

RESOLUTION NO. 2019-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE MORAGA OF MERCED, UNIT NO. 2
SUBDIVISION (#5370)**

WHEREAS, a Tentative Subdivision Map for the Moraga of Merced, Unit No. 2 Subdivision was approved on May 4, 2005, 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 Moraga of Merced, Unit No. 2 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:

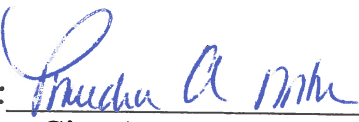
Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY:  9-16-19
City Attorney Date

WE, THE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE UNDERSIGNED REAL PROPERTY AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL THE STREETS, AVENUES, ROADS, EASEMENTS, EMERGENCY VEHICLE ACCESS ACROSS ALL OF LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 8

OWNERS: LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION



 MIKE MILLER, VICE PRESIDENT

DATE 9-30-19

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 LOS ANGELES } S.S.
ON AND BETWEEN SEP 20, 2019 BEFORE ME, Christine Ann Long, Notary Public,
My Comm. No. 100000
PERSONALLY APPEARED Myra Mae Thompson,
WHO HEREBY DECLARED THAT SHE WAS THE WIFE OF THE WITHIN INSTRUMENT, AND WAS ELIGIBLE TO WITNESS
THE SAME, AND THAT SHE HAD BEEN DULY ADVISED OF THE NATURE AND CONSEQUENCES OF THE FOREGOING,
AND THAT BY HER SIGNATURE, SHE HAD FREELY AND VOLUNTARILY DECLARED THE SAME, AND THAT BY
HER SIGNATURE, SHE HAD FREELY AND VOLUNTARILY CONFIRMED THE INSTRUMENT, ON THE ENTIRE UNDOING BEHALF
OF HERSELF, HER PERSONS, AND HER ESTATE.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SECRET

Christine Coons
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
COMMISSION NO.: 2636344
COMMISSION EXPIRATION DATE: 10/17/2019

CONSISTENT WITH SECTION 664.38 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

A SOILS REPORT COVERING THE LAND WITHIN THE BOUNDARIES OF THIS SUBMISSION WAS MADE BY KRAZAN & ASSOCIATES, INC., 215 WEST DAKOTA AVENUE, CLOVIS, CA 93612, PROJECT NO. 034-09010, CITY OF MERCED JUNE 3, 2009, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE

PRELIMINARY REPORT
PREPARED BY: NORTH AMERICAN TITLE COMPANY
ORDER NUMBER: 1976819
DATE: MAY 22, 2018 (AMENDED 7/2/2018)
USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE
AFFECT

UNIT NO. 2, RECORDED AS DOCUMENT NO. _____ DATED _____, MERCED _____, MERCED COUNTY, CALIFORNIA

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBMISSION MAP ACT AND LOCAL ORDINANCE. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECTION AND I HEREBY CERTIFY THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY CLAIM OR INTEREST OF ANY OTHER PARTY. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECTION AND I HEREBY CERTIFY THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY CLAIM OR INTEREST OF ANY OTHER PARTY.

DATED THIS 26TH DAY OF September, 2019

R. E. Enevold
REN GROENEWOLD, PLS 6946

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND IT COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____

BY: JOE M. CAROSO, P.L.S. 8851

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 ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20__

BY: MICHAEL R. BELTRAN R. R.C.E. 03916 CITY ENGINEER

I, STEVEN S. CARRIGAN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MERCED, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____, AND THAT CITY COUNCIL DO ADOPT ON BEHALF OF THE PUBLIC ALL STREETS, AVENUES, AND COURTS (SUBJECT TO SUBVERSION IMPROVEMENTS BEING MADE BY THE CITY OF MERCED), ALL EASEMENTS, EMERGENCY VEHICLE ACCESS ACROSS ALL OF LOTS G, J, & K, PUBLIC UTILITY EASEMENTS ACROSS ALL OF LOTS G, H, J, & K, AND OTHER PUBLIC PLACES AND DEDICATIONS INDICATED ON THIS MAP.

DATED THIS _____ DAY OF _____, 20____

BY: STEVEN S. CARRIGAN, CITY CLERK

No. _____ FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MEXICO,
STATE OF CALIFORNIA AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 201____ IN
VOLUME _____ OF OFFICIAL PAGES, AT PAGES _____, MEXICO COUNTY RECORDS, FILED AT
THE REQUEST OF MORTENSON ENGINEERING.

FILE # _____ BARBARA J. LEVY

BT _____ DEPUTY _____

VOL. _____ PG. _____ SHEET 1 OF 8

\\17-8387 Members of Marston/DMS\Marston\9-6-2007\17-8387-001.doc

CITY OF MERCED FINAL MAP No. 5370
MORAGA OF MERCED
UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2019

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street Modesto, CA 95354
(209) 524-3525

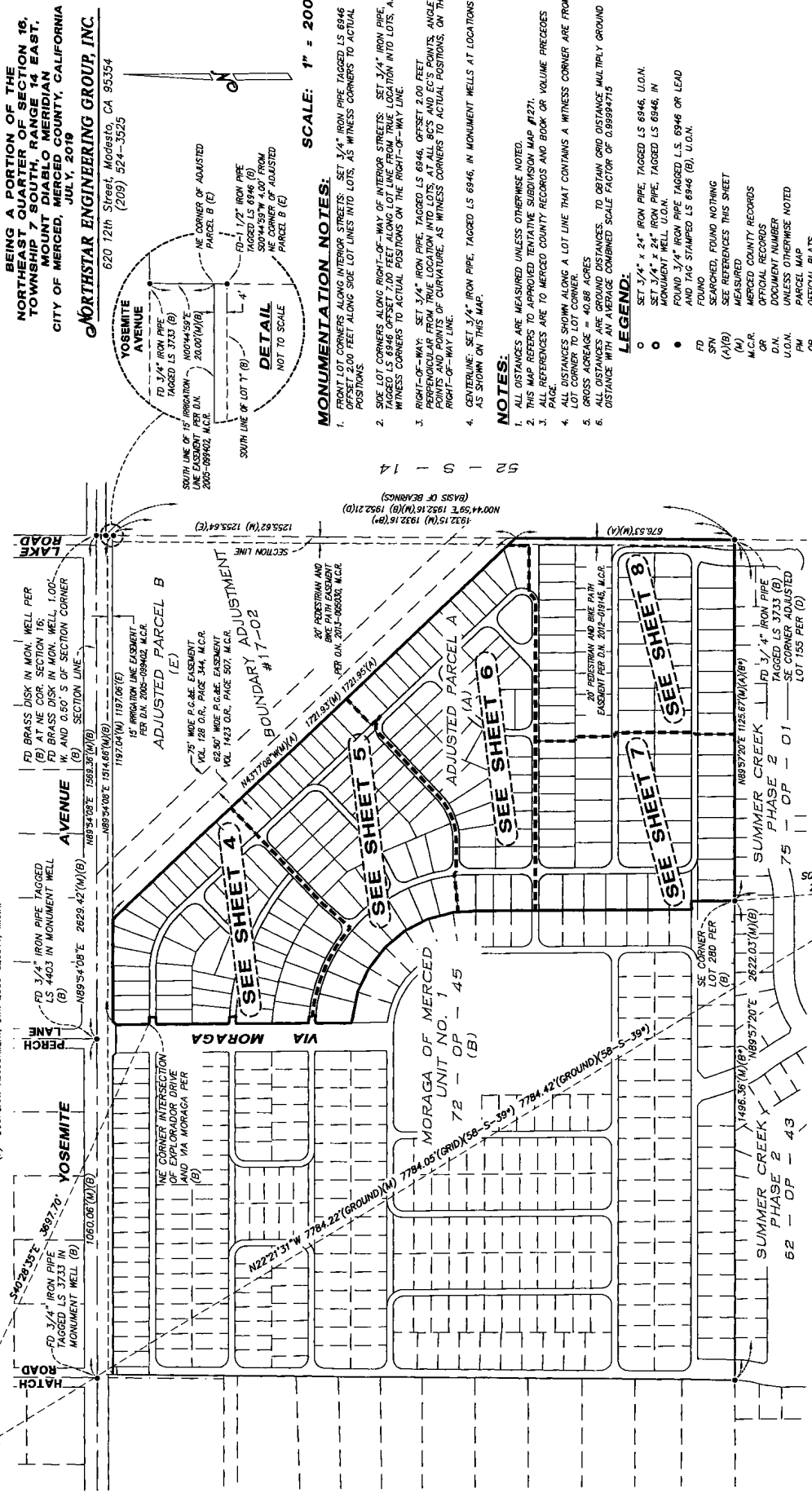
REFERENCES:

- (A) GRANT DEED - D.N. 2017-040688, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 OF SURVEYS, PAGES 23-25, M.C.R.
- (C) RECORD OF SURVEYS, BOOK 26 OF SURVEYS, PAGES 23-25, M.C.R.
- (D) CERTIFICATE OF COMPLIANCE, D.N. 2017-040688, M.C.R.
- (E) BOUNDARY ADJUSTMENT, D.N. 2008-025511, M.C.R.

BASIS OF BEARINGS:

A BEARING OF NORTH 004°19'1" EAST, AS SHOWN FOR THE
SURVEY, IS BASED ON THE MERIDIAN OF THE
SURVEYS, PAGES 23-25, MERCED COUNTY RECORDS IS
USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS
MAP.

G.P.S. MONUMENT No. 1070 (58-S-39)
N=1946065.388 (GRID)
E=6577265.976



SCALE: 1" = 200'

MONUMENTATION NOTES:

- FRONT LOT CORNERS ALONG INTERIOR STREETS: SET 3/4" IRON PIPE TAGGED LS 6946 OFFSET 2.00 FEET ALONG SIDE LOT LINES INTO LOTS, AS WITNESS CORNERS TO ACTUAL POSITIONS.
- SIDE LOT CORNERS ALONG RIGHT-OF-WAY OF INTERIOR STREETS: SET 3/4" IRON PIPE TAGGED LS 6946 OFFSET 7.00 FEET ALONG LOT LINE FROM TRUE LOCATION INTO LOTS, AS WITNESS CORNERS TO ACTUAL POSITIONS ON THE RIGHT-OF-WAY LINE.
- RIGHT-OF-WAY: SET 3/4" IRON PIPE TAGGED LS 6946, OFFSET 2.00 FEET PERPENDICULAR FROM TRUE LOCATION INTO LOTS, AT ALL BC'S AND EC'S POINTS, ANGLE POINTS AND POINTS OF CURVATURE, AS WITNESS CORNERS TO ACTUAL POSITIONS, ON THE RIGHT-OF-WAY LINE.
- CENTERLINE: SET 3/4" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELLS AT LOCATIONS AS SHOWN ON THIS MAP.

NOTES:

- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- THIS MAP REFERS TO APPROVED TENTATIVE SUBDIVISION MAP #1271.
- ALL REFERENCES ARE TO MERCED COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
- ALL DISTANCES SHOWN ALONG A LOT LINE THAT CONTAINS A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.
- GROSS ACREAGE = 40.88 ACRES
- ALL DISTANCES ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE WITH AN AVERAGE COMBINED SCALE FACTOR OF 0.99994715

LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
- FOUND 3/4" IRON PIPE TAGGED LS 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
- FD FOUND
- SPN SEARCHED, FOUND NOTHING
- (A)(B) SEE REFERENCES THIS SHEET MEASURED
- M.C.R. MERCED COUNTY RECORDS
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- OP OFFICIAL PLATS
- CR RADIAL
- (B) CURVE DATA, SEE CURVE TABLE THIS SHEET
- W.C. CALCULATED PER REFERENCES LISTED HEREIN
- PUE WITNESS CORNER
- SHE PUBLIC UTILITY EASEMENT
- LE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

CITY OF MERCED FINAL MAP NO. 5970 MORAGA OF MERCED

UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2018

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES:

- GRANT DEED - D.N. 2017-040686, M.C.R.
- MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 thru 56, M.C.R.
- RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-56, M.C.R.
- RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
- CERTIFICATE OF COMPLIANCE, D.N. 2017-040686, M.C.R.
- BOUNDARY ADJUSTMENT, D.N. 2006-023511, M.C.R.

CURVE TABLE

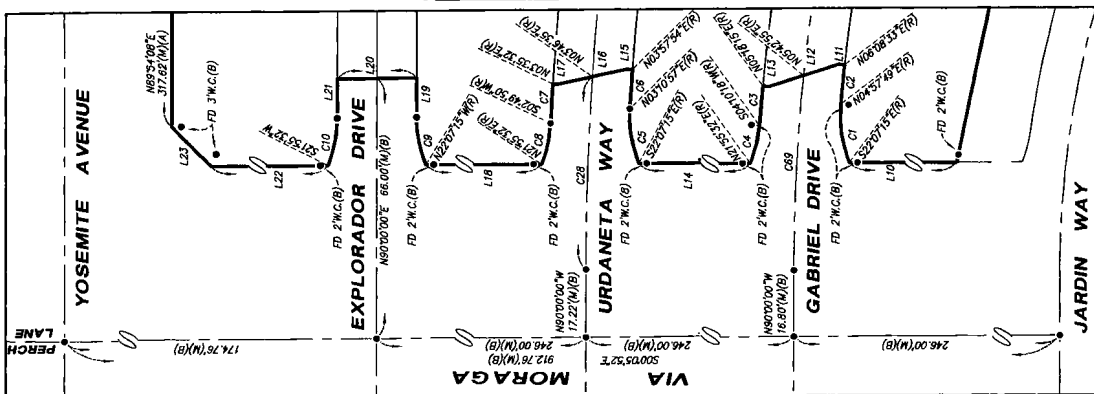
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	LENGTH
C1	270°04'	32.00'	15.137M(A/B)	L1	N03°24'17"E	70.927M(A/B)
C2	170°44'	48.00'	10.000M(A/B)	L2	S14°09'17"E	70.927M(A/B)
C3	10°24'00"	58.00'	10.000M(A/B)	L3	S14°09'17"E	70.927M(A/B)
C4	17°43'14"	32.00'	8.927M(A/B)	L4	S39°16'42"E	81.611M(A/B)
C5	25°18'12"	32.00'	14.137M(A/B)	L5	S51°50'21"E	21.681M(A/B)
C6	0°46'52"00"	736.00'	10.000M(A/B)	L6	S59°23'14"E	27.807M(A/B)
C7	0°46'52"00"	736.00'	10.000M(A/B)	L7	S84°48'14"E	16.727M(A/B)
C8	0°46'52"00"	736.00'	10.000M(A/B)	L8	S78°13'59"W	98.072M(A/B)
C9	0°46'52"00"	736.00'	10.000M(A/B)	L9	N07°03'52"E	22.229M(A/B)
C10	17°43'14"	32.00'	8.927M(A/B)	L10	N03°35'33"E	1.527M(A/B)
C11	10°24'00"	58.00'	10.000M(A/B)	L11	N07°31'59"W	16.491M(A/B)
C12	17°43'14"	32.00'	8.927M(A/B)	L12	N05°18'14"E	1.501M(A/B)
C13	0°46'52"00"	736.00'	10.000M(A/B)	L13	N00°03'52"W	21.681M(A/B)
C14	0°46'52"00"	736.00'	10.000M(A/B)	L14	N03°37'59"00"	1.501M(A/B)
C15	0°46'52"00"	736.00'	10.000M(A/B)	L15	N07°03'52"E	22.229M(A/B)
C16	0°46'52"00"	736.00'	10.000M(A/B)	L16	N03°35'33"E	1.527M(A/B)
C17	0°46'52"00"	736.00'	10.000M(A/B)	L17	N07°03'52"E	22.229M(A/B)
C18	0°46'52"00"	736.00'	10.000M(A/B)	L18	N00°03'52"W	10.011M(A/B)
C19	0°46'52"00"	736.00'	10.000M(A/B)	L19	N03°37'59"00"	1.501M(A/B)
C20	0°46'52"00"	736.00'	10.000M(A/B)	L20	N07°03'52"E	22.229M(A/B)
C21	0°46'52"00"	736.00'	10.000M(A/B)	L21	N03°35'33"E	1.527M(A/B)
C22	0°46'52"00"	736.00'	10.000M(A/B)	L22	N07°03'52"E	22.229M(A/B)
C23	0°46'52"00"	736.00'	10.000M(A/B)	L23	N03°37'59"00"	1.501M(A/B)

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS
AND GENERAL NOTES

LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
- FOUND 3/4" IRON PIPE TAGGED LS 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
- FD FOUND
- SPN SEARCHED, FOUND NOTHING
- (A/B) SEE REFERENCES THIS SHEET
- (M) MEASURED
- M.C.R. MERCED COUNTY RECORDS
- OR ORIGINALLY OWNED
- U.O.N. DOCUMENT NUMBER
- UNLESS OTHERWISE NOTED
- PM PARCEL MAP
- OP OFFICIAL PLATS
- (R) RADIAL DATA
- C18 CURVE DATA, SEE CURVE TABLE THIS SHEET
- W.C. CALCULATED PER REFERENCES LISTED HEREIN
- WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SME SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT



DETAIL "A"
SCALE: 1"=20'

VOL. _____ PG. _____

MORAGA OF MERCED

UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2018

NORTHSTAR ENGINEERING GROUP, INC.

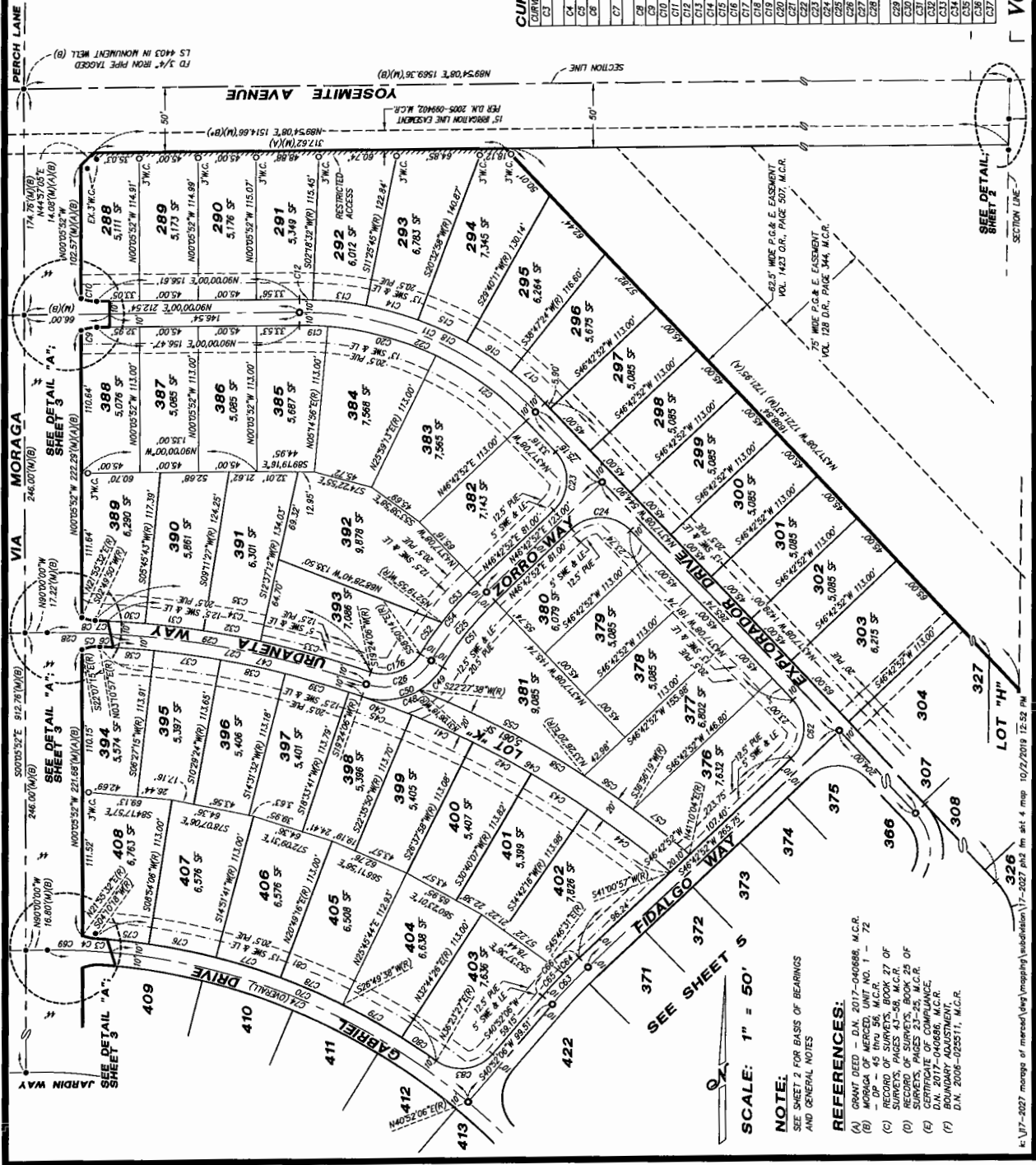
620 12th Street, Modesto, CA 95354
(209) 524-5525

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- (A)(B) MERCED COUNTY RECORDS
- M.C.R. OFFICIAL RECORDS
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- (R) RADIAL
- (C) CURVE DATA, SEE CURVE TABLE THIS SHEET
- W.C. CALCULATED PER REFERENCES LISTED HEREIN
- WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SEE SIDEWALK EASEMENT
- LANDSCAPE EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	197.57°	565.00'	10.007M(A)(B)	C38	432.08°	732.00'	51.98'
C2	172.05°	32.00'	10.007M(A)(B)	C39	432.08°	732.00'	51.98'
C3	172.05°	32.00'	10.007M(A)(B)	C40	432.08°	732.00'	51.98'
C4	172.05°	32.00'	10.007M(A)(B)	C41	432.08°	732.00'	51.98'
C5	172.05°	32.00'	10.007M(A)(B)	C42	432.08°	732.00'	51.98'
C6	172.05°	32.00'	10.007M(A)(B)	C43	432.08°	732.00'	51.98'
C7	172.05°	32.00'	10.007M(A)(B)	C44	432.08°	732.00'	51.98'
C8	172.05°	32.00'	10.007M(A)(B)	C45	432.08°	732.00'	51.98'
C9	172.05°	32.00'	10.007M(A)(B)	C46	432.08°	732.00'	51.98'
C10	172.05°	32.00'	10.007M(A)(B)	C47	432.08°	732.00'	51.98'
C11	172.05°	32.00'	10.007M(A)(B)	C48	432.08°	732.00'	51.98'
C12	172.05°	32.00'	10.007M(A)(B)	C49	432.08°	732.00'	51.98'
C13	172.05°	32.00'	10.007M(A)(B)	C50	432.08°	732.00'	51.98'
C14	172.05°	32.00'	10.007M(A)(B)	C51	432.08°	732.00'	51.98'
C15	172.05°	32.00'	10.007M(A)(B)	C52	432.08°	732.00'	51.98'
C16	172.05°	32.00'	10.007M(A)(B)	C53	432.08°	732.00'	51.98'
C17	172.05°	32.00'	10.007M(A)(B)	C54	432.08°	732.00'	51.98'
C18	172.05°	32.00'	10.007M(A)(B)	C55	432.08°	732.00'	51.98'
C19	172.05°	32.00'	10.007M(A)(B)	C56	432.08°	732.00'	51.98'
C20	172.05°	32.00'	10.007M(A)(B)	C57	432.08°	732.00'	51.98'
C21	172.05°	32.00'	10.007M(A)(B)	C58	432.08°	732.00'	51.98'
C22	172.05°	32.00'	10.007M(A)(B)	C59	432.08°	732.00'	51.98'
C23	172.05°	32.00'	10.007M(A)(B)	C60	432.08°	732.00'	51.98'
C24	172.05°	32.00'	10.007M(A)(B)	C61	432.08°	732.00'	51.98'
C25	172.05°	32.00'	10.007M(A)(B)	C62	432.08°	732.00'	51.98'
C26	172.05°	32.00'	10.007M(A)(B)	C63	432.08°	732.00'	51.98'
C27	172.05°	32.00'	10.007M(A)(B)	C64	432.08°	732.00'	51.98'
C28	172.05°	32.00'	10.007M(A)(B)	C65	432.08°	732.00'	51.98'
C29	172.05°	32.00'	10.007M(A)(B)	C66	432.08°	732.00'	51.98'
C30	172.05°	32.00'	10.007M(A)(B)	C67	432.08°	732.00'	51.98'
C31	172.05°	32.00'	10.007M(A)(B)	C68	432.08°	732.00'	51.98'
C32	172.05°	32.00'	10.007M(A)(B)	C69	432.08°	732.00'	51.98'
C33	172.05°	32.00'	10.007M(A)(B)	C70	432.08°	732.00'	51.98'
C34	172.05°	32.00'	10.007M(A)(B)	C71	432.08°	732.00'	51.98'
C35	172.05°	32.00'	10.007M(A)(B)	C72	432.08°	732.00'	51.98'
C36	172.05°	32.00'	10.007M(A)(B)	C73	432.08°	732.00'	51.98'
C37	172.05°	32.00'	10.007M(A)(B)	C74	432.08°	732.00'	51.98'
C38	172.05°	32.00'	10.007M(A)(B)	C75	432.08°	732.00'	51.98'
C39	172.05°	32.00'	10.007M(A)(B)	C76	432.08°	732.00'	51.98'
C40	172.05°	32.00'	10.007M(A)(B)	C77	432.08°	732.00'	51.98'
C41	172.05°	32.00'	10.007M(A)(B)	C78	432.08°	732.00'	51.98'
C42	172.05°	32.00'	10.007M(A)(B)	C79	432.08°	732.00'	51.98'
C43	172.05°	32.00'	10.007M(A)(B)	C80	432.08°	732.00'	51.98'
C44	172.05°	32.00'	10.007M(A)(B)	C81	432.08°	732.00'	51.98'
C45	172.05°	32.00'	10.007M(A)(B)	C82	432.08°	732.00'	51.98'
C46	172.05°	32.00'	10.007M(A)(B)	C83	432.08°	732.00'	51.98'
C47	172.05°	32.00'	10.007M(A)(B)	C84	432.08°	732.00'	51.98'
C48	172.05°	32.00'	10.007M(A)(B)	C85	432.08°	732.00'	51.98'
C49	172.05°	32.00'	10.007M(A)(B)	C86	432.08°	732.00'	51.98'
C50	172.05°	32.00'	10.007M(A)(B)	C87	432.08°	732.00'	51.98'
C51	172.05°	32.00'	10.007M(A)(B)	C88	432.08°	732.00'	51.98'
C52	172.05°	32.00'	10.007M(A)(B)	C89	432.08°	732.00'	51.98'
C53	172.05°	32.00'	10.007M(A)(B)	C90	432.08°	732.00'	51.98'
C54	172.05°	32.00'	10.007M(A)(B)	C91	432.08°	732.00'	51.98'
C55	172.05°	32.00'	10.007M(A)(B)	C92	432.08°	732.00'	51.98'
C56	172.05°	32.00'	10.007M(A)(B)	C93	432.08°	732.00'	51.98'
C57	172.05°	32.00'	10.007M(A)(B)	C94	432.08°	732.00'	51.98'
C58	172.05°	32.00'	10.007M(A)(B)	C95	432.08°	732.00'	51.98'
C59	172.05°	32.00'	10.007M(A)(B)	C96	432.08°	732.00'	51.98'
C60	172.05°	32.00'	10.007M(A)(B)	C97	432.08°	732.00'	51.98'
C61	172.05°	32.00'	10.007M(A)(B)	C98	432.08°	732.00'	51.98'
C62	172.05°	32.00'	10.007M(A)(B)	C99	432.08°	732.00'	51.98'
C63	172.05°	32.00'	10.007M(A)(B)	C100	432.08°	732.00'	51.98'



SEE DETAIL SHEET 2

SECTION LINE

LOT "H"

SCALE: 1" = 50'

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS AND GENERAL NOTES

REFERENCES:

- (A) GRANT DEED - D.N. 2017-040686, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 - 72
- (C) RECORD OF SURVEYS, BOOK 22 OF SURVEYS, PAGES 43-58, M.C.R.
- (D) RECORD OF SURVEYS, BOOK 22 OF SURVEYS, PAGES 23-25, M.C.R.
- (E) D.N. 2017-040686, M.C.R.
- (F) D.N. 2006-025511, M.C.R.

CITY OF MERCED FINAL MAP NO. 5370

MORAGA OF MERCED

UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT Diablo MERIDIAN
CITY OF MERCED, MERCED COUNTY, CALIFORNIA
JULY, 2019

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

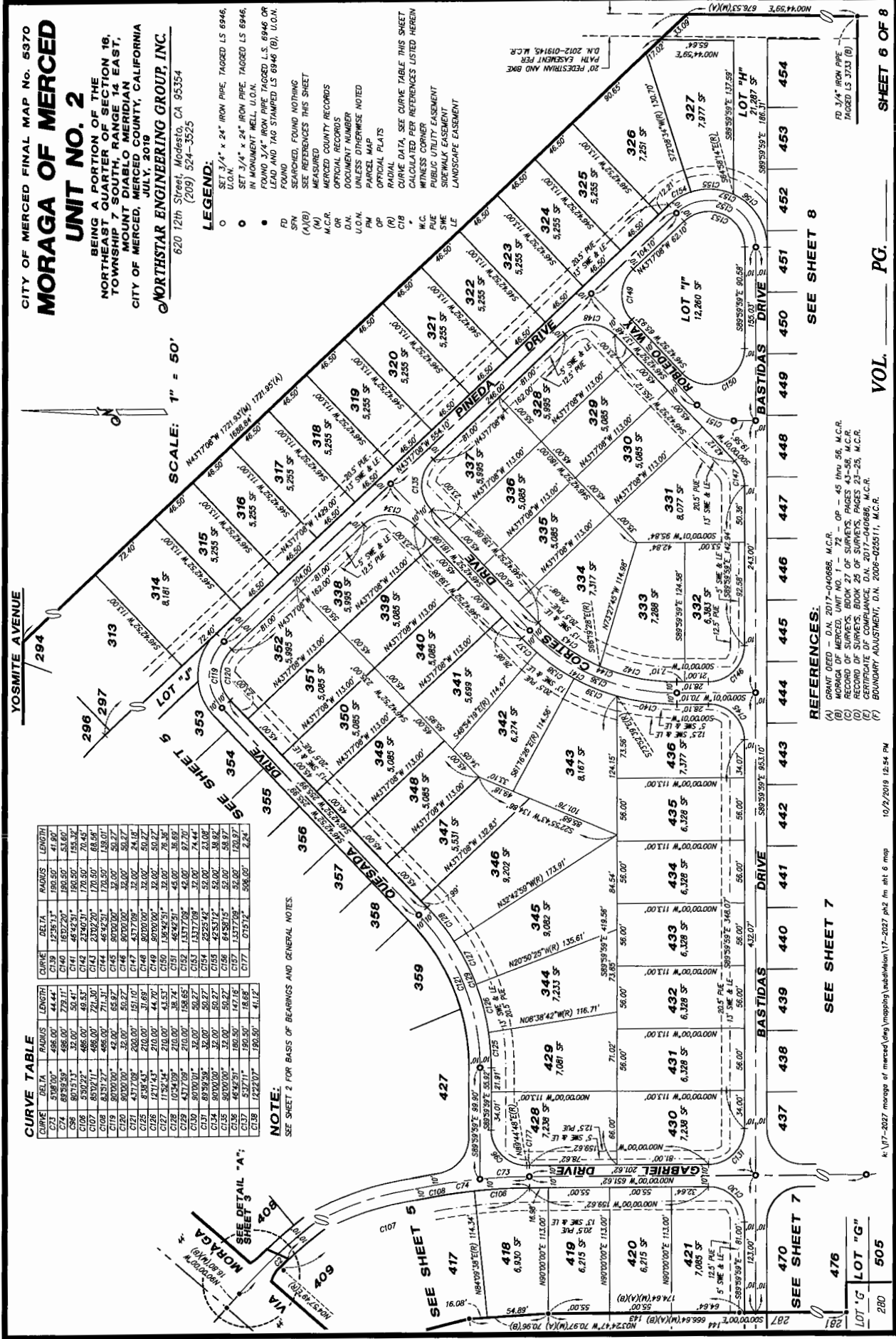
- LEGEND:**
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
 - SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
 - FOUND 3/4" IRON PIPE TAGGED L.S. 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
 - FOUND
 - SEARCHED, FOUND NOTHING
 - SEE REFERENCES THIS SHEET
 - MEASURED
 - OFFICIAL COUNTY RECORDS
 - OR
 - OFFICIAL NUMBER
 - U.O.N.
 - UNLESS OTHERWISE NOTED
 - OFFICIAL MAP
 - OP
 - PLATS
 - RADIAL
 - C18
 - CURVE DATA, SEE CURVE TABLE THIS SHEET
 - CALCULATED PER REFERENCES LISTED HEREIN
 - WITNESS CORNER
 - PUBLIC UTILITY EASEMENT
 - SIDEWALK EASEMENT
 - LANDSCAPE EASEMENT

SCALE: 1" = 50'

YOSMITE AVENUE

CURVE	DELTA	RADIUS	LENGTH
C139	123°51'11"	190.50'	41.80'
C140	180°20'00"	190.50'	53.60'
C141	180°20'00"	190.50'	53.60'
C142	180°20'00"	190.50'	53.60'
C143	180°20'00"	190.50'	53.60'
C144	180°20'00"	190.50'	53.60'
C145	180°20'00"	190.50'	53.60'
C146	180°20'00"	190.50'	53.60'
C147	180°20'00"	190.50'	53.60'
C148	180°20'00"	190.50'	53.60'
C149	180°20'00"	190.50'	53.60'
C150	180°20'00"	190.50'	53.60'
C151	180°20'00"	190.50'	53.60'
C152	180°20'00"	190.50'	53.60'
C153	180°20'00"	190.50'	53.60'
C154	180°20'00"	190.50'	53.60'
C155	180°20'00"	190.50'	53.60'
C156	180°20'00"	190.50'	53.60'
C157	180°20'00"	190.50'	53.60'
C158	180°20'00"	190.50'	53.60'
C159	180°20'00"	190.50'	53.60'
C160	180°20'00"	190.50'	53.60'
C161	180°20'00"	190.50'	53.60'
C162	180°20'00"	190.50'	53.60'
C163	180°20'00"	190.50'	53.60'
C164	180°20'00"	190.50'	53.60'
C165	180°20'00"	190.50'	53.60'
C166	180°20'00"	190.50'	53.60'
C167	180°20'00"	190.50'	53.60'
C168	180°20'00"	190.50'	53.60'
C169	180°20'00"	190.50'	53.60'
C170	180°20'00"	190.50'	53.60'
C171	180°20'00"	190.50'	53.60'
C172	180°20'00"	190.50'	53.60'
C173	180°20'00"	190.50'	53.60'
C174	180°20'00"	190.50'	53.60'
C175	180°20'00"	190.50'	53.60'
C176	180°20'00"	190.50'	53.60'
C177	180°20'00"	190.50'	53.60'
C178	180°20'00"	190.50'	53.60'
C179	180°20'00"	190.50'	53.60'
C180	180°20'00"	190.50'	53.60'
C181	180°20'00"	190.50'	53.60'
C182	180°20'00"	190.50'	53.60'
C183	180°20'00"	190.50'	53.60'
C184	180°20'00"	190.50'	53.60'
C185	180°20'00"	190.50'	53.60'
C186	180°20'00"	190.50'	53.60'
C187	180°20'00"	190.50'	53.60'
C188	180°20'00"	190.50'	53.60'
C189	180°20'00"	190.50'	53.60'
C190	180°20'00"	190.50'	53.60'
C191	180°20'00"	190.50'	53.60'
C192	180°20'00"	190.50'	53.60'
C193	180°20'00"	190.50'	53.60'
C194	180°20'00"	190.50'	53.60'
C195	180°20'00"	190.50'	53.60'
C196	180°20'00"	190.50'	53.60'
C197	180°20'00"	190.50'	53.60'
C198	180°20'00"	190.50'	53.60'
C199	180°20'00"	190.50'	53.60'
C200	180°20'00"	190.50'	53.60'

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS AND GENERAL NOTES.



REFERENCES:

- (A) GRANT DEED - D.N. 2017-040686, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 THRU 56, M.C.R.
- (C) RECORD OF SURVEY, BOOK 24 OF SURVEYS, PAGES 21-23, M.C.R.
- (D) RECORD OF SURVEY, BOOK 24 OF SURVEYS, PAGES 21-23, M.C.R.
- (E) CERTIFICATE OF COMPLIANCE, D.N. 2017-040686, M.C.R.
- (F) BOUNDARY ADJUSTMENT, D.N. 2006-022511, M.C.R.

MORAGA OF MERCED

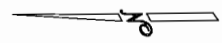
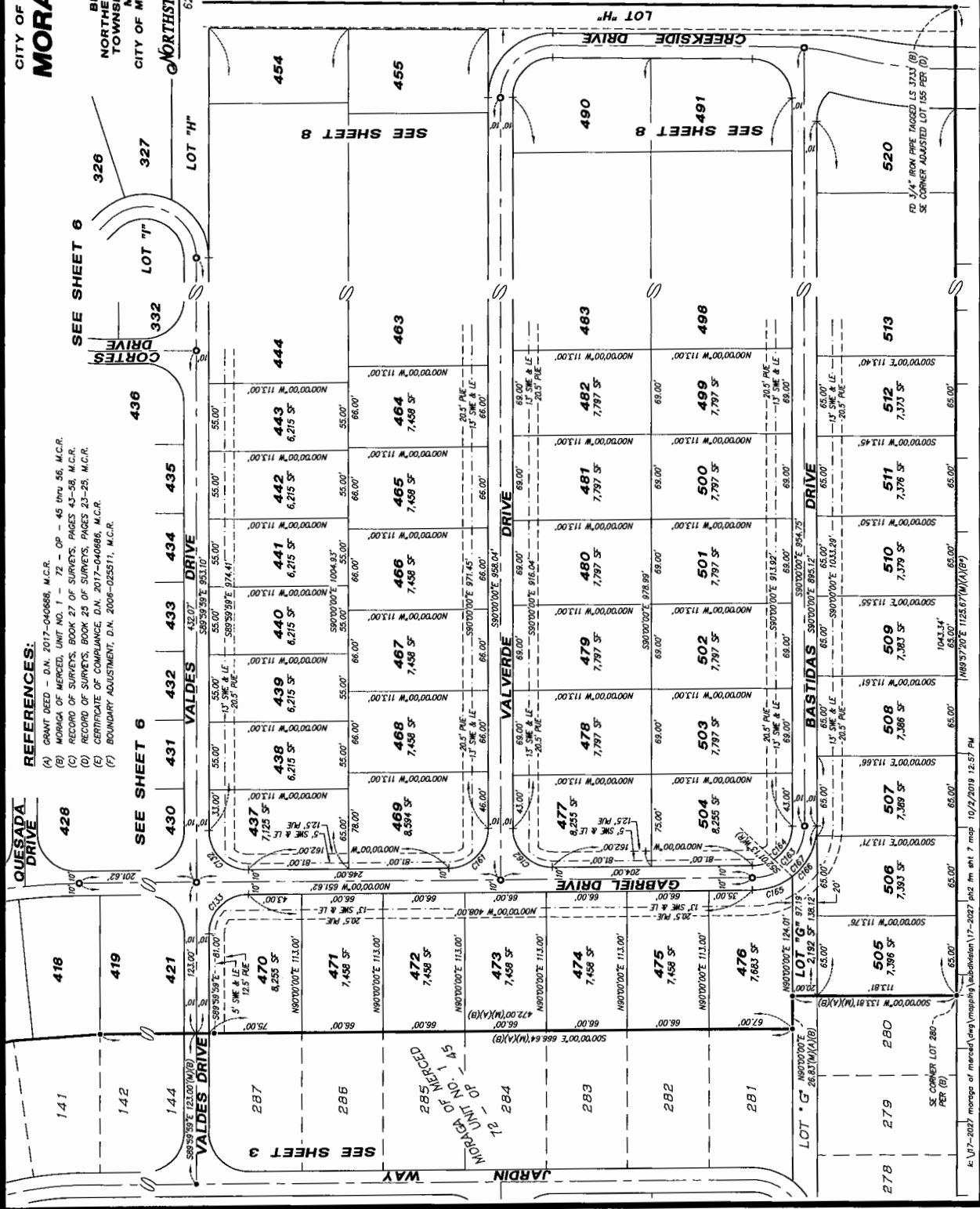
UNIT NO. 2

BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 14 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MERCED, CALIFORNIA
JULY 1, 2018

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

REFERENCES:

- (A) GRANT DEED - D.N. 2017-040868, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45 thru 56, M.C.R.
- (C) RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-58, M.C.R.
- (D) RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-29, M.C.R.
- (E) CERTIFICATE OF COMPLIANCE, D.N. 2017-040868, M.C.R.
- (F) BOUNDARY ADJUSTMENT, D.N. 2004-025511, M.C.R.



SCALE: 1" = 50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C132	90°00'00"	32.00'	50.27'
C133	89°59'52"	32.00'	50.27'
C161	90°00'00"	32.00'	50.27'
C162	90°00'00"	32.00'	50.27'
C163	90°00'00"	32.00'	50.27'
C164	90°00'00"	32.00'	50.27'
C165	90°00'00"	32.00'	50.27'
C166	90°00'00"	32.00'	50.27'
C167	90°00'00"	32.00'	50.27'

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS
AND GENERAL NOTES.

LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, N MAGNET WELL, U.O.N.
- CORNER ADJUSTED PER L.S. 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
- FD FOUND
- SPN SEARCHED, FOUND NOTHING
- (A/B) SEE REFERENCES THIS SHEET
- (M) MEASURED
- M.C.R. MERCED COUNTY RECORDS
- OR OFFICIAL COUNTY RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- PM PARCEL MAP
- (B) BOUNDARY
- CTB CURVE TABLE
- CALCULATED PER REFERENCES LISTED
- W.C. WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- SHE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

VOL. _____

PG. _____

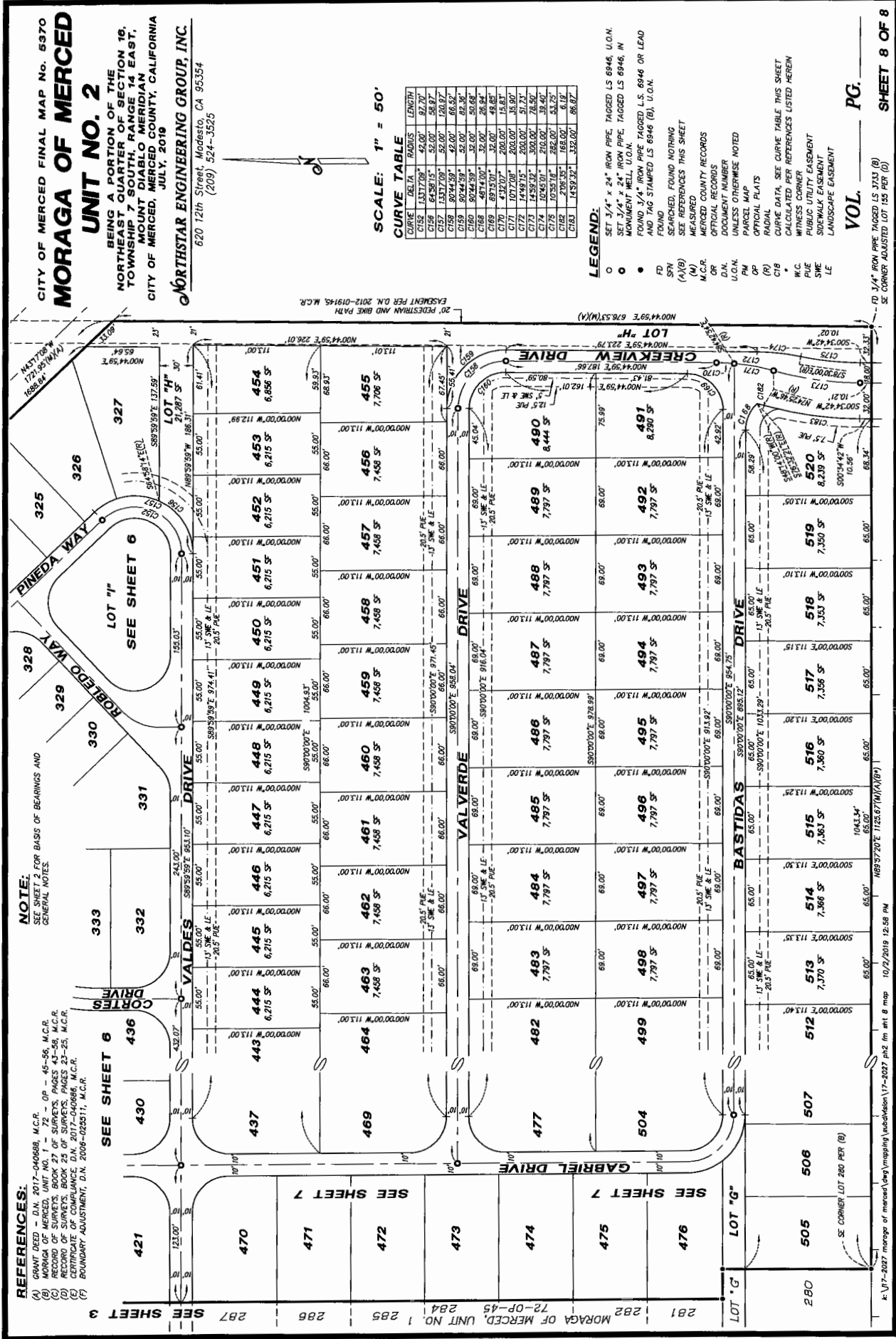
SHEET 7 OF 8

REFERENCES:

- (A) GRANT DEED - D.N. 2017-040688, M.C.R.
- (B) MORAGA OF MERCED, UNIT NO. 1 - 72 - OP - 45-56, M.C.R.
- (C) RECORD OF SURVEYS, BOOK 27 OF SURVEYS, PAGES 43-56, M.C.R.
- (D) RECORD OF SURVEYS, BOOK 25 OF SURVEYS, PAGES 23-25, M.C.R.
- (E) RECORD OF SURVEYS, BOOK 26 OF SURVEYS, PAGES 43-44, M.C.R.
- (F) BOUNDARY ADJUSTMENT, D.N. 2006-022591, M.C.R.

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS AND GENERAL NOTES.



SCALE: 1" = 50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C152	1337.709'	42.00'	92.70'
C159	64.5815'	52.00'	56.97'
C157	1337.709'	42.00'	120.97'
C158	9924.359'	52.00'	66.52'
C159	9924.359'	52.00'	66.52'
C168	9924.359'	52.00'	66.52'
C169	8975.001'	32.00'	46.85'
C170	4332.027'	200.00'	15.83'
C171	107.700'	200.00'	35.90'
C172	1449.15'	200.00'	51.74'
C173	1459.39'	300.00'	78.50'
C174	1045.01'	210.00'	39.40'
C175	1935.16'	282.00'	53.75'
C176	2435.55'	352.00'	65.87'
C178	1439.32'	352.00'	65.87'

LEGEND:

- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, U.O.N.
- SET 3/4" x 24" IRON PIPE, TAGGED LS 6946, IN MONUMENT WELL, U.O.N.
- FOUND 3/4" IRON PIPE TAGGED L.S. 6946 OR LEAD AND TAG STAMPED LS 6946 (B), U.O.N.
- FD FOUND
- SPN SEARCHED, FOUND NOTHING
- (A)(B) SEE REFERENCES THIS SHEET
- (M) MEASURED
- M.C.R. MERCED COUNTY RECORDS
- OR OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- U.O.N. UNLESS OTHERWISE NOTED
- OR PARCEL MAP
- OR OFFICIAL PLATS
- OR CURVE DATA, SEE CURVE TABLE THIS SHEET
- CALCULATED PER REFERENCES LISTED HEREIN
- WITNESS CORNER
- PUBLIC UTILITY EASEMENT
- SIDEWALK EASEMENT
- SWE
- LE LANDSCAPE EASEMENT

VOL. PG.

SET 3/4" IRON PIPE TAGGED LS 3743 (B)
SE CORNER ADJUSTED LOT 155 PER (D)