RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING THE FINAL SUBDIVISION MAP FOR THE CROSSING AT RIVER OAKS, PHASE 8 SUBDIVISION (#5426)

WHEREAS, a Tentative Subdivision Map for the Crossing at River Oaks, Phase 8 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 8 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.

		ty Council of the City of Merced at a 202, by the following
AYES:	Council Members	
NOES:	Council Members:	
ABSTAIN:	Council Members	
ABSENT:	Council Members	
		APPROVED: MATTHEW SERRATTO, MAYOR
		Mayor

ATTEST: D. SCOTT MCBRIDE, CITY CLERK
BY:Assistant/Deputy City Clerk
(SEAL)
APPROVED AS TO FORM: CRAIG J. CORNWELL, CITY ATTORNEY
City Attorney Date

OWNER'S STATEMENT

I HEREN STATE THAT I AN THE OWNER OF OR HAVE RECORD THE MITEREST IN THE SUBONAED REAL PROPERTY. AND THAT I AN THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEME TILE TO SAID LAND. I HERED CONSENT ON THE PREPARATION AND RECORDAIDM OF THIS SUBONASION AND AS SYONM WITHIN THE EXTENDIA BOUNDARY LAIS.

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

ALL THE PUBLIC UTILITY EASEMENTS INDICATED ON THIS MAP.

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

I FURTHER STATE THAT I KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED DEDICATION TO THE PUBLIC, OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP. SODA CREEK ROAD, COZY LANE, WINDSWEPT COURT, AND TWIN BROTHERS COURT

FOR

30 RIDGE SUTTER - SECRETARI

BY:

OWNER: TRS ENTERPRISE, INC., A CALIFORNIA CORPORATION

DATE: 6/20/2025

NOTARY ACKNOWLEDGMENT

A NOTAPY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE. VERBES ONLY THE IDENTITY OF THE NOTABLE MAN STABLE THE DEFOUNDED, AND NOT THE TROTHEUNESS, ACCOUNTED, AND NOT THE TROTHFUNESS, ACCOUNTED, AND NOT THE TROTHFUNESS.

STATE OF CALIFORNIA STATES S.S.

ON TUNE 20th . 2025, BEFORE ME THEORY A. MANTINEZ.

WHO PROVED TO JUE ON THE BASS OF SATISFACTION" ENDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SATISFORDED TO THE WITHAM INSTRUMENT, AND ACKNOWLEDSED TO ME WITH HE/SHE/THEN EXCEUTED THE SAME IN HE/SHE/THERE ALTHONORED CARACTIVES), AND THAT BY HS/ARE/THEN SCIAMIBLE(S) ON THE INSTRUMENT. THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

CERTIFY UNDER PENULTY OF PERUIRY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

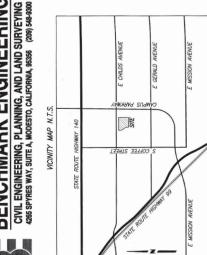
NUMBES OF THE SECURITY OF BESIDES. NUMBER: 24730260 PRINCIPLE COMMISSION PRINCIPLE OF BESIDES. 1121.77

THE CROSSING AT RIVER OAKS, PHASE 8 TENTATIVE MAP NO. 1263 SUBDIVISION NO. 5426

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 7" IN VOLUME 89 OF OFFICIAL PLATS, PAGES 4-7, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA JUNE 2025



BENCHMARK ENGINEERING



PRELIMINARY TITLE REPORT

PREDARD BY: FIDELITY NATIONAL TITLE COMPANY PROBER WINGER: FIDEL - 2012/2013/01 DATE : USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE. AFFECT:

SUBDIVISION AGREEMENT

SUBDIVISION АGREDAENT ВЕТИЕЕN THE CITY OF MERCED AND STONEFIELD HOME, INC. А CULIYORIAL CORPORUTION, FOR SUBDIVISION NO. 5428. GPIOSING AT ROPE OMAS, PHASE B, RECORDED AS DOCUMENT NUMBER. — M.C.R.

SOILS REPORT

IN ACCHEMANCE WITH THE SUBDINSCIN MAP ACT AND LOCAL CHEMANNEL A PRELAMMARY SOILS REPORT FOR THE SUBDINSCIN MAS PREPARED ON SEPTIABLER 12, 2005 BY KEINFILER, INC., AND UPDAIRTD ON COTOBER 28, 2021 BY TECHNOLY BIGINEETING SERVICES, INC., AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTERESTS HOLDERS OF RECORD HAVE BEEN OMITTED:

TYPE OF INTEREST: IN FAVOR OF: DEED REFERENCE:

EASEMENT FOR DITCHES AND CANALS MERCED IRRIGATION DISTRICT BOOK L OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187 EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS MERCED IRRICATION DISTRICT BOOK 1216 OF OFFICIAL RECORDS, PAGE 402 TYPE OF INTEREST: IN FAVOR OF: DEED REFERENCE:

THIS LINE WAS PREPARED BY ME OR UNDER MY DRECTION AND IS BASED UPON MALED SURFACE (A DESTRUCTION CONTINUED THE SERBONGOM MALED). SURFACE OR OSSIMPLE, MALED THE MANUARITY ARE OF MICHAELTS HAVE WITH ALL THE MONIMENTS ARE OF MICHAELTS HAVE WITH MALED THE WAS ARRESTED OF THAT THE WITH MALED THE WAS ARRESTED OF THAT THE WOUNDARTS ARE OF MILE SURPLIED TO THAT THE STRUCTURE WAS ARRESTED OF THAT THE CONTINUED TO THAT THE STRUCTURE WAS ARRESTED OF THAT THE CONTINUED TO THAT THE STRUCTURE WAS ARRESTED OF THAT THE STRUCTURE WAS ARRESTED TO THE CONDITIONALLY APPROVED ENTITIES WAS ARRESTED TO THE CONDITIONALLY APPROVED ENTITIES WAS ARRESTED.

CITY SURVEYOR'S STATEMENT

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

DAY OF DATED THIS

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

CITY ENGINEER'S STATEMENT

I HERERY STATE THAT I HAVE EXHANDD THIS FINL LAP AND STATE THAT THE SELENGVAN SHOWN HERERY IS SUBSTRINKELY THE SELENG AS I A PROPENSED OF THE CHARLEY THAT ALL PROVISIONS OF THE CLUFTOWN SERONSCEN LIERATORS THEORY OF THE CLUFTOWN SERONSCEN LAP ACT AND ANY LOCAL DECONNACTS APPLICAGE AT THE TIME OF APPROVAL OF THE TENTATIVE LAP HAVE BEEN COMPLEED WITH





CITY CLERK'S CERTIFICATE

I, SCOTT MARROE, OTY CLERK OF THE OTY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAY APPROVED AT A RECOLULAR MEETING OF PHE OTY COMMULL OF THE COTY OF MERCED, STATE OF CALIFORNIA, THE DO NOT HE.

20. AND THAT THE COLONICL DID MY OF THE OTH COLONICL DID MAY CEEP YOU BEAULT OF THE PUBLIC, SOAN CREEK ROAD, COZYT LANE, WINDSMET COLOR, AND THAN BROTHERS COLOR IN FEE ISLABECT TO SIGNARIZE MARROEMERS COLOR IN FEE ISLABECT TO BEDICATIONS MARROEMERS ON THE CITY OF MERCED), AND ALL ENSEMBNTS AND OTHER

PURSUMNT TO SECTION 66464(g) OF THE SUBDINISION MAP ACT, THE FOLLOWING DEDICATION IS HEREBY ABAONDONED:

THAT PORTON OF ALBERT DRIVE AS SHOWN WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP AND DEDICATED TO THE CITY OF MERCED PER MAP FILED IN YOLUME 89 OF OFFICIAL PLATS, AT PAGES 4-7, MERCED COUNTY RECORDS IS HEREBY ABMONDED.

SCOTT MCBRIDE, CITY CLERK

DATE

RECORDER'S STATEMENT

AT 20___ OF OFFICIAL PLATS, AT PAGES DAY OF FILED THIS IN VOLUME

INC.

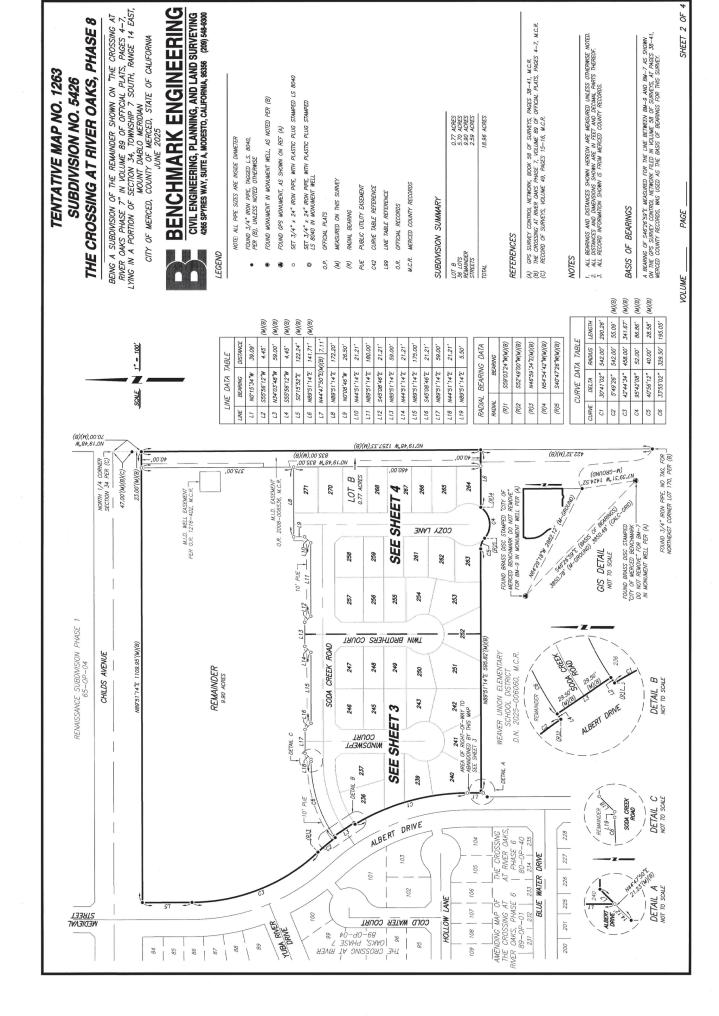
AT THE REQUEST OF STONEFIELD HOME,

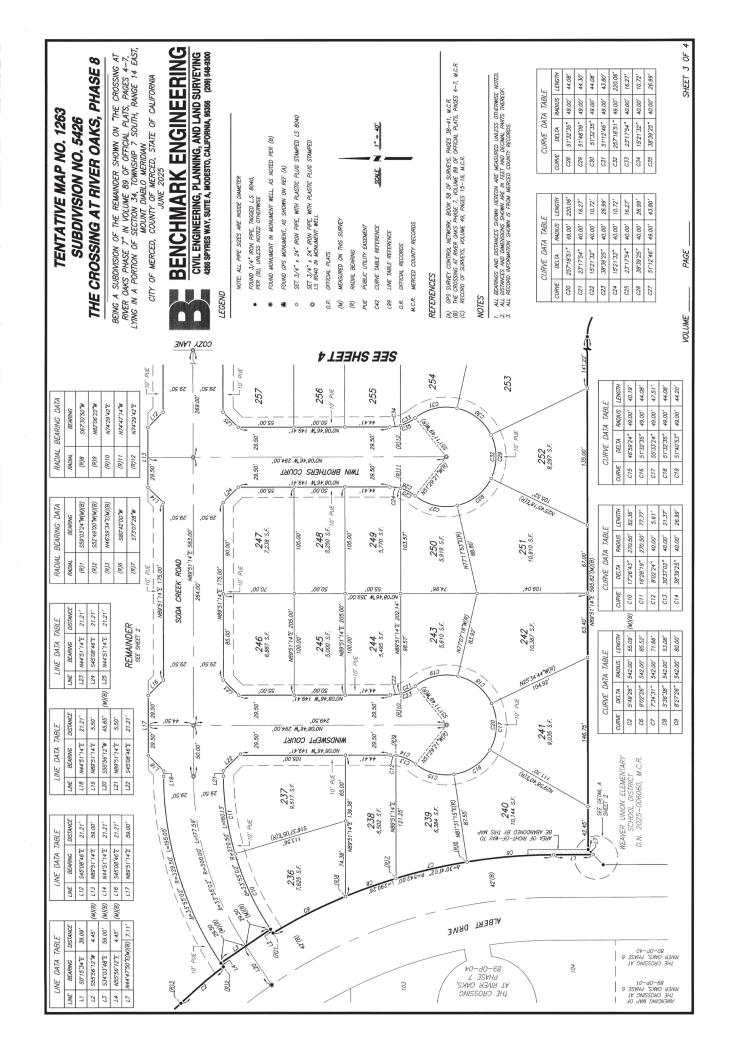
M.C.R.

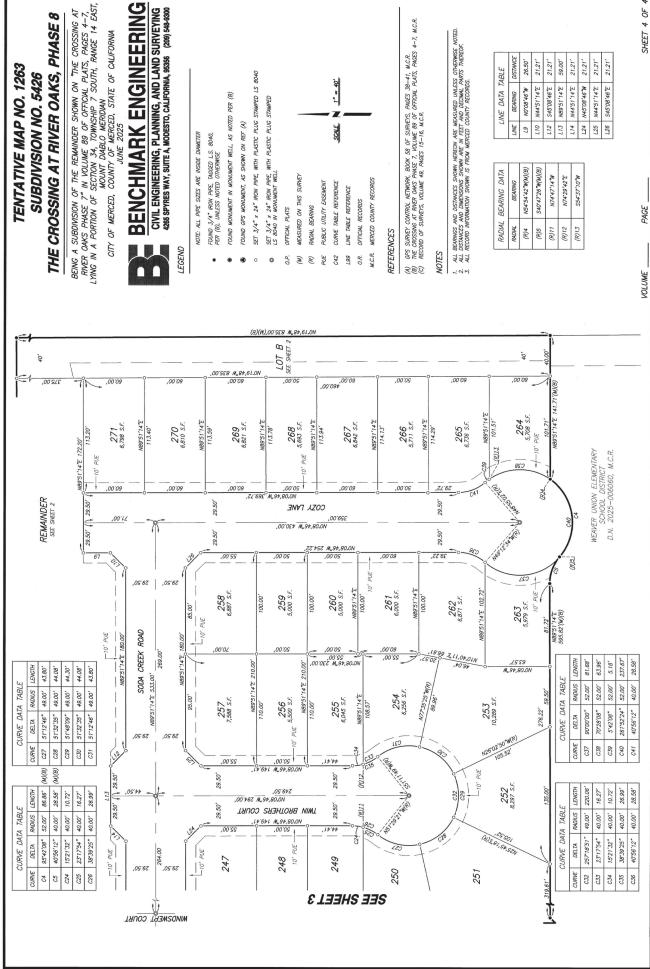
MATT H. MAY, COUNTY RECORDER FEE

PAGE VOLUME

DEPUTY







SHEET 4 OF