

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 B
SUBDIVISION (#5375)**

WHEREAS, a Tentative Subdivision Map for the Cypress Terrace 6, Phase B 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 B 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:

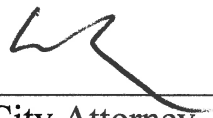
Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY:  _____
City Attorney Date 10/18/19

OWNER'S STATEMENT

I, the undersigned, being all parties having any record title interest in the land within the subdivision as shown on the map, do hereby certify that the preparation and recording of this map and hereby irrevocably and exclusively dedicate for public use all Streets, Avenues, and Courts, all easements and dedications indicated on this map and hereby consent to the preparation and recording of this map.

For: Stonerfield Home, Inc., a California Corporation

By: Signature _____
Name & Title _____ Date: _____

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

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

TITLE REPORT

PRELIMINARY TITLE REPORT
Prepared by: Fidelity National Title Company
Date: August 1, 2019
Used in preparation of this plat
and considered a part hereof
by reference

Affect: _____
by reference

OMITTED SIGNATURES

PURSUANT TO SECTION 66439(a)(3)(4)(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. Bransley #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. 1800438.001

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in accordance with the provisions of the Subdivision Map Act and local ordinance at the request of Greg Hietalahti. I hereby state that this Final Map substantially conforms to the approved or conditionally approved tentative map, if any, and that all monuments shown on the map are of the character and occupy the positions indicated or that they will be set in positions before December 27, 2019 are or will be sufficient to enable the survey to be retraced.

Duane J. Andrews, L.S. 4082
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 that I am satisfied 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. Ballman II, R.C.E. 63918
City Engineer

Date: _____

RECORDER'S STATEMENT

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. Lewy,
County Recorder
By: _____, Deputy

Signature: Joe M. Cardoso, P.L.S. 2861
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 Final Map is technically correct.

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 held on the _____ day of _____, 2019, and that the City Council did accept on behalf of the Public, all Streets, Avenues, and Courts shown on this map and that the City Council has 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 249 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. _____ F.B. _____ Pg. 1-9

SUBDIVISION MAP No. 5375
CYPRESS TERRACE #6 PHASE B

BEING A SUBDIVISION OF A ADJUSTED PARCEL 2 AS DESCRIBED IN
CERTIFICATE OF COMPLIANCE No. 2019-02 RECORDED AS DOCUMENT No.
2019-020089, 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 AUGUST 2019

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

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Commission Expires _____
(DO NOT STAMP)

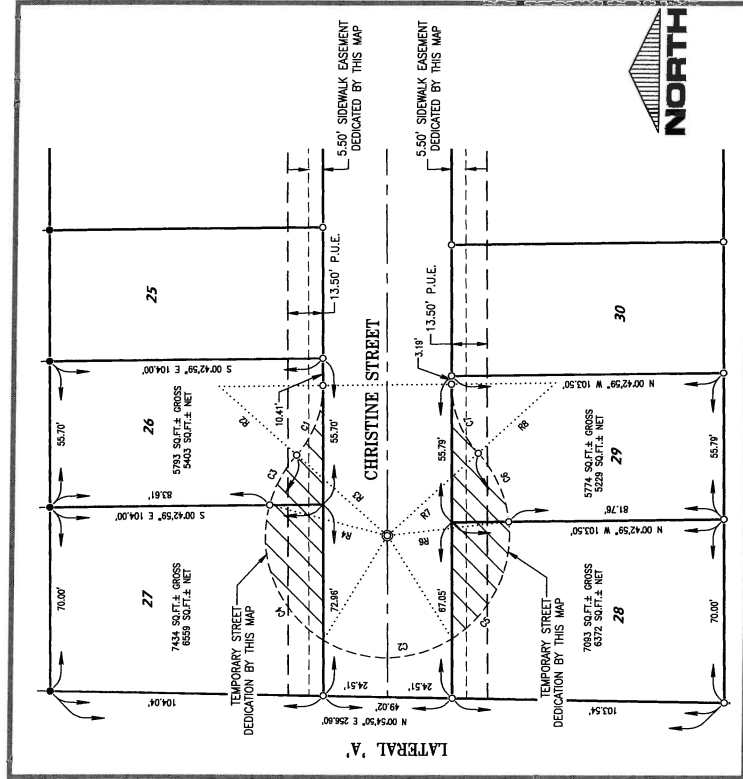


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Job No. _____ F.B. _____ Pg. 1-9

RAIL LINE TABLE		
RAIL #	DIRECTION	
R1	OMITTED	
R2	N41°11'39"E	
R3	N41°11'39"E	
R4	S14°25'55"W	
R5	OMITTED	
R6	N05°42'11"W	
R7	N42°37'39"W	
R8	OMITTED	
R9	OMITTED	

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	41°54'38"	39.50'	28.88'
C2	28°49'18"	46.50'	214.11'
C3	28°49'43"	46.50'	21.72'
C4	105°08'55"	46.50'	85.54'
C5	95°59'11"	46.50'	77.80'
C6	35°52'28"	46.50'	23.16'
C7	41°54'38"	39.50'	28.88'



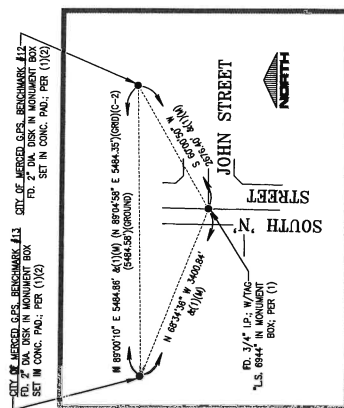
DETAIL 1:
NOT TO SCALE

SUBDIVISION MAP No. 5375
CYPRESS TERRACE #6 PHASE B
BEING A SUBDIVISION OF A ADJUSTED PARCEL 2 AS DESCRIBED IN
CERTIFICATE OF COMPLIANCE No. 2019-02 RECORDED AS DOCUMENT No.
2019-02029, 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
AUGUST 2019

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 agricultural chemicals including fumigants, herbicides, 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 located within such agricultural zones should be prepared to accept the occasional inconvenience from normal, necessary agricultural operations.

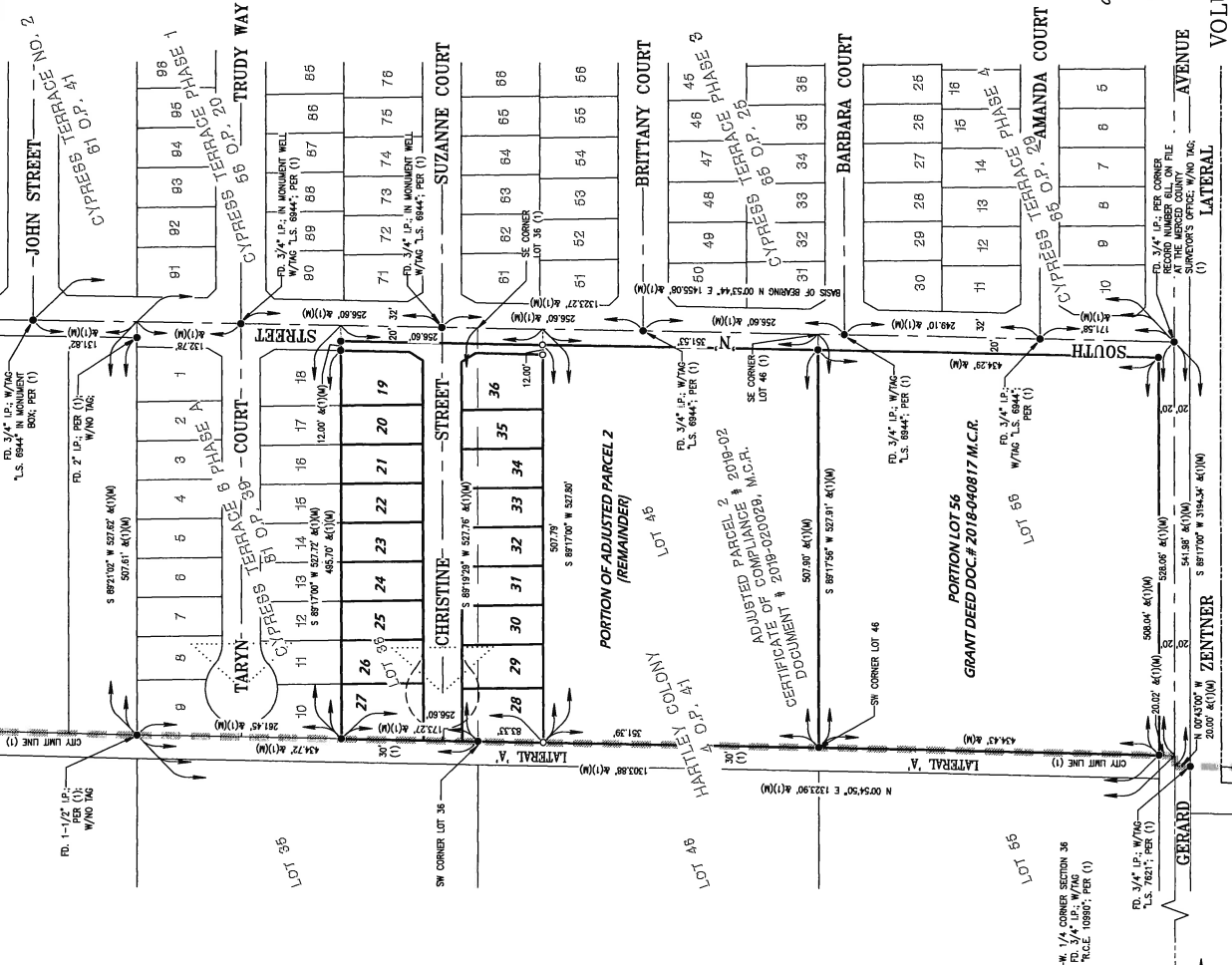


CITY OF MERCED MONUMENT TIES
NOT TO SCALE



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



LEGEND

- Found monument, and accepted 3/4" iron pipe with tag "L.S. 4052", 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, page references.
- Measured Distance
- Radial Bearing
- Found
- Iron Pipe
- I.P.
- M.C.R.
- Merced County Records
- Official Plats
- Public Utility Basement
- P.U.B.
- Survey Boundary

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

BASE OF BEARINGS

Bearing N 07°30'44" E for the Centerline of South "N" Street, Merced County Records, Volume 81, of Cypress Terrace & Phase A, filed for record in Volume 81, of Official Plats at Pages 39-42, Merced County Records.

REFERENCES

- (1) "Cypress Terrace & Phase A", Volume 81, of Official Plats, at Pages 39-42, M.C.R.
- (2) Record of Survey for City of Merced of 2018-020028, Merced County Records, Book 53, of Surveys, at Pages 39-41, M.C.R.

SUBDIVISION MAP No. 5375
CYPRESS TERRACE #6 PHASE B
BEING A SUBDIVISION OF A ADJUSTED PARCEL 2 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE No. 2018-020028, MERCEDES COUNTY RECORDS, SECTION 36, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT Diablo BASE & MERIDIAN IN THE CITY OF MERCED, COUNTY OF CALIFORNIA.

SCALE: 1"=100'

AUGUST 2019

SHEET 3 OF 4

VOLUME

AVENUE

LATERAL

(1)

AT THE MERCEDES COUNTY SURVEYOR'S OFFICE, W/NO TAG.

RD. 3/4" I.P. PER CORNER

W/NO TAG

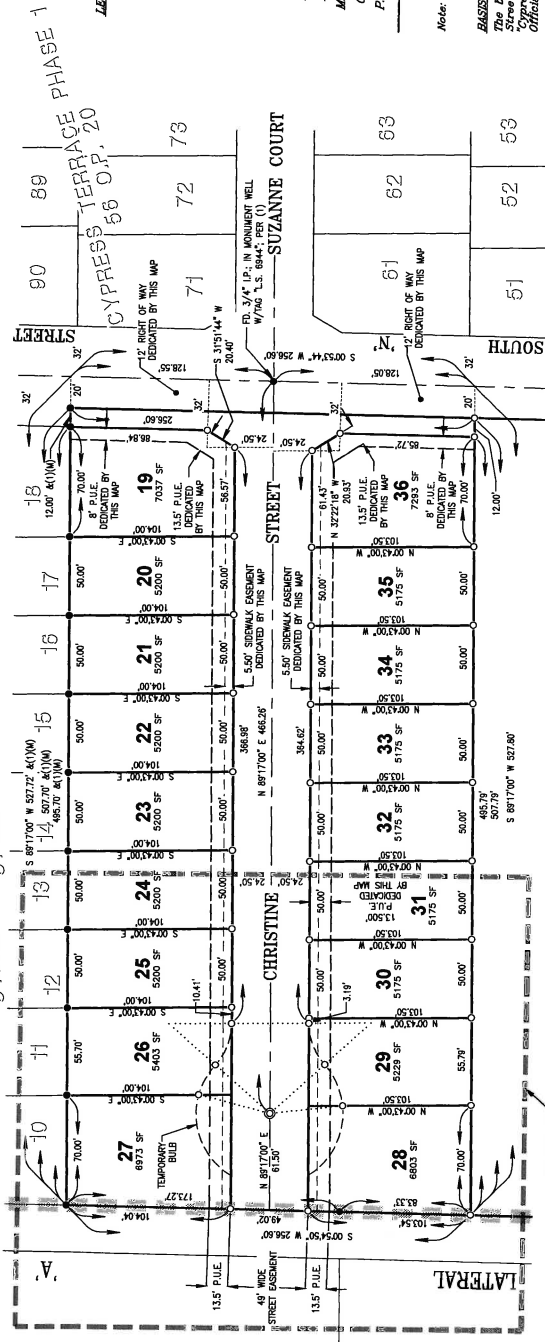
ON FILE

AT THE MERCEDES COUNTY SURVEYOR'S OFFICE, W/NO TAG.

(1)



CYPRESS TERRACE & PHASE A
81 O.P. 30



PORTION OF ADJUSTED PARCEL 2
(REMAINDER)
SEE SHEET 3

- LEGEND
- Found monument and accepted 3/4" Iron Pipe with tag "4052", 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 plat certain numbered reference as indicated
 - (M) Measured Distance
 - (R) Radial Bearing
 - PD Found
 - I.P. Iron Pipe
 - M.C.R. Merced County Records
 - O.P. Official Plats
 - P.U.E. Public Utility Easement
 - Survey Boundary

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

BASES OF BEARINGS

The bearing N 0°53'44" E for the Centerline of South 3rd Street, between two found monuments, as shown on the map Cypress Terrace & Phase A, filed for record in Volume 81, of Official Plats, at Pages 38-42, Merced County Records.

REFERENCES

- (1) Cypress Terrace & Phase A, Volume 81, of Official Plats, at Pages 38-42, M.C.R.
- (2) Record of Survey No. 10, Merced of CFS Survey Control Network, Book 56, of Surveys, at Pages 38-41, M.C.R.

SUBDIVISION MAP No. 5375
CYPRESS TERRACE #6 PHASE B
BEING A SUBDIVISION OF A ADJUSTED PARCEL 2 AS DESCRIBED IN
CERTIFICATE OF COMPLIANCE No. 2019-02 RECORDED AS DOCUMENT No.
2019-080029, 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 AUGUST 2019

VOLUME _____ PAGE _____



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