

**RESOLUTION NO. 2020-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR THE CYPRESS TERRACE 6, PHASE C  
SUBDIVISION (#5376)**

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 C 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 \_\_\_\_\_ 2020 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

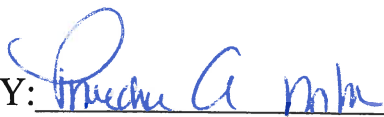
\_\_\_\_\_  
Mayor

ATTEST:  
STEVE CARRIGAN, CITY CLERK

BY: \_\_\_\_\_  
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY:  1-10-2020  
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 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

Date: \_\_\_\_\_  
Name & Title

By: Diane H. Robinson, Asst. Vice President Date: \_\_\_\_\_

**CITY CLERK'S STATEMENT**  
I, Steven S. Carrigan, City Clerk of the City of Merced, do hereby certify that this map was presented and adopted at a regular meeting of the City Council of the City of Merced, State of California, on May 14, 2020, 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 \_\_\_\_\_, 2020.

***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

**PRELIMINARY TITLE REPORT**  
**Prepared by:** Fidelity National Title Company  
**Document:** FFDW-3011901297-DN  
**Date:** August 1, 2019  
**Affect:** Used in preparation of this plat  
 and considered a part hereto  
 by reference

PURSUANT TO SECTION 86496(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT,  
THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

**SOILS REPORT.** 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 \_\_\_\_\_, 2020, 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 C, recorded as Document Number \_\_\_\_\_ M.C.R.

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 of the State of California, Chapter 13, Article 1, Section 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 thereon are of the character and occupy the positions indicated or that they will be set in those positions before April 30, 2020 are or will be sufficient to enable the survey to be retraced.

**Dated:** \_\_\_\_\_

*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.*

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.

Date: \_\_\_\_\_

SUBDIVISION MAP No. 5376  
CYPRESS TERRACE #6 PHASE C

BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 2 AS SHOWN ON MAP OF CYPRESS TERRACE 6 PHASE B, RECORDED IN VOLUME 82 OF OFFICIAL PLATS AT PAGES 21-24, MERCED COUNTY RECORDS AND A PORTION OF LOT 56 AS DESCRIBED IN GRANT DEED DOCUMENT No. 2018-040817, MERCED COUNTY RECORDS LYING IN 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 5**

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**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

On \_\_\_\_\_, 2020, 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 )

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Commission No. \_\_\_\_\_  
Commission Expires \_\_\_\_\_  
( DO NOT STAMP )

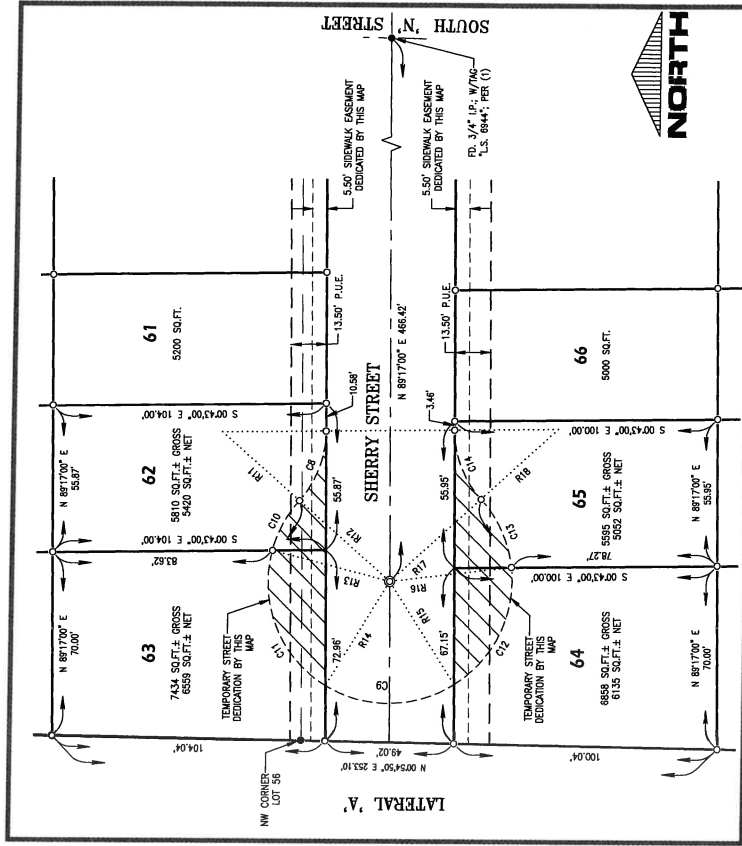


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Job No. 18120 F.B. 128 Pg. 1-9

CURVE #	DELTA	RADIUS	LENGTH
C8	041°54'38"	39.50'	28.88'
C9	263°49'15"	46.50'	214.11'
C10	026°45'38"	46.50'	21.71'
C11	102°09'38"	46.50'	85.34'
C12	086°05'40"	46.50'	78.01'
C13	035°47'58"	46.50'	29.05'
C14	041°54'38"	39.50'	28.88'

RADIAL LINE #	DIRECTION	RADIAL LINE #	DIRECTION
R10	OMITTED	R14	N89°55'15"W
R11	N41°11'37"E	R15	S87°29'16"W
R12	N41°11'37"E	R16	N65°00'7"W
R13	S14°25'23"W	R17	N42°37'38"W
		R18	N42°37'38"W



DETAIL 'A'  
NOT TO SCALE

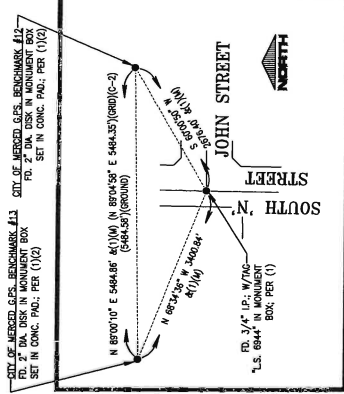
**SUBDIVISION MAP No. 5376**  
**CYPRESS TERRACE #6 PHASE C**  
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 2 AS SHOWN ON MAP OF CYPRESS TERRACE #6 PHASE C, RECORDED IN VOLUME 62 OF OFFICIAL PLATS AT PAGES 21-24, MERCED COUNTY, RECORDS, AND A PORTION OF LOT 66 AS DESCRIBED IN GRANT DEED DOCUMENT No. 2018-04081, MERCED COUNTY RECORDS, LIVING IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASIN & MERIDIAN  
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
SHEET 2 OF 5  
DECEMBER 2019

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**EXHIBIT A**

**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 the effects of agricultural operations including, but not limited to, the use of pesticides, herbicides, 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 in agricultural zones should be prepared to accept the normal, necessary agricultural operations.

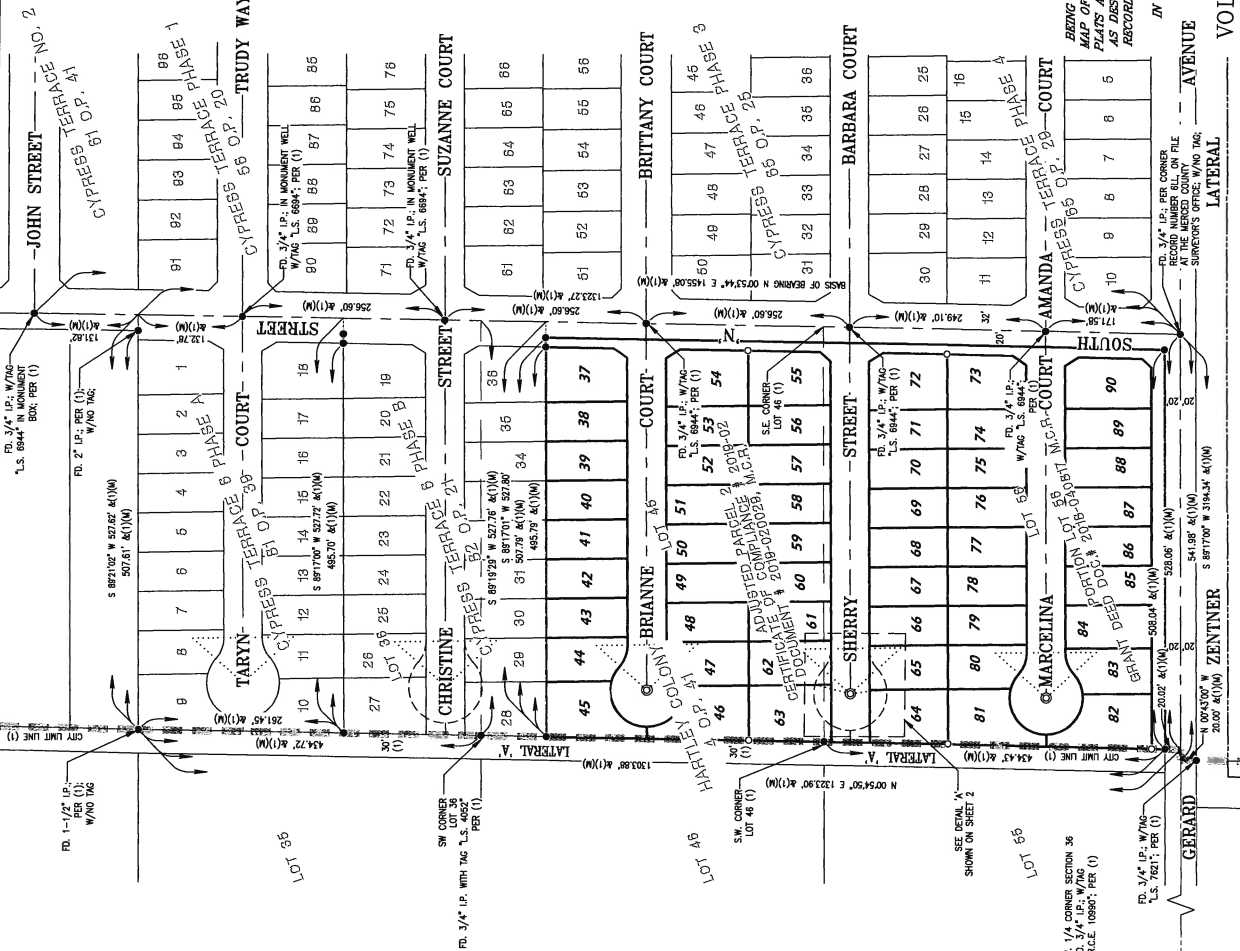


CITY OF MERCED MONUMENT TIES  
NOT TO SCALE

**GOLDEN VALLEY**  
ENGINEERING & SURVEYING  
405 W. 19th Street, P.O. Box 246 • Merced, CA 95340  
Phone (209) 722-5200 • Fax (209) 722-5234

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

**EXHIBIT A**



**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 section
- (C) Calculated per reference listed herein
- (A) Measured Distance
- (R) Radial Bearing
- FD Found
- LP 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.

**BASES OF BEARINGS:**

The bearing N 0°53'44" E for the Centerline of South "Y" Street and the bearing S 89°17'00" W for the Centerline of John Street are shown on the map as "Cypress Terrace 6 Phase B" and "Cypress Terrace 6 Phase C" respectively. The bearings of Official Plats, at Pages 21-24, Merced County Records.

**REFERENCES:**

- (1) "Cypress Terrace 6 Phase B", Volume 66, of Official Plats, at Pages 21-24, M.C.R.
- (2) "Record of Survey for City of Merced of GPS Survey Control Network Book 66, of Surveys, at Pages 38-41, M.C.R.

**SUBDIVISION MAP No. 5376**  
**CYPRESS TERRACE #6 PHASE C**

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IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SHEET 3 OF 5  
SCALE: 1"=100'

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**LEGEND**

- Found monument and accepted 3/4" iron pipe as shown on map. For (1), unless otherwise noted.
- Set 3/4" iron pipe, with tag "L.S. 4089"
- Set 3/4" iron pipe in monument well with tag "L.S. 4089"
- ( ) Report data per that certain numbered plat. See References.
- (C) Calculated per reference listed herein
- (M) Measured Distance
- (R) Radial Bearing
- FD Found
- LP 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.

**BASE OF BEARINGS**

The bearing N 0°53'44" E for the Centerline of South "Y" Street is shown on the map.  
The bearing S 89°17'00" W for the Centerline of Sherry Street is shown on the map.  
The bearing S 89°17'00" W for the Centerline of Sherry Street is shown on the map.  
The bearing S 89°17'00" W for the Centerline of Sherry Street is shown on the map.

**REFERENCES**

- (1) Cypress Terrace 6 Phase B, Volume 82, of Official Plats, at Pages 21-24, M.C.R.
- (2) Record of Survey for City of Merced of GPS Survey Control Network, Book 68, of Surveys, at Pages 38-41, M.C.R.

**SUBDIVISION MAP No. 5376**

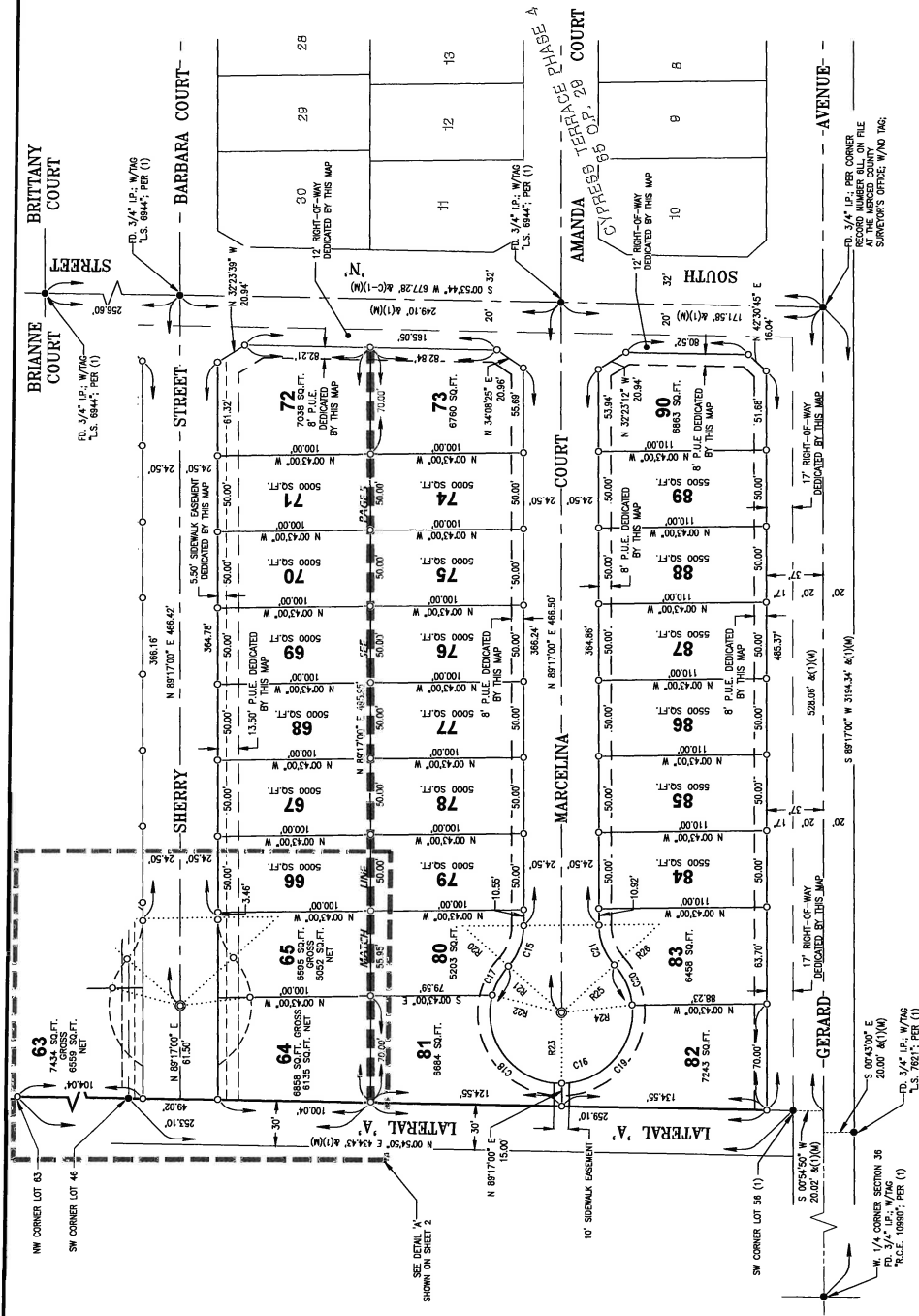
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BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 2 AS SHOWN ON MAP OF CYPRESS TERRACE 6 PHASE B, RECORDED IN VOLUME 82 OF OFFICIAL PLATS AT PAGES 21-24, MERCED COUNTY RECORDS AND A PORTION OF LOT 56 AS DESCRIBED IN GRANT DEED DOCUMENT No. 2016-040817, MERCED COUNTY RECORDS. LING IN 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"=50' SHEET 5 OF 5 DECEMBER 2019

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RADIAL LINE TABLE			
RADIAL #	DIRECTION	RADIAL LINE TABLE	
R1	OMITTED	R19	OMITTED
R2	S 41°11'39" W	R20	N 41°11'39" E
R3	S 41°11'39" W	R21	N 41°11'39" E
R4	S 14°26'23" W	R22	S 14°17'40" W
R5	S 89°17'00" W	R23	S 89°17'00" W
R6	S 89°17'00" W	R24	S 00°28'56" E
R7	S 42°37'39" E	R25	N 42°37'39" E
R8	S 42°37'39" E	R26	N 42°37'39" E
R9	OMITTED	R27	OMITTED

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	04°15'43"	39.50'	28.89'
C2	28°49'18"	46.50'	214.11'
C3	02°45'14"	46.50'	21.71'
C4	05°09'21"	46.50'	85.34'
C5	08°59'42"	46.50'	77.91'
C6	03°54'57"	46.50'	29.33'
C7	04°15'43"	39.50'	28.89'



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**EXHIBIT A**