

RESOLUTION NO. 2021-____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE STONERIDGE SOUTH, PHASE 5
SUBDIVISION (#5386)**

WHEREAS, a Tentative Subdivision Map for the Stoneridge South, Phase 5 Subdivision was approved on May 9, 2018, 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 Stoneridge South, Phase 5 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 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: Shirana A. Nntn 4/13/21
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 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 indicated in the map.

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

La Habra Street, Grand View Court and Rubicon Court as shown on this map.

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

Owner: Stonefield Home, Inc., a California Corporation

Greg Hostetler, President Date: _____

Fidelity National Title Insurance Company, as Trustee under a Deed of Trust, Document No. 2021-004142, M.C.R.

Diane H. Robinson, Asst. Vice President Date: _____

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 on this _____ day of _____, 20____, and that the Council did accept on behalf of the Public, all Streets, Avenues, and Courts in fee (subject of Subdivision Improvement 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 _____, 20____.

Signature: _____
Stephanie R. Dietz, City Clerk

TITLE REPORT

PRELIMINARY TITLE REPORT

Prepared by: Fidelity National Title Company
Document: FFORM-3012100516
Date: March 19, 2021
Affect: Used in preparation of this plat and considered a part hereto by reference

OMMITTED SIGNATURES

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

- (1) **RIGHT-OF-WAY**
Granted To: Crocker-Huffman Land and Water Company, a Corporation
Purpose: For ditches and canals
Document: Book L of Agreements at Page 553, Merced County Records
Recorded: May 12, 1910
- (2) **RIGHT-OF-WAY**
Granted To: Merced Irrigation District, as successor in interest
Purpose: For ditches, etc.
Document: Book L of Agreements at Page 556, Merced County Records
Recorded: May 12, 1910

SOILS REPORT

A soils report covering the land within the boundaries of the subdivision was made by Technicon Engineering Services Inc., 4539 N. Brawley #108, Fresno, CA 93722, bearing the date of January 10, 2018, a copy of which is on file with the City of Merced.

Project No. 170805.001

SUBDIVISION AGREEMENT

Subdivision Agreement between the City of Merced and STONEFIELD HOME, INC., for STONE RIDGE SOUTH PHASE 5, 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: _____

Matt H. May,
County Recorder

By: _____, Deputy

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 Greg Hostetler on October 11, 2019. I hereby state that this Final Map substantially conforms to the approved or conditionally approved tentative map, if any, and that all monuments shown hereon are of the character and occupy the positions indicated or that they will be set in those positions before March 10, 2022 are or will be sufficient to enable the survey to be retraced.

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 ordinances applicable at the time of the 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 Final Map and the subdivision shown hereon and it complies with all provisions of Chapter 2 of the Subdivision Map Act and that I am satisfied that this Subdivision Map is technically correct.

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

Date: _____

TENTATIVE MAP No. 1306
MAJOR SUBDIVISION No. 5386
STONE RIDGE SOUTH PHASE 5
BEING A SUBDIVISION OF PORTIONS OF THE REMAINDERS OF LOTS 205 & 206 OF "MAP OF MERCED COLONY" RECORDED IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 24, MERCED COUNTY RECORDS, AS SHOWN ON MAP OF "STONE RIDGE SOUTH PHASE 4" RECORDED IN VOLUME ___ OF OFFICIAL PLATS AT PAGES ___-___, MERCED COUNTY RECORDS, LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN.
IN THE CITY OF MERCED, STATE OF CALIFORNIA.

SHEET 1 OF 5 DECEMBER 2020

VOLUME _____ PAGE _____



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. 17196 F.B. 232 Pg. 1-11

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 _____, 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) 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

Signature _____

Commission No. _____

Commission Expires _____

(DO NOT STAMP)

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Signature _____

Commission No. _____

Commission Expires _____

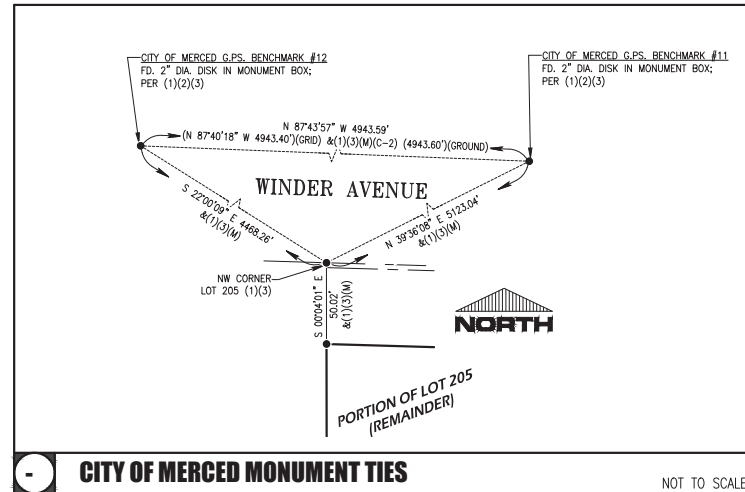
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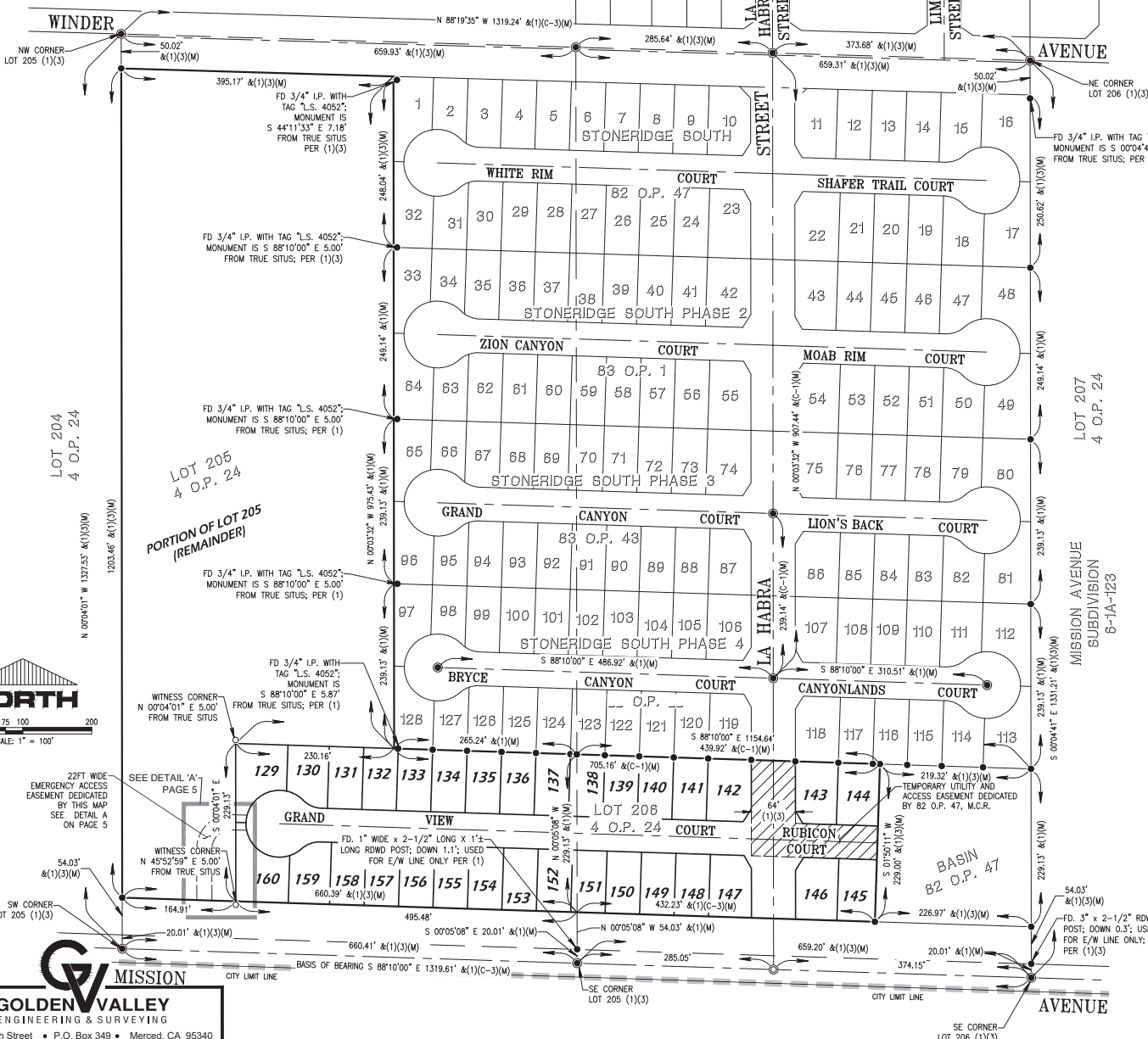
CITY OF MERCED MONUMENT TIES

NOT TO SCALE

TENTATIVE MAP No. 1306
 MAJOR SUBDIVISION No. 5386
STONE RIDGE SOUTH PHASE 5
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 IN THE CITY OF MERCED, STATE OF CALIFORNIA.

SHEET 2 OF 5 DECEMBER 2020

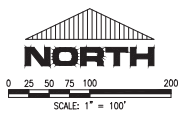
VOLUME _____ PAGE _____



BASIS OF BEARINGS
 The bearing S 88°10'00" E for the Centerline of Mission Avenue, between two found monuments, as shown on that certain Subdivision Map of Stone Ridge South Phase 4 recorded in Volume ___ of Official Plats at Pages ___ M.C.R., was used as the basis of bearing for this survey.

- REFERENCES**
- (1) Final Map No. ____, Stone Ridge South Phase 4, Volume ___ of Official Plats, at Pages ___ 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.
 - (3) Final Map No. 5369, Stone Ridge South Phase 1, Volume 82 of Official Plats, at Pages 47-50, M.C.R.

- LEGEND**
- Found monument and accepted 3/4" Iron Pipe with tag L.S. 4052, per (1), unless otherwise as noted.
 - ⊙ Found monument in monument well 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 Distance
 - (R) Radial Bearing
 - FD. Found
 - I.P. Iron Pipe
 - M.C.R. Merced County Records
 - O.P. Official Plats
 - P.U.E. Public Utility Easement
 - Survey Boundary



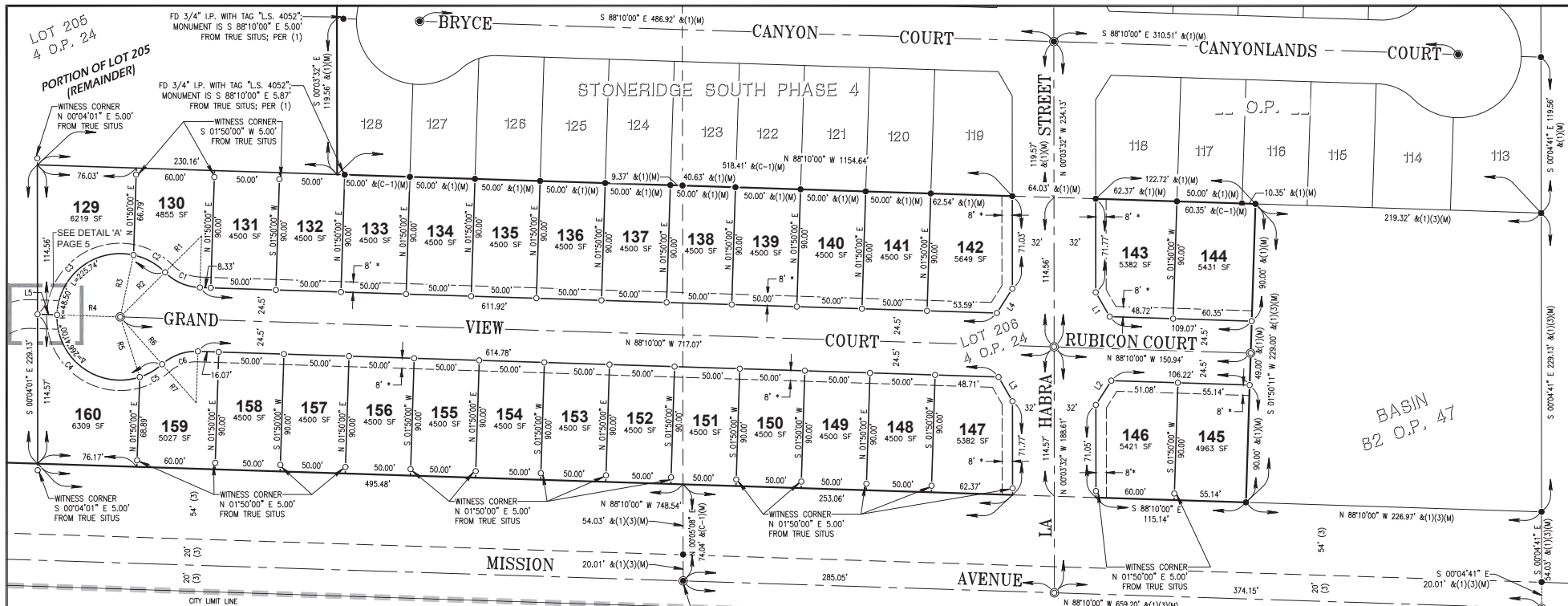
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 IN THE CITY OF MERCED, STATE OF CALIFORNIA.

SCALE: 1"=100' SHEET 3 OF 5 DECEMBER 2020

VOLUME _____ PAGE _____

MISSION GOLDEN VALLEY ENGINEERING & SURVEYING
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Job No. 17196 F.B. 232 Pg. 1-11



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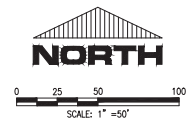
- REFERENCES**
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 - Record of Survey for City of Merced of GPS Survey Control Network, Book 58 of Surveys, at Pages 38-41, M.C.R.
 - Final Map No. 5368, Stone Ridge South Phase 1, Volume 82 of Official Plats, at Pages 47-50, M.C.R.

- LEGEND**
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 - Survey Boundary

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	43°20'30"	39.50'	29.88'
C2	32°58'14"	48.50'	27.91'
C3	100°22'16"	48.50'	84.96'
C4	109°51'02"	48.50'	92.99'
C5	23°29'28"	48.50'	19.88'
C6	43°20'30"	39.50'	29.88'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°51'18"E	21.47'
L2	N32°30'31"E	22.08'
L3	S29°52'38"E	21.48'
L4	S32°33'47"W	22.11'
L5	N88°10'00"W	15.00'

RADIAL LINE TABLE	
RADIAL #	DIRECTION
R1	S45°10'30"W
R2	S45°10'30"W
R3	N12°12'16"E
R4	N88°10'00"W
R5	S180°1'02"E
R6	S41°30'30"E
R7	S41°30'30"E



MAP NOTE
 * PUBLIC UTILITY EASEMENT DEDICATED BY THIS MAP

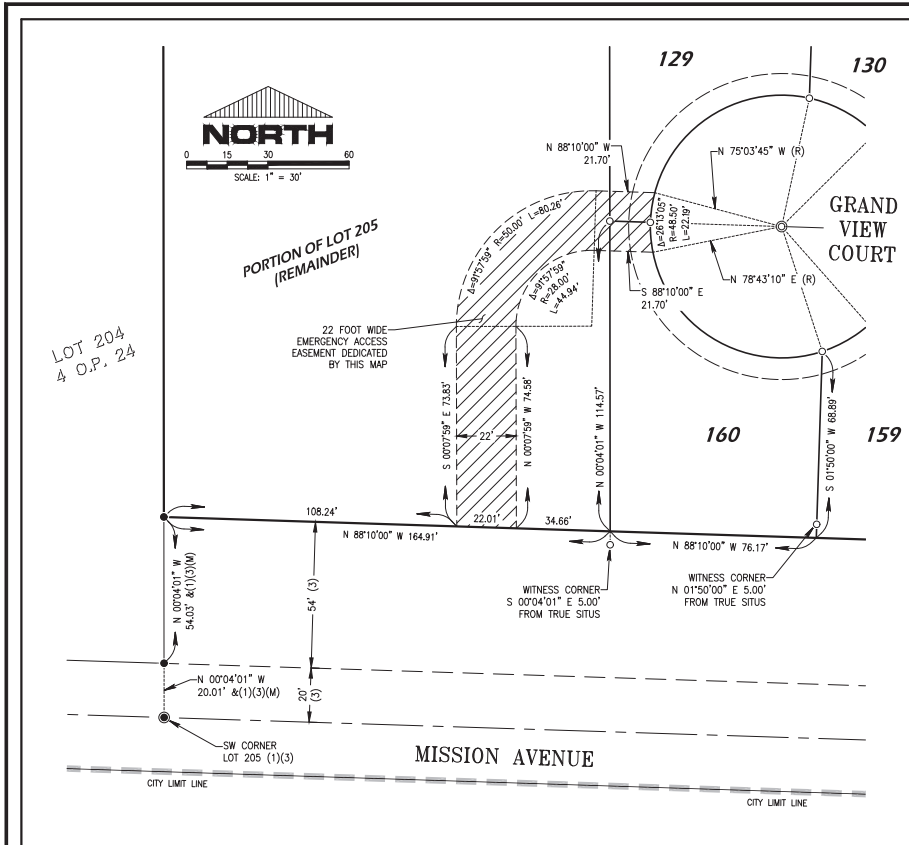
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SCALE: 1" = 50' SHEET 4 OF 5 DECEMBER 2020

VOLUME _____ PAGE _____

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Job No. 17196 F.B. 232 Pg. 1-11



A 22FT WIDE EMERGENCY ACCESS EASEMENT DETAIL

SCALE: 1"=30'

BASIS OF BEARINGS

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