

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.

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

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

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

Craig Cornwell 6/30/2025
City Attorney Date

TENTATIVE MAP NO. 1263 SUBDIVISION NO. 5426

THE CROSSING AT RIVER OAKS, PHASE 8

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

B **BENCHMARK ENGINEERING**
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4263 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 544-9300

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 PER (B)
 - 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
 - OFFICIAL PLATS
 - MEASURED ON THIS SURVEY
 - RADIAL BEARING
 - PUBLIC UTILITY EASEMENT
 - CURVE TABLE REFERENCE
 - LINE TABLE REFERENCE
 - OFFICIAL RECORDS
 - M.C.R. MERCED COUNTY RECORDS

SUBDIVISION SUMMARY

LOT 8	0.77 ACRES
REMAINDER	9.90 ACRES
STREETS	2.59 ACRES
TOTAL	13.98 ACRES

REFERENCES

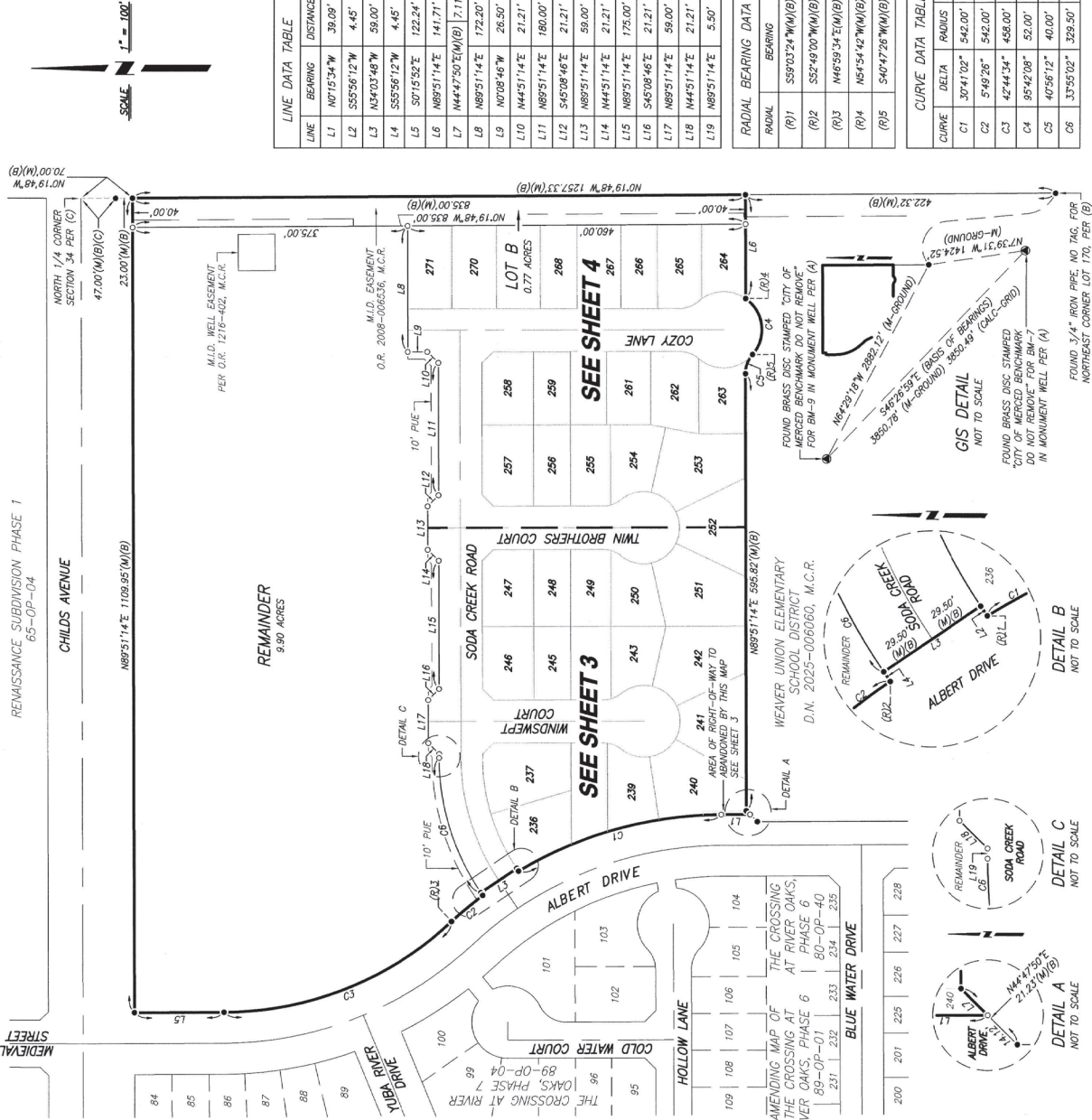
- GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- THE CROSSING AT RIVER OAKS PHASE 7, VOLUME 89 OF OFFICIAL PLATS, PAGES 4-7, M.C.R.
- RECORD OF SURVEY, VOLUME 48, PAGES 15-16, M.C.R.

NOTES

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

BASIS OF BEARINGS

A BEARING OF S46°29'53"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON DETAIL A, AND A BEARING OF S46°29'53"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON DETAIL B, WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



LINE	BEARING	DISTANCE	(M/B)
L1	N07°15'34"W	39.09'	(M/B)
L2	S55°56'12"W	4.45'	(M/B)
L3	N34°03'48"W	59.00'	(M/B)
L4	S55°56'12"W	4.45'	(M/B)
L5	S07°15'32"E	122.24'	(M/B)
L6	N08°51'14"E	141.71'	(M/B)
L7	N44°47'50"E	21.21'	(M/B)
L8	N08°51'14"E	172.20'	(M/B)
L9	N07°08'46"W	26.50'	(M/B)
L10	N44°51'14"E	21.21'	(M/B)
L11	N08°51'14"E	180.00'	(M/B)
L12	S45°08'46"E	21.21'	(M/B)
L13	N08°51'14"E	59.00'	(M/B)
L14	N44°51'14"E	21.21'	(M/B)
L15	N08°51'14"E	175.00'	(M/B)
L16	S45°08'46"E	21.21'	(M/B)
L17	N08°51'14"E	59.00'	(M/B)
L18	N44°51'14"E	21.21'	(M/B)
L19	N08°51'14"E	5.50'	(M/B)

RADIAL	BEARING	(M/B)
(R1)	S59°03'24"W	(M/B)
(R2)	S52°49'00"W	(M/B)
(R3)	N46°59'34"E	(M/B)
(R4)	N54°54'42"W	(M/B)
(R5)	S40°47'26"W	(M/B)

CURVE	DELTA	RADIUS	LENGTH	(M/B)
C1	30°41'02"	542.00'	290.26'	(M/B)
C2	5°49'26"	542.00'	55.09'	(M/B)
C3	42°44'34"	458.00'	341.67'	(M/B)
C4	95°42'08"	52.00'	86.86'	(M/B)
C5	40°56'12"	40.00'	28.58'	(M/B)
C6	33°55'02"	329.50'	195.05'	(M/B)

THE CROSSING AT RIVER OAKS, PHASE 8

B-

BENCHMARK ENGINEERING

CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4068 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 548-9300

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
FOUND 3/4" IRON PIPE, TAGGED LS. 8040,
PER (B), UNLESS NOTED OTHERWISE
FOUND MONUMENT IN MONUMENT WELL, AS NOTED PER (B)
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.

OFFICIAL PLATS
MEASURED ON THIS SURVEY
RADIAL BEARING
PUBLIC UTILITY EASEMENT
CURVE TABLE REFERENCE
LINE TABLE REFERENCE
OFFICIAL RECORDS
MERCED COUNTY RECORDS

SCALE $1" = 40'$

(A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
(B) THE CROSSING AT RIVER OAKS PHASE 7, VOLUME 89 OF OFFICIAL PLATS, PAGES 4-7, M.C.R.
(C) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.

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CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C28	51°32'35"	49.00'	44.08'	44.08'
C29	51°48'09"	49.00'	44.30'	44.30'
C30	51°32'35"	49.00'	44.08'	44.08'
C31	51°12'46"	49.00'	43.80'	43.80'
C32	25°18'51"	49.00'	220.06'	220.06'
C33	17°17'54"	40.00'	16.27'	16.27'
C34	15°21'32"	40.00'	10.72'	10.72'
C35	36°39'25"	40.00'	26.99'	26.99'

CURVE	DELTA	RADIUS	LENGTH
C2	5°49'26"	542.00'	55.09'
C6	9°02'26"	542.00'	85.52'
C7	7°34'31"	542.00'	71.66'
C8	5°36'38"	542.00'	53.08'
C9	8°27'26"	542.00'	80.00'

SEE DETAIL A
SHEET 2



TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5426

THE CROSSING AT RIVER OAKS, PHASE 8

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
 COUNTY OF MERCED, STATE OF CALIFORNIA
 JUNE 2025

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LEGEND

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 OFFICIAL PLATS
 MEASURED ON THIS SURVEY
 RADIAL BEARING
 PUBLIC UTILITY EASEMENT
 C42 CURVE TABLE REFERENCE
 L99 LINE TABLE REFERENCE
 O.R. OFFICIAL RECORDS
 M.C.R. MERCED COUNTY RECORDS

1" = 40'

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 56 OF SURVEYS, PAGES 38-41, M.C.R.
 (B) THE CROSSING AT RIVER OAKS PHASE 7, VOLUME 89 OF OFFICIAL PLATS, PAGES 4-7, M.C.R.
 (C) RECORD OF SURVEYS, VOLUME 45, PAGES 15-16, M.C.R.

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LINE DATA TABLE		
LINE	BEARING	DISTANCE
L9	N07°08'46"W	26.50'
L10	N44°51'14"E	21.21'
L12	S45°08'46"E	21.21'
L13	N89°51'14"E	59.00'
L14	N44°51'14"E	21.21'
L24	N45°08'46"W	21.21'
L25	N44°51'14"E	21.21'
L26	S45°08'46"E	21.21'

RADIAL BEARING DATA		
RADIAL	BEARING	DISTANCE
(R)4	N64°54'42"W(M)(B)	
(R)5	S40°47'26"W(M)(B)	
(R)11	N74°47'14"W	
(R)12	N74°29'42"E	
(R)13	S54°37'10"W	

