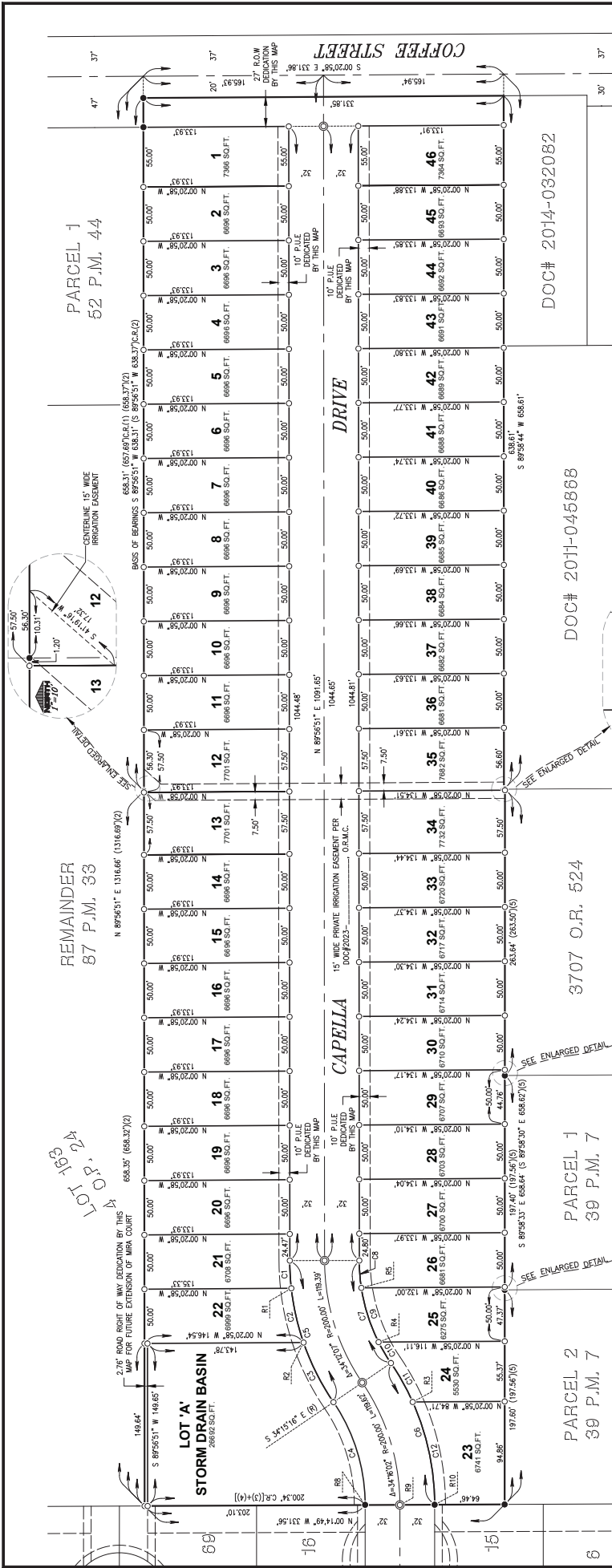
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TENTATIVE MAP No. 1323
SUBDIVISION MAP No. 5405
CAPELLA TERRACE

BEING A SUBDIVISION OF A PORTION OF LOTS 163 AND 165, AS SHOWN ON MAP OF MERCED COUNTY, RECORDED IN VOLUME 4 OF OFFICIAL PLATS, PAGE 24, MERCED COUNTY RECORDS, LYING WITHIN SECTION 33, T7S., R14E., M.D.E.M. IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.



BASIS OF BEARINGS
The bearing S 89°56'51" W as shown on that certain Parcel Map for Friesen, recorded in Volume 4 of Official Plats at Page 8-11, M.C.R., for the north line of Lot 165 as shown on Map of Merced County recorded in Volume 4 of Official Plats at Page 24, M.C.R., was used as the basis of bearing for this survey

- LEGEND**
- Found monument as noted
 - Set 3/4" iron pipe, with tag "L.S. 8664"
 - ⊙ Set 3/4" iron pipe in monument well with tag "L.S. 8664"
 - () Record data, per that certain numbered reference. See references.
 - C.R. Calculated per reference listed herein
 - (B) Radial Bearing
 - DOC# Parcel Number in Official Records of Merced County
 - 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
 - S.N.F. Searched, Nothing Found
 - R.O.W. Right of way
 - Survey Boundary

- REFERENCES**
- (1) Map for Merced Colony, Volume 4 of Official Plats, at Page 24, M.C.R.
 - (2) Parcel Map for Friesen, Volume 87 Parcel Maps, at Pages 33-34, M.C.R.
 - (3) Map for Starlight Estates Phase 2, Volume 89 of Official Plats, at Pages 8-11, M.C.R.
 - (4) Map for Starlight Estates Phase 1, Volume 44 of Official Plats, at Pages 41-44, M.C.R.
 - (5) Parcel Map for Shirley Berlek, Book 39 of Parcel Maps, at Page 7, M.C.R.
 - (6) Parcel Map for Greg Johnson, Book 116 of Parcel Maps, at Pages 18-20, M.C.R.

LINE #	DIRECTION
R1	S 06°22'09"E
R2	S 19°02'09"E
R3	N 24°05'48"W
R4	S 26°36'33"E
R5	S 08°40'35"E
R6	N 00°03'44"E
R7	N 00°00'46"E
R10	N 00°01'23"W

• SEE SHEET 3 FOR ROUND MONUMENT DESCRIPTIONS AND SUBDIVISION BOUNDARY RESOLUTION

CURVE #	DELTA	RADIUS	LENGTH
C1	006°19'00"	232.00	25.58
C2	012°40'00"	232.00	51.29
C3	015°13'07"	232.00	61.62
C4	034°19'00"	168.00	100.62
C5	034°12'07"	232.00	138.49
C6	034°13'53"	232.00	138.61
C7	034°12'07"	168.00	100.29
C8	008°37'26"	168.00	25.29
C9	017°55'58"	168.00	52.58
C10	007°35'43"	168.00	22.42
C11	010°09'28"	232.00	41.13
C12	024°04'25"	232.00	97.48



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