

**RESOLUTION NO. 2021-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR THE YOSEMITE CROSSING, PHASE 1  
SUBDIVISION (#5382)**

WHEREAS, a Tentative Subdivision Map for the Yosemite Crossing, Phase 1 Subdivision was approved on September 9, 2020, 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 Yosemite Crossing, Phase 1 Subdivision and hereby accepts on behalf of the public

all easements and dedications as shown on the map 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 \_\_\_\_\_ 2021 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:  
STEPHANIE R. DIETZ, CITY CLERK

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

(SEAL)

APPROVED AS TO FORM:

BY: Rebecca A. Mink 5/25/21  
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 name appears on the preliminary plat and that I have consent to the preparation and recording of this subdivision map as shown within the exterior boundary lines.

I also hereby irrevocably offer for dedication the real property described as an assessment for public purposes to the City of Merced.  
 The 10 foot Public Utility Easement and Storm Drain Easement delineated on this map.  
 I further state that I know of no assessment or structure existing within the subdivision area offered for dedication to the public, other than public utilities.

For: Roseville & G, LLC, a California limited liability company  
 Neil Angelillo Date: \_\_\_\_\_  
 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 the document.


State of California  
 County of \_\_\_\_\_  
 On \_\_\_\_\_, 2021, 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/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.  
 WITNESS my hand and official seal  
 Signature \_\_\_\_\_  
 Notary Public \_\_\_\_\_

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

**SOILS REPORT**  
 A soils report covering the land within the boundaries of the subdivision was made by Krause & Associates, Inc. Geotechnical Engineering Division, 449 Mitchell Road, Suite C, Modesto, California 95304, bearing the date of December 2, 2020, a copy of which is on file with the City of Merced.  
 Project No. 072-20062



**GOLDEN VALLEY**  
 ENGINEERING & SURVEYING  
 405 W. 19th Street • P.O. Box 349 • Merced, CA 95340  
 Phone (209) 722-3200 • Fax (209) 722-3254  
 Job No. 19-250 F.B. 237 Pg. 40-42

**TITLE REPORT**

**PRELIMINARY TITLE REPORT**  
 Prepared by \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Affect: \_\_\_\_\_  
 Used in preparation of this plat and considered a part hereof by reference

**OMITTED SIGNATURES**

PURSUANT TO SECTION 66466(9)(3)(4)(I) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES OF THE FOLLOWING INTEREST HOLDERS HAVE BEEN OMITTED:

- (1) **EASEMENT**  
 Granted To: City of Merced  
 Purpose: For widening and incidental purposes  
 Document: Book 3127 of Official Records at Page 684.  
 Recorded: July 13, 1993  
 M.C.R.
- (2) **EASEMENT**  
 Granted To: City of Merced  
 Purpose: For public facilities and incidental purposes  
 Document: Book 3234 of Official Records at Page 453.  
 Recorded: May 11, 1994  
 M.C.R.
- (3) **EASEMENT**  
 Granted To: City of Merced  
 Purpose: For storm drain and incidental purposes  
 Document: Book 2017-005391 of Official Records, M.C.R.  
 Recorded: February 24, 2017  
 M.C.R.

**SUBDIVISION AGREEMENT**

Subdivision agreement between the City of Merced and YOSEMITE & G, LLC, for YOSEMITE CROSSING PHASE I, recorded as Document Number \_\_\_\_\_ M.C.R.

**RECORDER'S STATEMENT**

No. \_\_\_\_\_ Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M. in Volume \_\_\_\_\_ of Official Plats at Page(s) \_\_\_\_\_ at the request of Golden Valley Engineering & Surveying, Inc.  
 Fee: \_\_\_\_\_  
 By: \_\_\_\_\_, Deputy  
 Recorder: \_\_\_\_\_

**CITY CLERK'S STATEMENT**

I, \_\_\_\_\_, City Clerk of the City of Merced, State of California, do hereby certify that this map was approved at a regular meeting of the 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, the 10 foot Public Utility Easement as dedicated on this map and accept all underlying water rights.  
 IN WITNESS WHEREOF, I have set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 Signature: \_\_\_\_\_  
 Stephanie R. Diaz, City Clerk

**SURVEYOR'S STATEMENT**  
 by me or under my direction and is based upon a field survey in conformance with the rules and regulations of the Board of Surveyors and local ordinance at the request of Neil Angelillo on September 16, 2020. I hereby state that all monuments are on corners and occupy the positions indicated or that they will be set in those positions before January 20, 2022, or before said Subdivision Improvements are accepted by the City of Merced or before said Subdivision Improvements are accepted by the City of Merced and that this Final Map substantially conforms to the conditionally approved Tentative Map.

Duane J. Andrews, L.S. 4092  
 Dated: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**  
 I hereby state that I have examined this map and that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map, and any approved alterations thereto, that this map is in compliance with all provisions of the California Subdivision Map Act and local Ordinance applicable at the time of the approval of the Tentative Map, have been complied with.

Signature: \_\_\_\_\_  
 Michael R. Beltman II, R.C.E. 63916  
 City Engineer  
 Date: \_\_\_\_\_

**CITY SUPERVISOR'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.

Signature: \_\_\_\_\_  
 Joe M. Cardoso, P.L.S. 8881  
 Date: \_\_\_\_\_

YOSTING TENTATIVE MAP No. 1314  
 MAJOR SUBDIVISION No. 5382  
**YOSEMITE CROSSING PHASE I**  
 BEING A SUBDIVISION OF REMAINDER C AS SHOWN ON ANNEXED MAP FOR MANSIONETS ESTATES UNIT 1, RECORDED IN VOLUME 52 OF OFFICIAL PLATS AT PAGES 91 TO 93, MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 14 EAST, MOUNT DIABLO IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
 SHEET 1 OF 4  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 SEPTEMBER 2020

**BASIS OF BEARINGS**

The bearing N 89°53'39" E for the South Section Line of Section 6, and Centerline of Yosemite Avenue, as shown on that certain Assessed Map for Masonette Estates Unit 1, recorded in the Public Records of Merced County at Pages 31 to 33, M.C.R. was used as the basis of bearing for this survey.

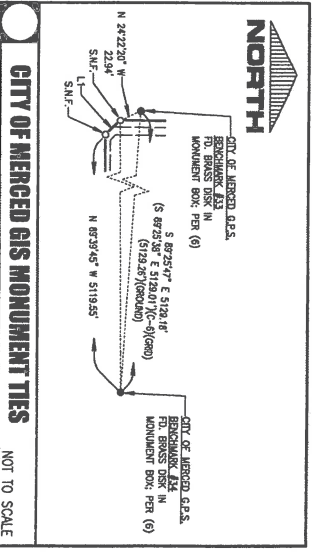
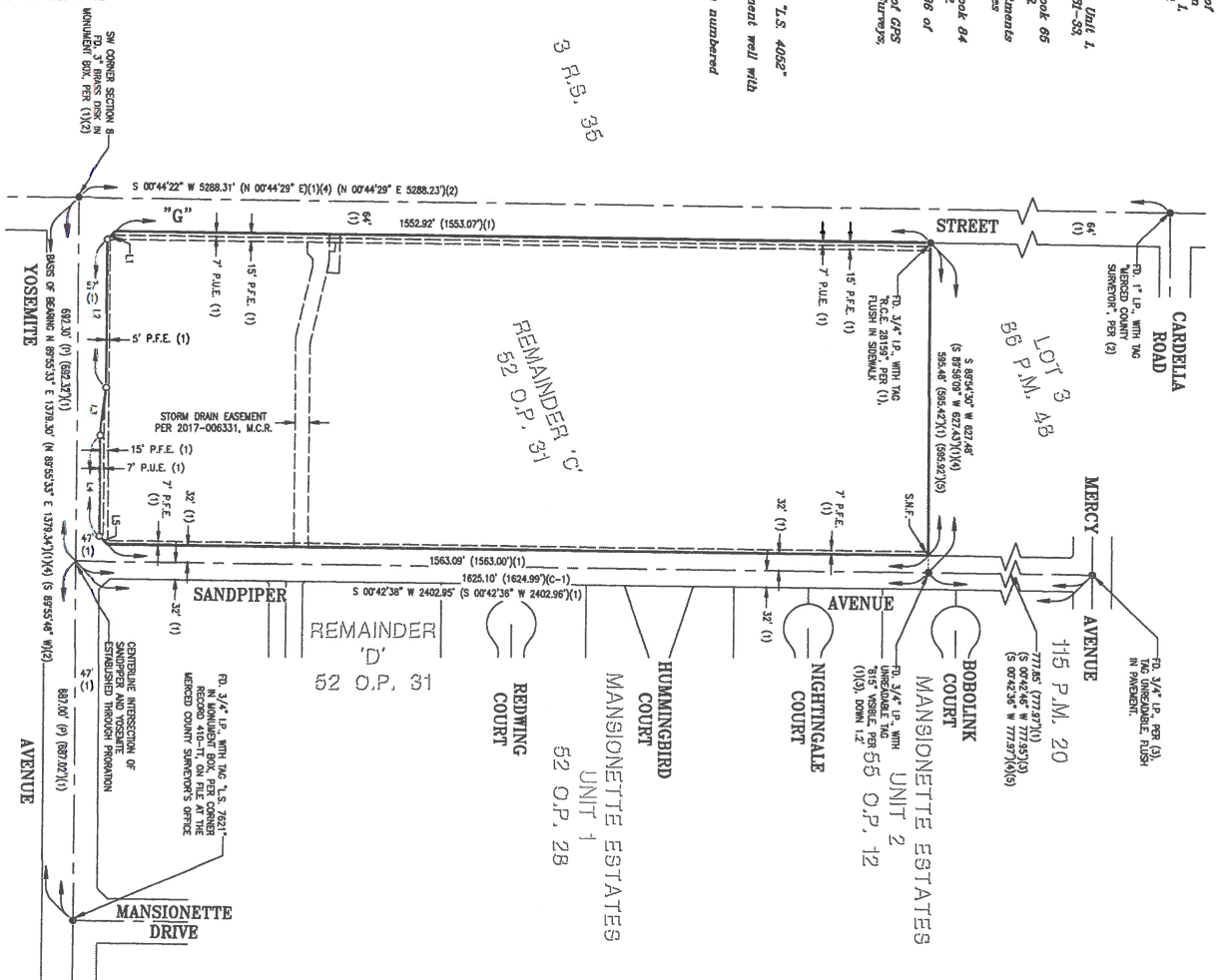
**REFERENCES**

- (1) Assessed Map for Masonette Estates Unit 1, Volume 52 of Official Plans, at Pages 31-33, M.C.R.
- (2) Parcel Map for Spaulding G. Withers Book 65 of Parcel Maps, at Pages 42-44, M.C.R.
- (3) Parcel Map for 1265 Reed State Investments LLC, Book 118 of Parcel Maps, at Pages 28-29, M.C.R.
- (4) Parcel Map for Spaulding G. Withers, Book 64 of Parcel Maps, at Pages 28-29, M.C.R.
- (5) Parcel Map for Mercy Hospital, Book 88 of Parcel Maps, at Pages 48-49, M.C.R.
- (6) General of Survey for City of Merced of GRS 51, recorded in the Public Records of Merced County at Pages 38-41, M.C.R.

**LEGEND**

- Found monument as noted
- Set 3/4" iron pipe in monument well with tag T.S. 4032
- ( ) Report data per that certain numbered reference. See references.
- (M) Measured Distance
- (P) Proportion Distance
- (R) Radial Bearing
- RD Round
- LP Iron Pipe
- M.C.R. Merced County Records
- N.T.S. Not to Scale
- O.P. Official Plans
- P.M. Parcel Map
- P.R.E. Public Facility Easement
- P.U.R. Public Utility Right-of-Way
- S.M.R. Searched, Nothing Found
- Survey Boundary

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 Job No. 19-250 F.B. 237 Pg. 40-42



LINE #	DIRECTION	LENGTH
L1	S 94°00'27"E (N 4°53'26.70"E)	21.06' &lt;math>\pm</math> (1.00')
L2	N 89°53'33"E &lt;math>\pm</math> (1.00')	284.83' &lt;math>\pm</math> (1.00')
L3	S 83°44'00"E (N 6°53'44.70"W)	00.55' &lt;math>\pm</math> (1.00')
L4	N 89°53'33"E &lt;math>\pm</math> (1.00')	191.24' &lt;math>\pm</math> (1.00')
L5	S 45°19'05"W (N 45°19'12"E)	21.38' &lt;math>\pm</math> (1.00')

**VESTING TENTATIVE MAP No. 4046**  
**MAJOR SUBDIVISION No. 5382**  
**YOSEMITE CROSSING PHASE 1**  
 BEING A SUBDIVISION OF REMAINDER & AS SHOWN ON AMENDED MAP FOR MANSIONETTE ESTATES UNIT 1, AS SHOWN ON THAT CERTAIN OFFICIAL PLANS AT PAGES 31 TO 33, ARBORD COUNTY RECORDS, IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASIN & MERIDIAN.  
 IN THE CITY OF ARBORD, COUNTY OF ARBORD, STATE OF CALIFORNIA.  
 SCALE: 1"=150'  
 SHEET 2 OF 4  
 SEPTEMBER 2020

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**BASES OF BEARINGS**  
 The bearing W 89°56'33" & for the South  
 boundary of Section 8 and boundary of  
 Township 7 North, Range 14 East, Merced  
 County, California, as shown on the  
 Amended Map for Mansionette Estates Unit 1,  
 recorded in Volume 52 of Official Plates at  
 Pages 31 to 33, M.C.R., was used as the  
 basis of bearing for this survey.

- REFERENCES**
- (1) Amended Map for Mansionette Estates Unit 1, Volume 52 of Official Plates, at Pages 31-33, M.C.R.
  - (2) Parcel Map for Spaulding G. Welton, Book 65 of Parcel Maps at Pages 42-44, M.C.R.
  - (3) Parcel Map for 1985 Real Estate Investments LLC, Book 116 of Parcel Maps, at Pages 20-21, M.C.R.
  - (4) Parcel Map for Spaulding G. Welton, Book 84 of Parcel Maps, at Pages 28-29, M.C.R.
  - (5) Parcel Map for Mercy Hospital, Book 68 of Parcel Maps, at Pages 48-49, M.C.R.
  - (6) Record of Survey for City of Merced of GPS Survey Control Network, Book 68 of Surveys, at Pages 38-41, M.C.R.

- LEGEND**
- Found monument as noted
  - Set 9/4" iron pipe, with tag "S. 4008"
  - Set 9/4" iron pipe in monument well with tag "S. 4008"
  - ( ) Report of 1/4" diameter certain numbered monuments, as indicated.
  - (M) Measured Distance
  - (P) Proportion Distance
  - (R) Radial Bearing
  - PD Piped
  - IP Iron Pipe
  - M.C.R. Merced County Records
  - N.T.S. Not to Scale
  - O.P. Official Plate
  - P.M. Parcel Map
  - P.F.E. Public Facility Easement
  - P.U.E. Public Utility Easement
  - S.N.F. Survey Boundary

**MAP NOTES**  
 \*\* The Private Utility and Access Easement shown are for the benefit of Lot 1, Lot 2, Lot 3, Lot 4, Lot 8, Lot 10 and the Remainder 1A.

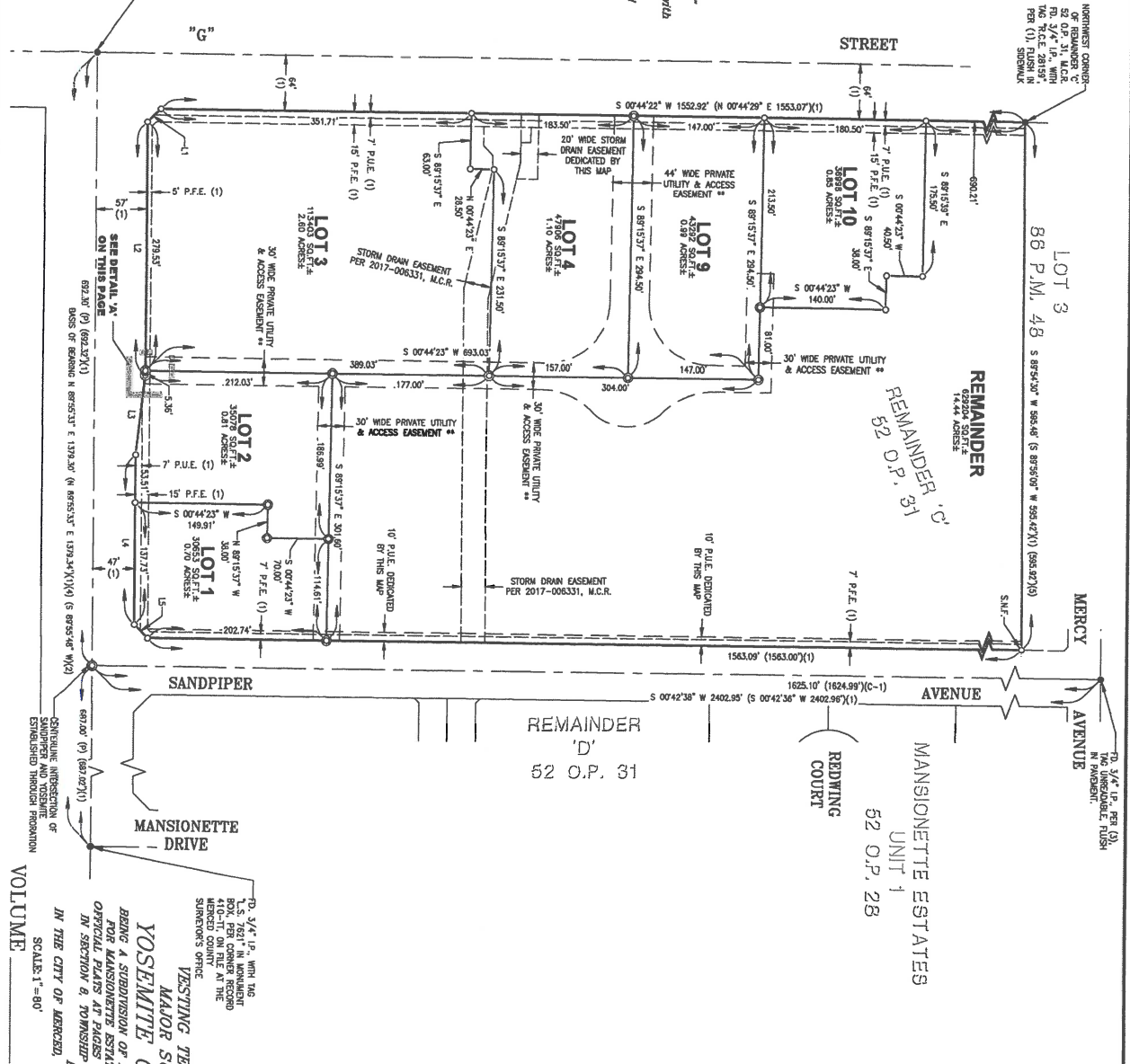
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Job No. 19-250 F.B. 237 Pj. 40-42

SCALE: 1" = 60'

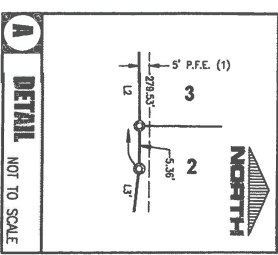
**NORTH**

SW CORNER SECTION 8  
 TO 3" BRASS NAIL IN  
 MONUMENT BOX, PER (1)(2)



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S44°40'27"E (N44°39'52"W)(1)	21.08' (4)(10)
L2	N89°33'37"E (4)(10)	284.68' (284.92')(1)
L3	S83°44'00"E (N83°44'47"W)(1)	90.85' (4)(1)
L4	N89°33'37"E (4)(10)	191.24' (191.25')(1)
L5	S45°19'05"W (N45°19'12"E)(1)	21.36' (4)(10)



TO 3/4" I.P. WITH TAG  
 T.S. 7681" IN MONUMENT  
 BOX, PER CORNER RECORD  
 MERCEDES COUNTY, IN THE  
 SURVEYOR'S OFFICE

**YOSEMITE CROSSING PHASE 1**  
 MAJOR SUBDIVISION No. 5382  
 VESTING TENTATIVE MAP No. 1314

BEING A SUBDIVISION OF REMAINDER C, AS SHOWN ON AMENDED MAP  
 FOR MANSIONETTE ESTATES UNIT 1, RECORDED IN VOLUME 52 OF  
 OFFICIAL PLATS AT PAGES 31 TO 33, MERCED COUNTY RECORDS, LYING  
 IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO  
 BASIN & MENDOCINO  
 IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SCALE: 1" = 60'

SHEET 3 OF 4  
 SEPTEMBER 2020

**BASES OF BEARINGS**  
 The bearing N 09°55'33" E for the South line of Section 8 and Centerline of Yosemite Avenue, as shown on the Amended Map for Mansionette Estates Unit 1, recorded in Volume 52 of Official Plates at Pages 31 to 33 M.C.R., was used as the basis of bearing for this survey.

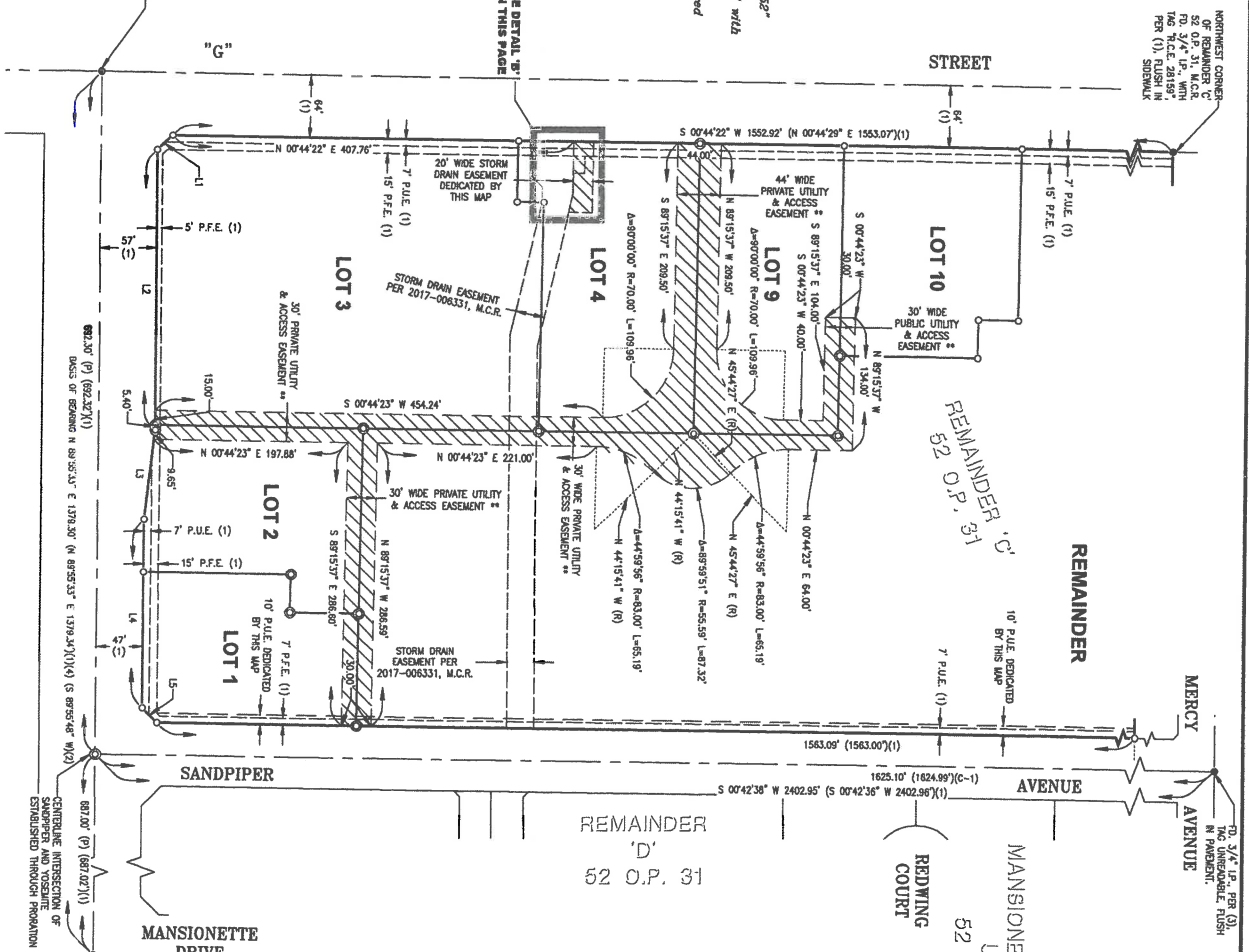
- REFERENCES**
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  - (2) Parcel Map for Spaulding G. Mathen, Book 65 of Parcel Maps, at Pages 42-44 M.C.R.
  - (3) Parcel Map for VAS Real Estate Investments LLC, Book 116 of Parcel Maps, at Pages 20-21 M.C.R.
  - (4) Parcel Map for Spaulding G. Mathen, Book 84 of Parcel Maps, at Pages 29-29 M.C.R.
  - (5) Parcel Map for Mercy Hospital, Book 86 of Parcel Maps, at Pages 48-48 M.C.R.
  - (6) "Record of Survey for City of Merced of GPS Survey Control Network, Book 58, of Surveys at Pages 39-41, M.C.R.

- LEGEND**
- Found monument as noted
  - Set 3/4" iron pipe, with tag "L.S. 4062"
  - Set 3/4" iron pipe in monument well with tag "L.S. 4068"
  - Report data per field caption numbered reference tag references
  - (M) Measured Distance
  - (P) Proportion Distance
  - (R) Radial Bearing
  - FD Found
  - IP Iron Pipe
  - M.C.R. Merced County Records
  - K.T.S. Not to Scale
  - O.P. Official Plate
  - P.M. Parcel Map
  - P.F.E. Public Facility Easement
  - P.U.E. Public Utility Easement
  - S.M.F. Searched, Nothing Found
  - S.W.B. Survey Boundary

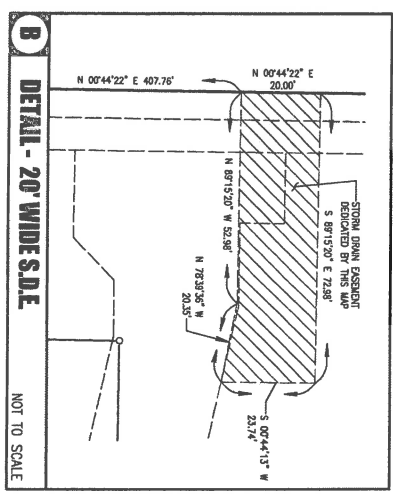
**MAP NOTE**  
 \*\* The Private Utility and Access Easement shown are for the benefit of Lot 1, Lot 2, Lot 3, Lot 4, Lot 9, Lot 10 and the Remainder 1a.



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LINE #	DIRECTION	LENGTH
L1	S 84°52'27"(1)	21.06' (4)(1)
L2	N 89°55'33" E (4)(1)(1)	294.88' (284.407)(1)
L3	S 83°44'00" E (1)	90.58' (4)(1)
L4	N 89°55'33" E (4)(1)(1)	191.24' (191.24)(1)
L5	S 45°18'05" W (1)	21.36' (4)(1)



**Yosemite Crossing Phase 1**  
 MAJOR SUBDIVISION No. 5382  
 VESTING TENTATIVE MAP No. 1314  
 BEING A SUBDIVISION OF REMAINDER C AS SHOWN ON AMENDED MAP FOR MANSIONETTE ESTATES UNIT 1, RECORDED IN VOLUME 52 OF OFFICIAL PLATES AT PAGES 31 TO 33, MERCED COUNTY RECORDS, LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 14 EAST, COUNTY OF MERCED, CALIFORNIA.  
 IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.  
 SCALE: 1" = 80'  
 SHEET 4 OF 4  
 SEPTEMBER 2020