

RESOLUTION NO. 2021-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE MISSION RANCH, PHASE 2
SUBDIVISION (#5387)**

WHEREAS, a Tentative Subdivision Map for the Mission Ranch, Phase 2 Subdivision was approved on December 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 Mission Ranch, Phase 2 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 _____ 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: Priscilla A. Miller 5/19/21
City Attorney Date

OWNER'S STATEMENT

We hereby state that we are the owners of or have record title interest in the subdivided real property, and that we are the only persons whose consent is necessary to pass clear title to said land. We hereby consent to the preparation and recordation of the subdivision map as shown within the exterior boundary lines.

We also hereby irrevocably offer for dedication the real property described below as an easement for public purposes to the City of Merced.

The 8 foot wide Public Utility Easement as shown on this map.

We also hereby irrevocably offer for dedication in fee the real property described below for public purposes to the City of Merced.

Granada Avenue, Cadiz Avenue, Valencia Court & Sedona Drive as shown on this map.

We further state that we know of no easement or structure existing within the land herein offered for dedication to the public, other than public utilities.

Bhupinder Kaur Sahota, a widow

Robert Kelsey Davis, as Trustee under a Deed of Trust recorded as Document No. 2013-025554 of Official Records of Merced County

By: Robert Kelsey Davis

Robert Kelsey Davis, as Trustee under a Deed of Trust recorded as Document No. 2017-010355 of Official Records of Merced County

By: Robert Kelsey Davis

TITLE REPORT

PRELIMINARY TITLE REPORT

Prepared by: Fidelity National Title Company
Document: FFOM-3012001979
Date: November 19, 2020
Affect: Used in preparation of this plat and considered a part hereto by reference

PURSUANT TO SECTION 66438(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

- (1) EASEMENT
In Favor Of: Merced Irrigation District
Purpose: Ditches, Canals, and Seepage and incidental purposes
Document: Book L of Agreements at Pages, 532, 535, 538, 544, and 547, Merced County Records
- (2) EASEMENT AGREEMENT
Executed By: Weaver Union School District and Rei Family LLC, a California Limited Liability Company
Purpose: For the discharge and storage of water
Document: 2006-076581 of Official Records, Merced County

SOILS REPORT

A soils report covering the land within the boundaries of the subdivision was made by Technicon Engineering Services, Inc., 4539 N. Brawley Avenue, Suite 108, Fresno, CA 93722, bearing the date of July 28, 2016, a copy of which is on file with the City of Merced

Project No. 160548.001

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and FJC INVESTMENTS, L.L.C., for MISSION RANCH PHASE 1, recorded as Document Number 2007-057671 M.C.R.

Subdivision Agreement between the City of Merced and BHUPINDER KAUR SAHOTA, for MISSION RANCH PHASE 2, recorded as Document Number _____ M.C.R.

CITY CLERK'S STATEMENT

I, Stephanie R. Dietz, 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 _____, 2021, and that the Council did accept on behalf of the

Public all Streets, Avenues, and Courts in fee, (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 _____, 2021.

Signature: Stephanie R. Dietz, City Clerk

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 Bhupinder Kaur Sahota on May 2, 2018. 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 January 30, 2022, or before said subdivision improvements are accepted by the City of Merced and that they 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.

Duane J. Andrews, L.S. 4052

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 thereof; that this map is in compliance with all provisions of the California Subdivision Map Act and local ordinance applicable at the time of approval of the tentative map, have been complied with.

Signature: Michael R. Beltran II, R.C.E.83916
City Engineer

Date: _____

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 that I am satisfied said map is technically correct.

Signature: Joe M. Cardoso, P.L.S. 8851

Date: _____

RECORDER'S STATEMENT

No. _____
Filed this _____ day of _____, 2021, at _____ M. in
Volume _____ of Official Plats at Page(s) _____ at the request of
Golden Valley Engineering & Surveying, Inc.
Fee: _____

Matt H. May,
County Recorder

By: _____, Deputy

TENTATIVE MAP NO. 1315

FINAL MAP NO. 5387

MISSION RANCH PHASE 2

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP "MISSION RANCH PHASE 1", FILED FOR RECORD IN VOLUME 76 OF OFFICIAL PLATS AT PAGES 6-8, MERCED COUNTY RECORDS, LYING IN SECTION 31, T.7S., R.14E., M.D.B. & M. CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SHEET 1 OF 5

DECEMBER 2020

VOLUME _____

PAGE _____



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ENGINEERING & SURVEYING

405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. 18069 F.B. 232 Pg. 16-17

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
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)

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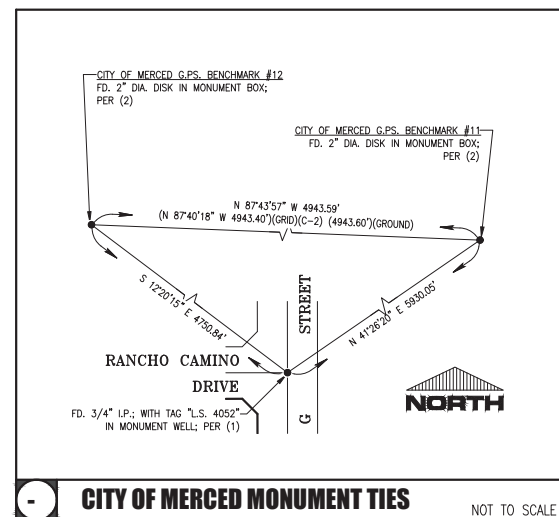
WITNESS my hand and official seal

Signature _____
Notary Public

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Commission Expires _____

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CITY OF MERCED MONUMENT TIES

NOT TO SCALE



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TENTATIVE MAP NO. 1315

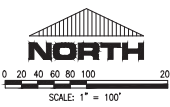
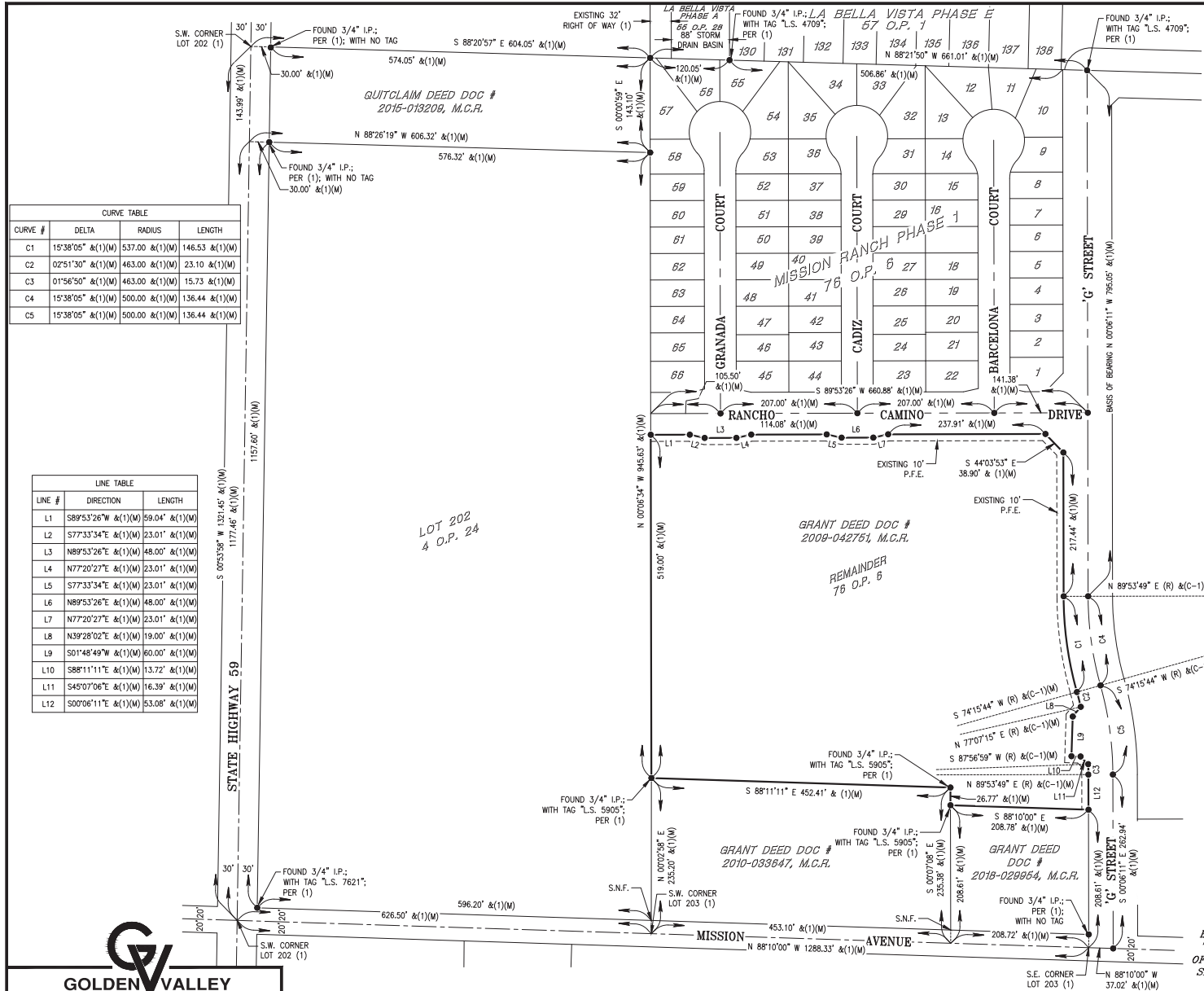
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SECTION 31, T.7S., R.14E., M.D.B. & M. CITY OF MERCED, COUNTY OF
MERCED, STATE OF CALIFORNIA
SHEET 2 OF 5 DECEMBER 2020

VOLUME _____

PAGE _____



BASIS OF BEARINGS
The bearing N 00°06'11" W for the Centerline of G Street, between two found monuments, as shown on map for "Mission Ranch Phase 1" recorded in Volume 76 of Official Plats at Pages 6-8, M.C.R., was used as the basis of bearing for this survey.

- REFERENCES**
- (1) Mission Ranch Phase 1, Volume 76 of Official Plats at Pages 6-8, M.C.R.
 - (2) Record of Survey for City of Merced of GPS Survey Control Network, Book 58 of Surveys, at Pages 38-41, M.C.R.

- LEGEND**
- Found monument and accepted 3/4" Iron Pipe with tag "L.S. 4052", Per (1), 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. See references.
 - (C) Calculated per reference listed herein
 - (M) Measured
 - (R) Radial Bearing
 - FD. Found
 - I.P. Iron Pipe
 - M.C.R. Merced County Records
 - O.P. Official Plats
 - P.F.E. Public Facility Easement
 - P.U.E. Public Utility Easement
 - S.N.F. Searched, Nothing Found
 - Survey Boundary

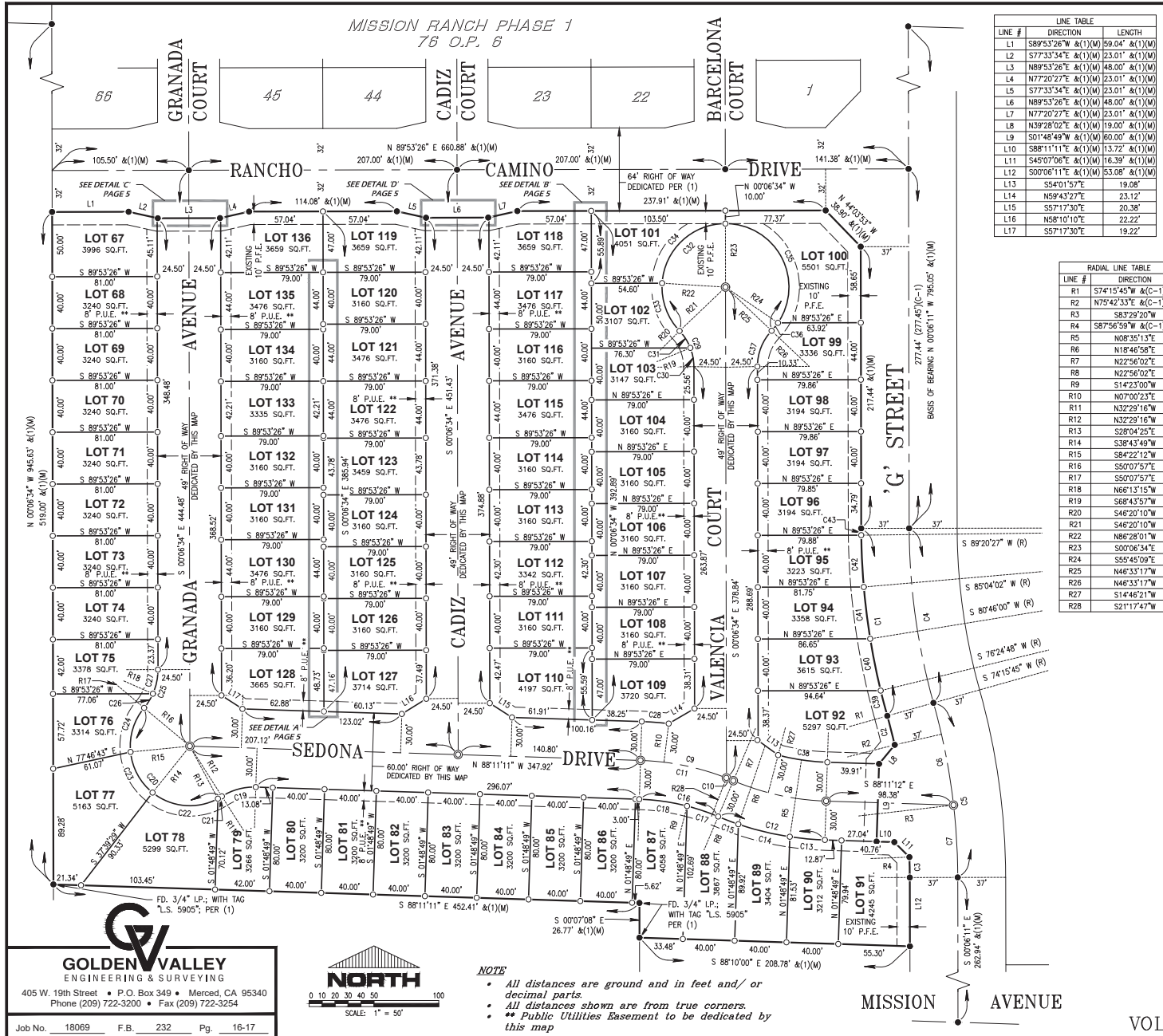
- NOTE**
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TENTATIVE MAP NO. 1315
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SCALE: 1"=100' SHEET 3 OF 5 DECEMBER 2020

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	19°38'05" &(1)(M)	537.00 &(1)(M)	146.53 &(1)(M)
C2	02°51'30" &(1)(M)	463.00 &(1)(M)	23.10 &(1)(M)
C3	01°56'50" &(1)(M)	463.00 &(1)(M)	15.73 &(1)(M)
C4	19°38'05" &(1)(M)	500.00 &(1)(M)	136.44 &(1)(M)
C5	19°38'05" &(1)(M)	500.00 &(1)(M)	136.44 &(1)(M)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°53'26"W &(1)(M)	59.04' &(1)(M)
L2	S77°33'34"E &(1)(M)	23.01' &(1)(M)
L3	N89°53'26"E &(1)(M)	48.00' &(1)(M)
L4	N77°20'27"E &(1)(M)	23.01' &(1)(M)
L5	S77°33'34"E &(1)(M)	23.01' &(1)(M)
L6	N89°53'26"E &(1)(M)	48.00' &(1)(M)
L7	N77°20'27"E &(1)(M)	23.01' &(1)(M)
L8	N39°28'02"E &(1)(M)	19.00' &(1)(M)
L9	S01°48'49"W &(1)(M)	60.00' &(1)(M)
L10	S88°11'11"E &(1)(M)	13.72' &(1)(M)
L11	S45°07'06"E &(1)(M)	16.39' &(1)(M)
L12	S00°06'11"E &(1)(M)	53.08' &(1)(M)

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L11	S45°07'06"E &(1)(M)	16.39' &(1)(M)
L12	S00°06'34"W	10.00'
L13	S54°01'57"E	19.08'
L14	N59°43'27"E	23.12'
L15	S57°17'30"E	20.38'
L16	N58°10'10"E	22.22'
L17	S57°17'30"E	19.22'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	15°38'05"	537.00	146.53 &(1)(M)
C2	02°51'30"	463.00	23.10 &(1)(M)
C3	01°56'50"	463.00	15.73 &(1)(M)
C4	15°38'05"	500.00	136.44 &(1)(M)
C5	15°38'05"	500.00	136.44 &(1)(M)

RADIAL LINE TABLE

LINE #	DIRECTION
R1	S74°15'45"W &(C-1)(M)
R2	N75°42'33"E &(C-1)(M)
R3	S83°29'20"W
R4	S87°56'59"W &(C-1)(M)
R5	N08°35'13"E
R6	N18°46'58"E
R7	N22°56'02"E
R8	N22°56'02"E
R9	S14°23'00"W
R10	N07°00'23"E
R11	N32°29'16"W
R12	N32°29'16"W
R13	S26°04'25"E
R14	S38°43'49"W
R15	S84°22'12"W
R16	S50°07'57"E
R17	S50°07'57"E
R18	N66°13'15"W
R19	S68°43'57"W
R20	S45°20'10"W
R21	S45°20'10"W
R22	N86°28'01"W
R23	S00°06'34"E
R24	S55°45'09"E
R25	N46°33'17"W
R26	N46°33'17"W
R27	S14°46'21"W
R28	S21°17'47"W

BASES OF BEARINGS

The bearing N 00°06'11" W for the Centerline of G Street, between two found monuments, as shown on map for "Mission Ranch Phase 1" recorded in Volume 76 of Official Plats at Pages 6-8, M.C.R., was used as the basis of bearing for this survey

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LEGEND

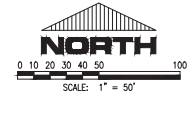
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| FD | Found |
| I.P. | Iron Pipe |
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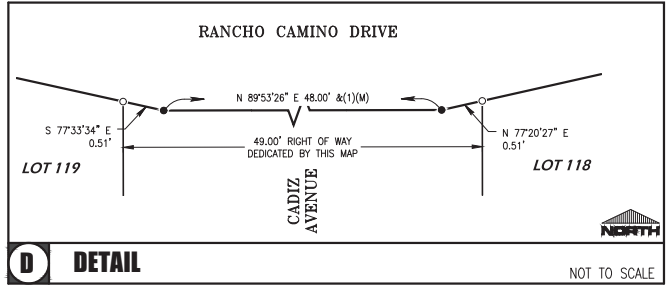
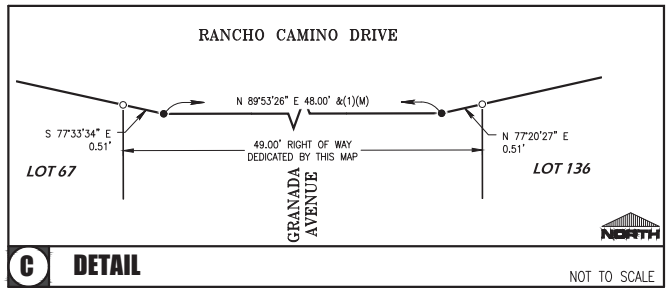
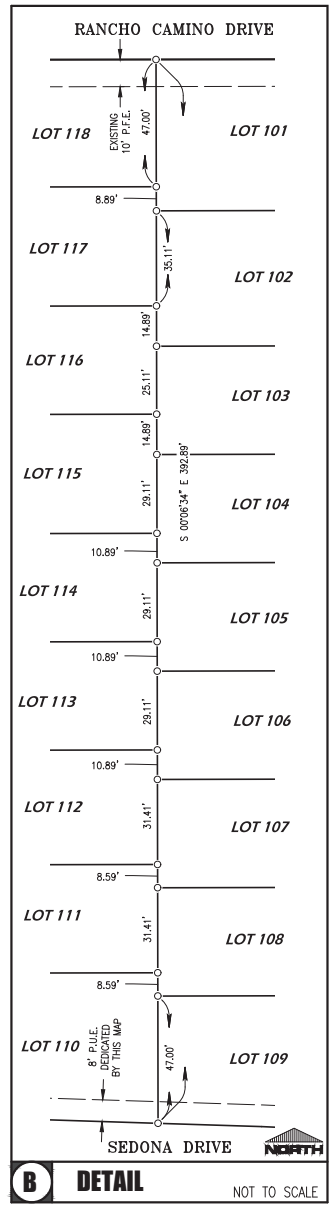
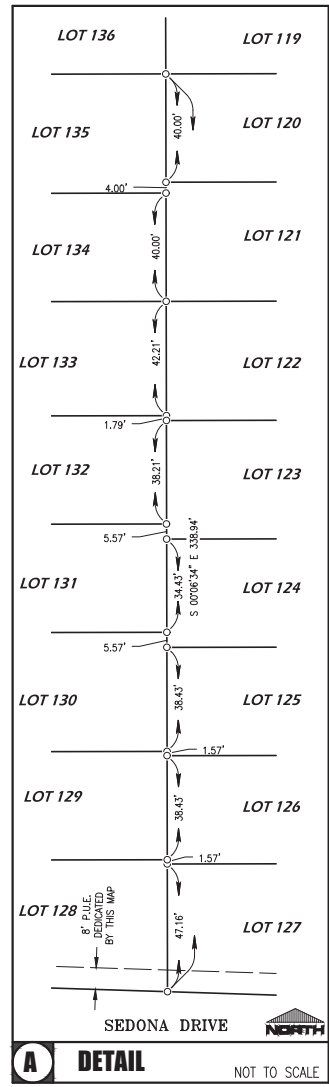
VOLUME _____ PAGE _____

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NOTE

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- Public Utilities Easement to be dedicated by this map



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