

**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR THE CROSSING AT RIVER OAKS, PHASE 4  
SUBDIVISION (#5419)**

WHEREAS, a Tentative Subdivision Map for the Crossing at River Oaks, Phase 4 Subdivision was approved on December 8, 2004, 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 tentative map was granted extensions by the State of California and the City of Merced extending the life of the tentative map to June 8, 2025; 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 Crossing at River Oaks, Phase 4 Subdivision, as shown on the map attached as Exhibit A and incorporated herein by this reference, and does hereby accept on behalf of the public all streets, courts, avenues, public utility easements, public facility easements, and other public areas as shown on the map.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_ day of \_\_\_\_\_ 202\_\_, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR

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Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

*Craig Cornwell* 10/10/2024  
City Attorney      Date

**OWNER'S STATEMENT**

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL THE PUBLIC UTILITY EASEMENTS AND THE STREET EASEMENT INDICATED ON THIS MAP.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

YUBA RIVER DRIVE, BLUE WATER DRIVE, SUGAR CREEK LANE, SUGAR CREEK COURT, SQUAW VALLEY DRIVE, AND CHILDS AVENUE.

I FURTHER STATE THAT I KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RIDGE SUTTER - SECRETARY

**NOTARY ACKNOWLEDGMENT**

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 \_\_\_\_\_ } s.s.

ON \_\_\_\_\_, 20\_\_\_\_, 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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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.

WITNESS MY HAND

SIGNATURE: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

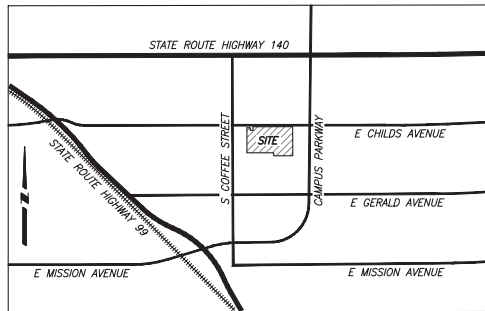
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**TENTATIVE MAP NO. 1263  
SUBDIVISION NO. 5419  
THE CROSSING AT RIVER OAKS, PHASE 4**

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 3" IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, PAGES \_\_\_\_\_, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN  
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
NOVEMBER 2024



VICINITY MAP N.T.S.



**PRELIMINARY TITLE REPORT**

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY  
ORDER NUMBER: FF0M-3012400679  
DATE: JUNE 13, 2024  
AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

**SUBDIVISION AGREEMENT**

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC. A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5419, CROSSING AT RIVER OAKS, PHASE 4, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, M.C.R.

**SOILS REPORT**

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON SEPTEMBER 12, 2005 BY KLEINFELDER, INC., AND UPDATED ON OCTOBER 28, 2021 BY TECHNICON ENGINEERING SERVICES, INC., AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

**OMITTED SIGNATURE STATEMENT**

PURSUANT TO SECTION 86436(c)(3)(A)() OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTERESTS HOLDERS OF RECORD HAVE BEEN OMITTED:

TYPE OF INTEREST: EASEMENT FOR DITCHES AND CANALS  
IN FAVOR OF: MERCED IRRIGATION DISTRICT  
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187

TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS  
IN FAVOR OF: MERCED IRRIGATION DISTRICT  
DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402

**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 STONEFIELD HOME, INC., IN JANUARY 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, OR BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE CITY OF MERCED, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY FOR REVIEW ONLY  
MICHAEL HALTERMAN, P.L.S. 8040



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOE M. CARDOSO, P.L.S. 8851

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE 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 ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

RICHARD A. MADDOX, INTERIM CITY ENGINEER  
R.C.E. 64705

DATE

**CITY CLERK'S CERTIFICATE**

I, SCOTT McBRIDE, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, 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 \_\_\_\_\_, 20\_\_\_\_, AND THAT THE COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, YUBA RIVER DRIVE, BLUE WATER DRIVE, SUGAR CREEK LANE, SUGAR CREEK COURT, SQUAW VALLEY DRIVE, AND CHILDS AVENUE IN FEE (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT McBRIDE, CITY CLERK

DATE

**RECORDER'S STATEMENT**

No. \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_M.

IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_\_, M.C.R.

AT THE REQUEST OF STONEFIELD HOME, INC.

SEE: \_\_\_\_\_

MATT H. MAY, COUNTY RECORDER

BY: \_\_\_\_\_, DEPUTY

**TENTATIVE MAP NO. 1263**  
**SUBDIVISION NO. 5419**  
**THE CROSSING AT RIVER OAKS, PHASE 4**

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 3" IN VOLUME OF OFFICIAL PLATS, PAGES - LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA NOVEMBER 2024

**LEGEND**

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF (A)
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- FOUND AND ACCEPTED 3/4" IRON PIPE 3.00" NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, AS WITNESS CORNER, PER (B)
- FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, PER (C)
- SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER ON LOT LINE

- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- O.R. OFFICIAL RECORDS
- (\*) CALCULATED PER RECORD

**NOTES**

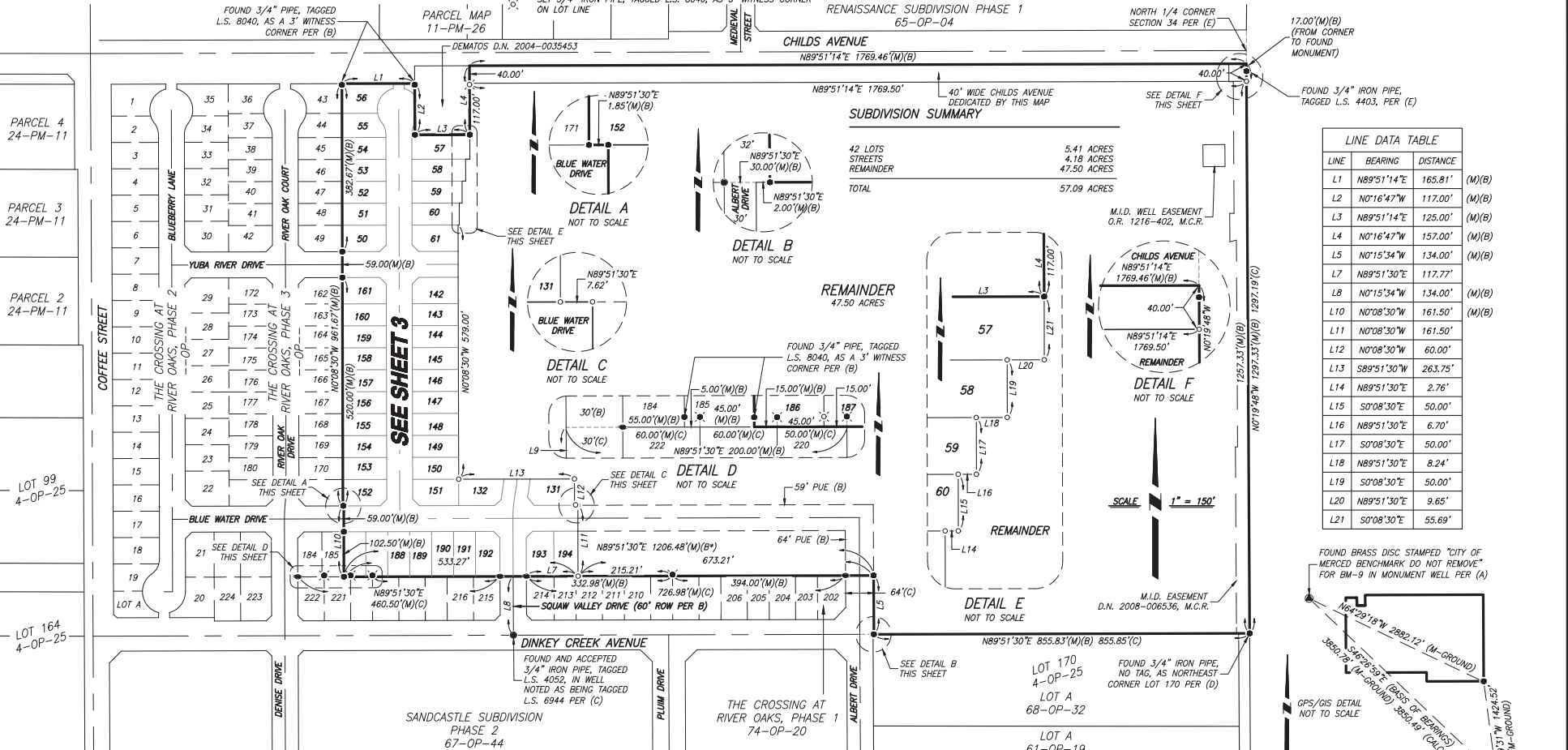
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

**BASIS OF BEARINGS**

A BEARING OF S46°26'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**REFERENCES**

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 3, VOLUME OF OFFICIAL PLATS, PAGES - , M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (D) SANDCASTLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.
- (E) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.



LINE	BEARING	DISTANCE	
L1	N89°51'14"E	165.81'	(M)(B)
L2	N0°16'47"W	117.00'	(M)(B)
L3	N89°51'14"E	125.00'	(M)(B)
L4	N0°16'47"W	157.00'	(M)(B)
L5	N0°15'34"W	134.00'	(M)(B)
L7	N89°51'30"E	117.77'	
L8	N0°15'34"W	134.00'	(M)(B)
L10	N0°08'30"W	161.50'	(M)(B)
L11	N0°08'30"W	161.50'	
L12	N0°08'30"W	60.00'	
L13	S89°51'30"W	263.75'	
L14	N89°51'30"E	2.76'	
L15	S0°08'30"E	50.00'	
L16	N89°51'30"E	6.70'	
L17	S0°08'30"E	50.00'	
L18	N89°51'30"E	8.24'	
L19	S0°08'30"E	50.00'	
L20	N89°51'30"E	9.65'	
L21	S0°08'30"E	55.69'	

**TENTATIVE MAP NO. 1263**  
**SUBDIVISION NO. 5419**  
**THE CROSSING AT RIVER OAKS, PHASE 4**

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 3" IN VOLUME 4 OF OFFICIAL PLATS, PAGES 216-221, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN  
 CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
 NOVEMBER 2024



**LEGEND**

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
  - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
  - FOUND GPS MONUMENT, AS SHOWN ON REF (A)
  - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
  - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
  - FOUND AND ACCEPTED 3/4" IRON PIPE 3.00" NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, AS WITNESS CORNER, PER (B)
  - FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, PER (C)
  - SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE
- R.S. RECORD OF SURVEY  
 P.M. PARCEL MAP  
 O.P. OFFICIAL PLATS  
 (M) MEASURED ON THIS SURVEY  
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 PUE PUBLIC UTILITY EASEMENT  
 C42 CURVE TABLE REFERENCE  
 L99 LINE TABLE REFERENCE  
 O.R. OFFICIAL RECORDS  
 (\*) CALCULATED PER RECORD

**NOTES**

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. LOTS B1 AND B2 ARE UNBUILDABLE UNTIL SUCH TIME THAT THEY ARE MERGED WITH COMPLAINT LOTS.

**REFERENCES**

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.  
 (B) THE CROSSING AT RIVER OAKS PHASE 3, VOLUME 4 OF OFFICIAL PLATS, PAGES 216-221, M.C.R.  
 (C) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.  
 (D) SANDCASTLE SUBDIVISION PHASE 2, VOLUME 67 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.  
 (E) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.

LINE	BEARING	DISTANCE
L15	N0°08'30"W	50.00'
L17	N0°08'30"W	50.00'
L19	N0°08'30"W	50.00'
L21	N0°08'30"W	55.69'
L22	N89°51'30"E	99.82'
L23	N89°51'30"E	103.45'
L24	N39°16'26"W	23.18'
L25	S44°47'58"W	20.53'
L26	N0°15'34"W	87.97'

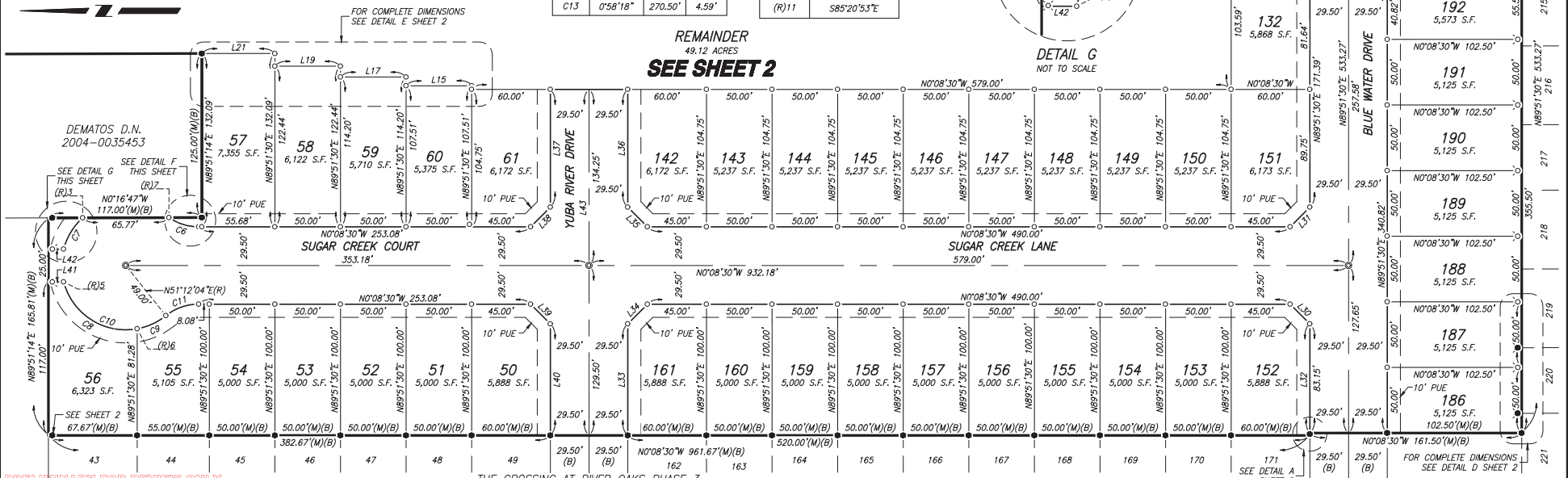
LINE	BEARING	DISTANCE
L27	N48°31'03"E	19.82'
L28	N45°12'02"W	20.48'
L29	N0°15'34"W	88.03'
L30	N44°51'30"E	21.21'
L31	S45°08'30"E	21.21'
L32	N89°51'30"E	85.00'
L33	N89°51'30"E	85.00'
L34	N45°08'30"W	21.21'
L35	S44°51'30"W	21.21'

LINE	BEARING	DISTANCE
L36	N89°51'30"E	89.75'
L37	N89°51'30"E	89.75'
L38	S45°08'30"E	21.21'
L39	N44°51'30"E	21.21'
L40	N89°51'30"E	85.00'
L41	N0°08'46"W	11.62'
L42	S0°08'46"W	11.62'
L43	N89°51'30"E	263.75'

CURVE	DELTA	RADIUS	LENGTH
C1	6°35'05"	329.50'	37.87'
C2	6°09'17"	300.00'	32.23'
C3	11°03'58"	300.00'	57.94'
C4	5°37'49"	270.50'	26.58'
C5	3°37'48"	329.50'	20.88'
C6	34°29'57"	40.00'	24.09'
C7	3°309'31"	49.00'	28.36'
C8	85°24'53"	49.00'	73.05'
C9	28°27'30"	49.00'	24.34'
C10	11°35'23"	49.00'	97.39'
C11	38°39'25"	40.00'	26.99'
C13	0°58'18"	270.50'	4.59'

RADIAL	BEARING
(R)1	S80°09'09"E
(R)2	S82°49'24"E
(R)3	S47°47'32"W
(R)4	S14°38'01"W
(R)5	S14°55'33"E
(R)6	S79°39'33"W
(R)7	S65°38'33"E
(R)8	N79°11'37"W
(R)9	N84°49'26"W
(R)10	N85°46'41"W
(R)11	S85°20'53"E

SCALE 1" = 50'



PRELIMINARY FOR REVIEW ONLY

DATE: 2024-11-5 13:19 FILE: M:\125888\Survey Drawings\FM - PHASE 4\03-MAP.dwg