

RESOLUTION NO. 2019-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE CYPRESS TERRACE 6, PHASE A
SUBDIVISION (#5366)**

WHEREAS, a Tentative Subdivision Map for the Cypress Terrace 6, 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 6, 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 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 _____ 2019 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Shirley A. Smith 3-13-19
City Attorney Date

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.

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: _____

CITY COUNCIL 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 _____, 2018, 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



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

Job No.	F.B.	Pa.	1-9
18120	128		

PRELIMINARY TITLE REPORT
Prepared by: Fidelity National Title Company

Document: FPM-3011901131-DN
Date: July 06, 2019
Affect: Used in preparation of this plat
and considered a part hereto
by reference

PURSUANT TO SECTION 66438(a)(3)(A)(I) OF THE SUBDIVISION MAP ACT,
THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

1) NONE OF RECORD

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

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: _____

By: _____, Deputy

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

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 Subdivision Map Act and local ordinances. I hereby state that this Final Map substantially conforms to the information 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 or are will be sufficient to enable the survey to be retraced.

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.63916

Date: _____

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: _____

SUBDIVISION MAP No. 5366
CYPRESS TERRACE #4
BEING A SUBDIVISION OF 4 ADJUSTED PARCELS AS DESCRIBED IN
CERTIFICATE OF COMPLIANCE No. 2019-01 RECORDED AS DOCUMENT No.
2019-080027, MERCED COUNTY RECORDS SECTION 36, TO WINSHIP 7
SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE & MERIDIAN
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SECRET 1 OF 4

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 _____

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Signature _____

Commission No. _____

Commission Expires _____

(DO NOT STAMP)



GOLDEN VALLEY

ENGINEERING & SURVEYING

405 W. 19th Street • P.O. Box 340 • Merced, CA 95340
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Job No. _____ F.B. _____ Pg. 1-9

SUBDIVISION MAP No. 5386
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

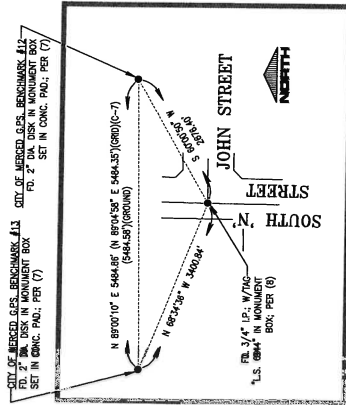
DECEMBER 2019

VOLUME _____

PAGE _____

The property described on the heron map is in the vicinity of and 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.

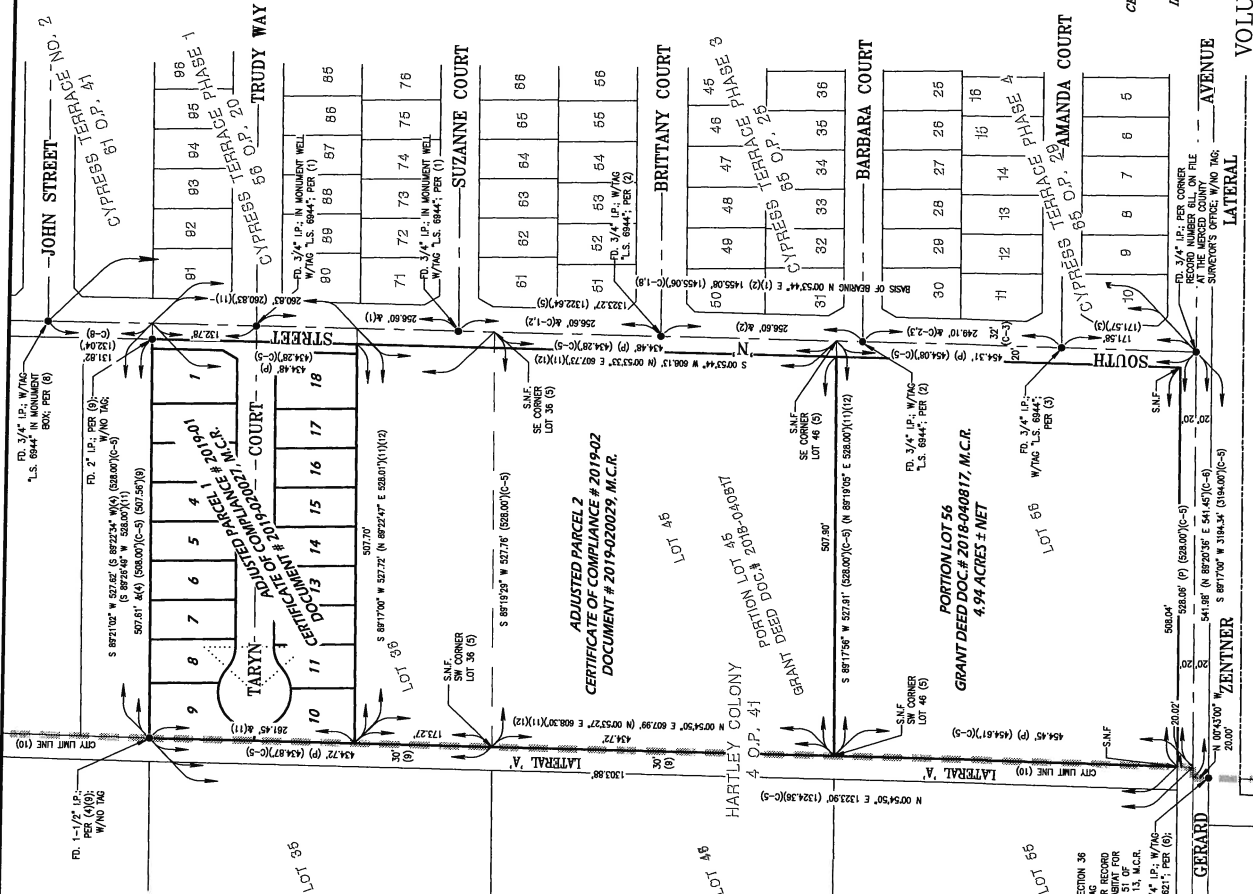


CITY OF MERCED MONUMENT TIES
NOT TO SCALE

CA

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Found monument as noted

Record data per that certain numbered reference. See references.
 Calculated per reference listed herein

Proportional Distance
 Radial Bearing
 Found
 Iron Pipe
 Merced County Records
 Not to Scale
 Official Plats
 Public Utility Easement
 Right of Way
 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) "Cypress Terrace Phase 5", Volume 65, of Official Plats, at Pages 33--36, M.C.R.
- (5) "Cypress Terrace Phase 6", Volume 65, of Official Plats, at Pages 37--40, M.C.R.
- (6) "Map of Hardley Colony", Volume 4, of District 1, Survey 282, of Ramsey City School District, at Pages 15--16, M.C.R.
- (7) "Record of Survey for City of Merced of Official Plats, at Page 41, M.C.R.
- (8) "Map of Survey for Christian Pfeiffer", Book 38, of Surveys, at Pages 42--43, M.C.R.
- (9) "Record of Survey for City of Merced of GPS Survey Book 54, of Surveys, at Pages 39--41, M.C.R.
- (10) "Cypress Terrace No. 2", Volume 61, of Official Plats, at Pages 41--42, M.C.R.
- (11) "Parcel Map for First Apostolic Church, Inc.", Volume 37, of Parcel Maps, at Page 12, M.C.R.
- (12) "Cypress Terrace Phase 1", Volume 56, of Official Plats, at Pages 20--22, M.C.R.
- (13) "Record of Survey for City of Merced of GPS Survey Book 54, of Surveys, at Pages 39--41, M.C.R.
- (14) "Certificate of Compliance No. 19--01, Dec. 2, 2013--201407, M.C.R.
- (15) "Certificate of Compliance No. 19--02, Dec. 2, 2013--201408, 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 DESCRIBED AS DOCUMENT No.
2019-020027, MERCED COUNTY RECORDS, SECTION 36, TOWNSHIP 7
SOUTH, RANGE 13 EAST, MOUNT DIABLO BASIN & MERIDIAN
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SCALE: 1"=100'

SHEET 3 OF 4

ob No. 18120 F.B. 128 Pa 1-9

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VOLUME

PAGE

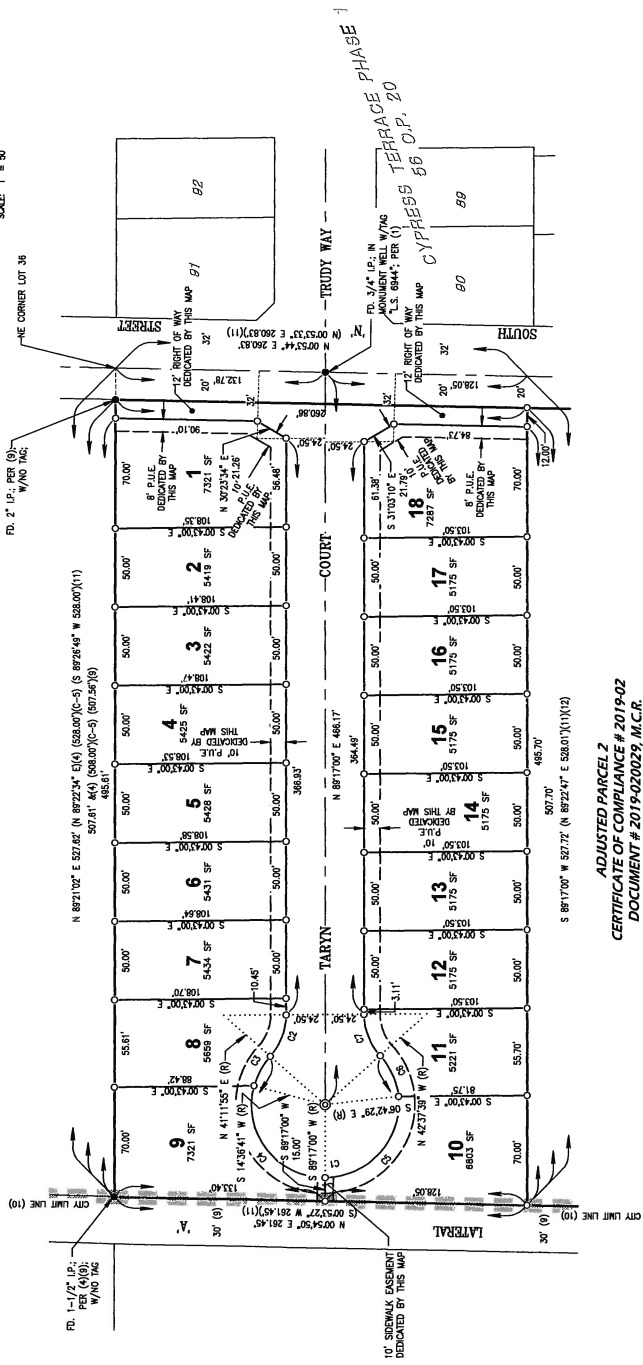
SHEET 3 OF 4



0 10 20 30 40 50 100
SCALE: 1" = 50'

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
- Calculated per reference listed herein
- Proportional Distance
- Radial Bearing
- Iron Pipe
- M.C.R.
- N.T.S.
- Official Plats
- P.U.E.
- R.O.W.
- S.N.P.
- Merced County Records
- Not to Scale
- Public Utility Easement
- Right Of Way
- Searched, Nothing Found
- Survey Boundary



CURVE #	DELTA	RADIUS	LENGTH
C1	263°49'34"	46.50'	214.12'
C2	041°54'55"	39.50'	28.80'
C3	008°35'14"	46.50'	21.85'
C4	105°19'41"	46.50'	65.49'
C5	005°59'29"	46.50'	77.90'
C6	035°50'10"	46.50'	26.15'
C7	041°54'30"	39.50'	28.80'

ADJUSTED PARCEL 2
CERTIFICATE OF COMPLIANCE # 2019-02
DOCUMENT # 2019-02-0029, M.C.R.
SEE SHEET 3

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

BASES OF BEARINGS

The bearing N 0°53'44" E for the Connection of South 1/4 Street, between two found monuments, as shown on the map "Cypress Terrace Phase 1", filed for record in Volume 66, of Official Plats, at Pages 20-22, Merced County Records.

REFERENCES

- "Cypress Terrace Phase 1", Volume 66, of Official Plats, at Pages 20-22, M.C.R.
- "Cypress Terrace Phase 2", Volume 65, of Official Plats, at Pages 26-28, M.C.R.
- "Cypress Terrace Phase 4", Volume 65, of Official Plats, at Pages 29-32, M.C.R.
- "Record of Survey for Merced City School District", Book 22, of Surveys, at Page 18, M.C.R.
- "Map of Hartley Colony", Volume 4, of Official Plats, at Page 41, M.C.R.
- "Record of Survey for Christina Pfeiffer", Book 38, of Surveys, at Page 42-43, 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.
- "Cypress Terrace No. 2", Volume 61, of Official Plats, at Pages 41-42, M.C.R.
- "Parcel Map for First Apostolic Church, Inc.", Volume 57, of Parcel Maps, at Page 12, M.C.R.
- "Certificate of Completion Ranchwood Annexation to the City of Merced L.P.D. File No. 0682, Book 200-068247, M.C.R.
- "Certificate of Compliance No. 19-01, Doc. # 2019-02-0029, M.C.R.
- "Certificate of Compliance No. 19-02, Doc. # 2019-02-0028, M.C.R.

SUBDIVISION MAP No. 5366
CYPRESS TERRACE #6 PHASE 4
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



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