

OWNER'S STATEMENT

The undersigned being all parties having any record title interest in the land within the subdivision as shown on the map hereby consent to the preparation and recordation of this map and hereby irrevocably offer for dedication for public use all Streets, Avenues, and Courts, all easements and dedications indicated on this map and hereby consent to the preparation and recordation of this map.

For: Stonefield Home, Inc., a California Corporation

By: _____
Signature

Name & Title Date: _____

By: _____
Signature

Name & Title Date: _____

Fidelity National Title Insurance Company, as Trustee under a Deed of Trust.

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

TITLE REPORT**PRELIMINARY TITLE REPORT**

Prepared by: Fidelity National Title Company
Document: FFOM-3011901131-DN
Date: July 06, 2019
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) NONE OF RECORD

SOILS REPORT

A soils report covering the land within the boundaries of the subdivision was made by Technicon Engineering Services Inc., 4539 N. Brawley #109, Fresno, CA 93722, bearing the date of June 27, 2019, a copy of which is on file with the City of Merced.

Project No. 1800436.001

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 Greg Hostetler on December 13, 2018. 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 October 26, 2019 are or will be sufficient to enable the survey to be retraced.

Duane J. Andrews, L.S. 4052

Dated: _____

CITY ENGINEER'S STATEMENT

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

Signature: _____
Michael R. Beltran II, R.C.E. 83916
City Engineer

Date: _____

RECORDER'S STATEMENT

No. _____
Filed this _____ day of _____, 2019, 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

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 Final Map is technically correct.

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

Date: _____

CITY CLERK'S STATEMENT

I, Steven S. Carrigan, 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 on this _____ day of _____, 2019, and that the Council did accept on behalf of the Public, all Streets, Avenues, and Courts, (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 _____, 2019.

Signature: _____
Steven S. Carrigan, City Clerk



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. 1-9

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and STONEFIELD HOME, INC.
for CYPRESS TERRACE #6 PHASE A, recorded as Document Number
_____, M.C.R.

SUBDIVISION MAP No. 5366
CYPRESS TERRACE #6 PHASE A
BEING A SUBDIVISION OF A ADJUSTED PARCEL 1 AS DESCRIBED IN
CERTIFICATE OF COMPLIANCE No. 2019-01 RECORDED AS DOCUMENT No.
2019-020027, 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 4

DECEMBER 2018

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 _____, 2019, 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) 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

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 _____, 2019, 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) 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

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 _____, 2019, 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) 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)



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. 1-9

SUBDIVISION MAP No. 5366
CYPRESS TERRACE #6 PHASE A
BEING A SUBDIVISION OF A ADJUSTED PARCEL 1 AS DESCRIBED IN
CERTIFICATE OF COMPLIANCE No. 2019-01 RECORDED AS DOCUMENT No.
2019-020027, 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 4

DECEMBER 2018

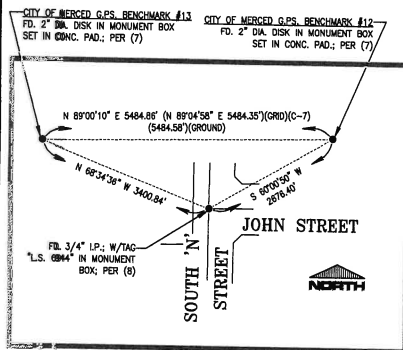
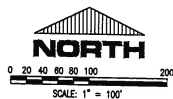
VOLUME _____

PAGE _____

RIGHT-TO-FARM STATEMENT

The property described on the hereon 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.



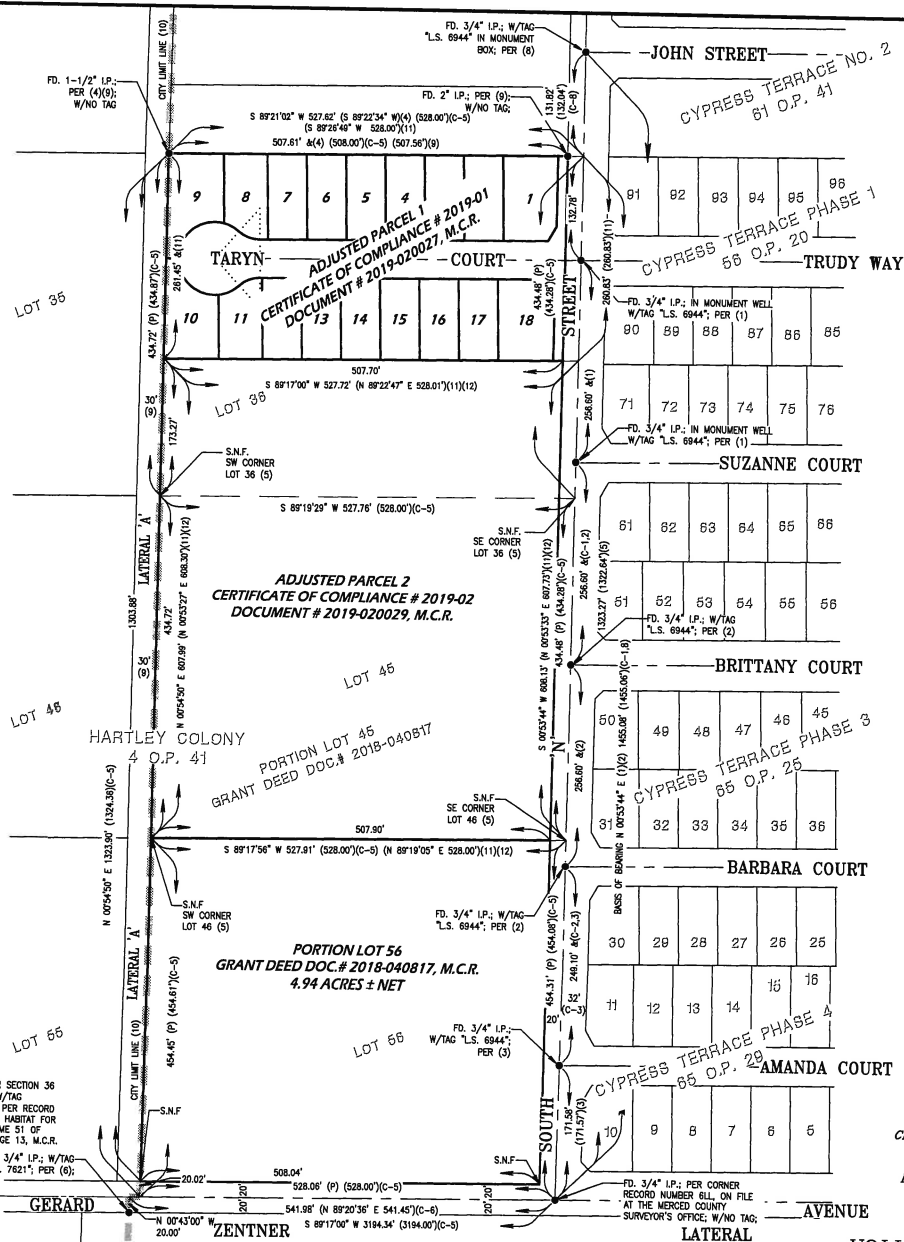
CITY OF MERCED MONUMENT TIES
NOT TO SCALE



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. 1-9



LEGEND

- 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"
- () Record data per that certain numbered reference. See references.
- (C) Calculated per reference listed herein
- (P) Proportional 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.

BASIS OF BEARINGS:

The bearing N 00°53'44" E for the Centerline of South 'N' Street, between two found monuments, as shown on the map "Cypress Terrace Phase 1", filed for record in Volume 56, of Official Plats, at Pages 20-22, Merced County Records.

REFERENCES:

- (1) "Cypress Terrace Phase 1", Volume 56, of Official Plats, at Pages 20-22, M.C.R.
- (2) "Cypress Terrace Phase 3", Volume 65, of Official Plats, at Pages 25-28, M.C.R.
- (3) "Cypress Terrace Phase 4", Volume 65, of Official Plats, at Pages 29-32, M.C.R.
- (4) "Record of Survey for Merced City School District", Book 22, of Surveys, at Page 18, M.C.R.
- (5) "Map of Hartley Colony", Volume 4, of Official Plats, at Page 41, M.C.R.
- (6) "Record of Survey for Christina Pfeifer", Book 38, of Surveys, at Page 42-43, M.C.R.
- (7) "Record of Survey for City of Merced of GPS Survey Control Network, Book 58, of Surveys, at Pages 38-41, M.C.R.
- (8) "Cypress Terrace No. 2", Volume 61, of Official Plats, at Pages 41-42, M.C.R.
- (9) "Parcel Map for First Apostolic Church, Inc.", Volume 37, of Parcel Maps, at Page 12, M.C.R.
- (10) Certificate of Completion Ranchwood Annexation to the City of Merced LAPCO File No. 0822, Doc # 2008-025147, M.C.R.
- (11) Certificate of Compliance No. 19-01, Doc. # 2019-020027, M.C.R.
- (12) Certificate of Compliance No. 19-02, Doc. # 2019-020028, M.C.R.

SUBDIVISION MAP No. 5366
CYPRESS TERRACE #6 PHASE 1
BEING A SUBDIVISION OF AN ADJUSTED PARCEL 1 AS DESCRIBED IN
CERTIFICATE OF COMPLIANCE No. 2019-01 RECORDED AS DOCUMENT No.
2019-020027, 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.

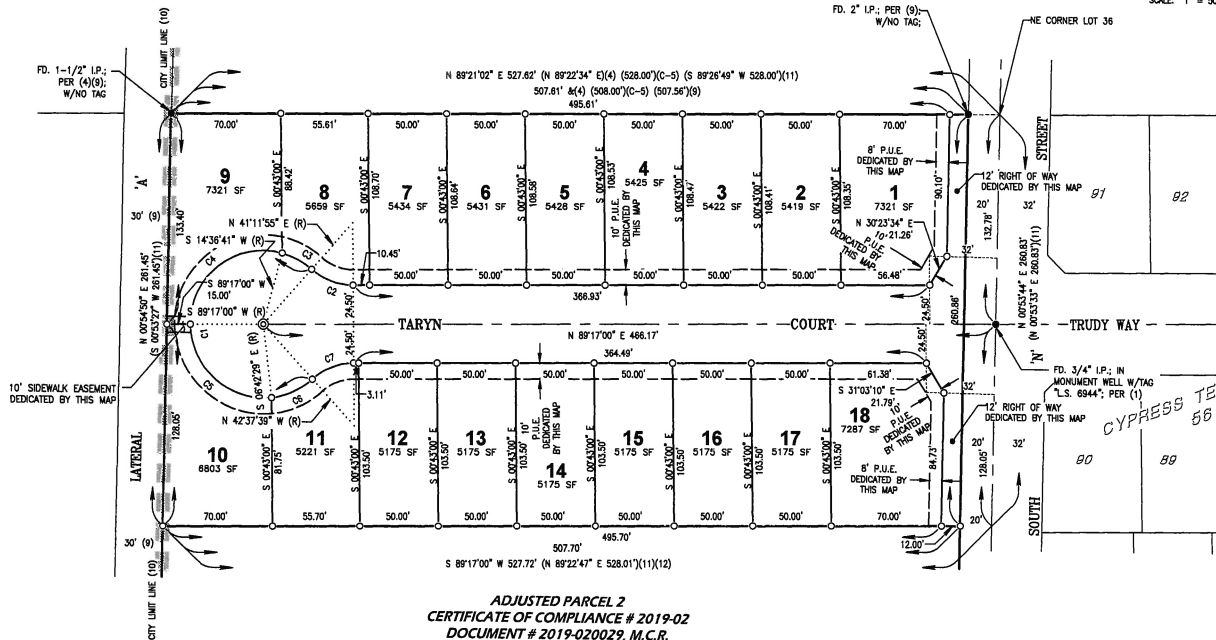
SCALE: 1"=100'

SHEET 3 OF 4

DECEMBER 2018

VOLUME

PAGE



ADJUSTED PARCEL 2
 CERTIFICATE OF COMPLIANCE # 2019-02
 DOCUMENT # 2019-020029, M.C.R.
 SEE SHEET 3

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	263°49'34"	46.50'	214.12'
C2	041°54'55"	39.50'	28.90'
C3	026°35'14"	46.50'	21.58'
C4	105°19'41"	46.50'	85.48'
C5	095°59'23"	46.50'	77.90'
C6	035°55'10"	46.50'	29.15'
C7	041°54'39"	39.50'	28.89'

LEGEND

- 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"
- () Record data per that certain numbered reference. See references
- (C) Calculated per reference listed herein
- (P) Proportional 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.

BASIS OF BEARINGS:

The bearing N 00°53'44" E for the Centerline of South 'N' Street, between two found monuments, as shown on the map "Cypress Terrace Phase 1", filed for record in Volume 56, of Official Plats, at Pages 20-22, Merced County Records.

REFERENCES:

- (1) "Cypress Terrace Phase 1", Volume 56, of Official Plats, at Pages 20-22, M.C.R.
- (2) "Cypress Terrace Phase 3", Volume 65, of Official Plats, at Pages 25-28, M.C.R.
- (3) "Cypress Terrace Phase 4", Volume 65, of Official Plats, at Pages 29-32, M.C.R.
- (4) "Record of Survey for Merced City School District", Book 22, of Surveys, at Page 19, M.C.R.
- (5) "Map of Hartley Colony", Volume 4, of Official Plats, at Page 41, M.C.R.
- (6) "Record of Survey for Christina Pfeiffer", Book 38, of Surveys, at Page 42-43, M.C.R.
- (7) "Record of Survey for City of Merced of GPS Survey Control Network", Book 55, of Surveys, at Pages 38-41, M.C.R.
- (8) "Cypress Terrace No. 2", Volume 61, of Official Plats, at Pages 41-42, M.C.R.
- (9) "Parcel Map for First Apostolic Church, Inc.", Volume 37, of Parcel Maps, at Page 12, M.C.R.
- (10) Certificate of Completion Ranchwood Annexation to the City of Merced LARCo File No. 0622, Doc # 2006-026147, M.C.R.
- (11) Certificate of Compliance No. 19-01, Doc. # 2018-020027, M.C.R.
- (12) Certificate of Compliance No. 19-02, Doc. # 2019-020029, M.C.R.

SUBDIVISION MAP No. 5366
CYPRESS TERRACE #6 PHASE A
 BEING A SUBDIVISION OF A ADJUSTED PARCEL 1 AS DESCRIBED IN
 CERTIFICATE OF COMPLIANCE No. 2019-01 RECORDED AS DOCUMENT No.
 2019-020027, 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"=50'

SHEET 4 OF 4

DECEMBER 2018

VOLUME _____ PAGE _____



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. 1-9