

RESOLUTION NO. 2023-____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE RENAISSANCE 154, PHASE 1
SUBDIVISION (#5407)**

WHEREAS, a Tentative Subdivision Map for the Renaissance 154 Subdivision was approved on April 5, 2023, 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 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.
8. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
9. 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.
10. 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 Renaissance 154, Phase 1 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 _____ 2023 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

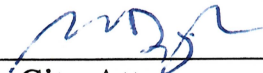
Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY:  10/25/2023
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 PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY HEREBY HEREBY HEREBY OFFER FOR DEDICATION 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 THIS MAP:
I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

DIVAN STREET, BOONE STREET, AND ARCADE COURT, AS SHOWN ON THIS MAP.
I FURTHER STATE THAT I KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

BY: GREG HOSTETLER, PRESIDENT DATE: _____

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

BY: SIGNATURE _____ DATE: _____

NOTARY 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 THAT DOCUMENT.

STATE OF CALIFORNIA } S.S.
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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA } S.S.
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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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.
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WITNESS MY HAND
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

PRELIMINARY FOR REVIEW ONLY
DATE: 2023-10-25 11:59 FILE: M:\20232\Survey Drawings\Phase 1\PH1-01 CERT.dwg

**TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5407
RENAISSANCE 154- PHASE 1**

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____ TO _____ MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14, EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
OCTOBER 2023



BENCHMARK ENGINEERING, INC.
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FTM-3012300214
DATE: SEPTEMBER 7, 2023
USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC. A CALIFORNIA CORPORATION, FOR SUBDIVISION NO. 5407, RENAISSANCE 154 - PHASE 1, RECORDED AS DOCUMENT NUMBER _____, M.C.R.

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION MAP NO. 5407, RENAISSANCE 154 - PHASE 1, IS FILED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66466(3)(A)(I) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTEREST HOLDERS OF RECORD HAVE BEEN OMITTED:
TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANAL AND INCIDENTAL PURPOSES
IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 331
TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANALS
IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY
DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 334
TYPE OF INTEREST: PUBLIC UTILITY EASEMENT
IN FAVOR OF: CITY OF MERCED
DEED REFERENCE: DOCUMENT NO. 2003-058637, OF OFFICIAL RECORDS

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 ORDINANCES. 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 OCTOBER 31, 2024, OR BEFORE SAID SUBDIVISION MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____.

MICHAEL HALTERMAN, P.L.S. 8840



CITY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, 20____.

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

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL REQUIREMENTS AND ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MIKE WEGLEY, INTERIM CITY ENGINEER
R.C.E. 45009

DATE _____

CITY CLERK'S CERTIFICATE

I, SCOTT MERRIUE, 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, ON _____, 20____, AT _____ M., IN PUBLIC HEARING OF THE PUBLIC, DIVAN STREET, BOONE STREET, AND ARCADE COURT (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT MERRIUE, CITY CLERK

DATE _____

RECORDER'S STATEMENT

NO. _____
FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.

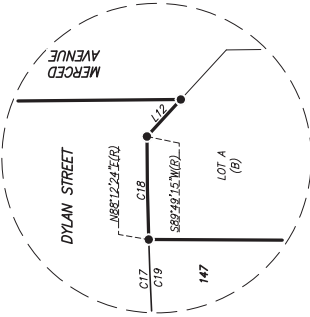
AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

FEE: _____
MATT H. MAY, COUNTY RECORDER
BY: _____, DEPUTY

TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5407
RENAISSANCE 154 - PHASE 1

SUBDIVISION SUMMARY

39 LOTS	3.33 ACRES
STREETS	1.40 ACRES
TOTAL	4.73 ACRES



DETAIL A
NOT TO SCALE

- LEGEND**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
 - FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (B) UNLESS OTHERWISE NOTED
 - FOUND GPS MONUMENT PER (A)
 - SET 3/4" x 24" IRON PIPE WITH PLASTIC PLUG TAGGED L.S. 8040
 - OP OFFICIAL PLATS
 - PUE PUBLIC UTILITY EASEMENT
 - (M) MEASURED ON THIS SURVEY
 - M.C.R. MERCED COUNTY RECORDS
 - (R) RADIAL BEARING
 - C42 CURVE TABLE REFERENCE
 - L89 LINE TABLE REFERENCE
 - * CALCULATED FROM RECORD LISTED HEREIN

BASIS OF BEARINGS

A BEARING OF S46°26'59" E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF OFFICIAL PLATS, PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

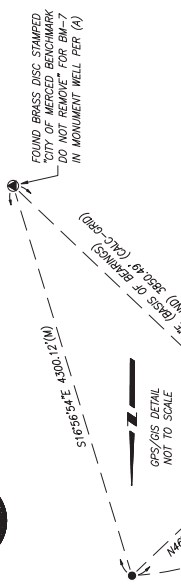
REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) RENAISSANCE II, VOLUME 68 OF OFFICIAL PLATS, PAGES 28-31, M.C.R.
- (C) SIERRA VISTA UNIT 3, VOLUME 68 OF OFFICIAL PLATS, PAGES 28-31, M.C.R.
- (D) FINAL MAP FOR RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-6, M.C.R.

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 68 OF OFFICIAL PLATS, AT PAGES 28-31 TO MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 OCTOBER 2023

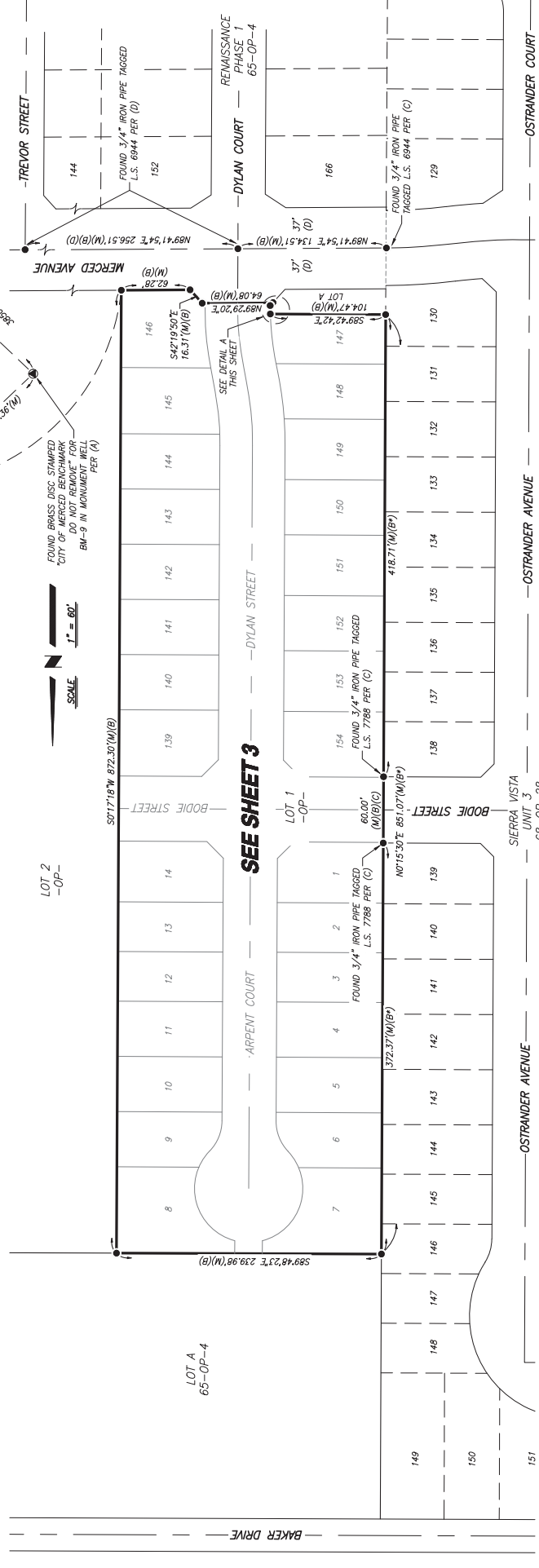


BENCHMARK ENGINEERING, INC.
 4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356



NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. SEE LINE AND CURVE DATA TABLES ON SHEET 3.



TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5407
RENAISSANCE 154 - PHASE 1

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 68 OF OFFICIAL PLATS, AT PAGES 130 TO 136, COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 OCTOBER 2023

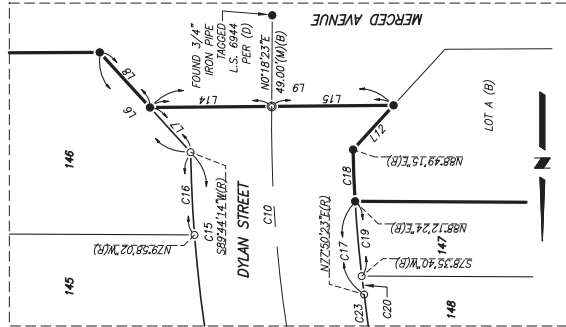


REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) RENAISSANCE II, VOLUME 68 OF OFFICIAL PLATS, PAGES 130-136, M.C.R.
- (C) SIERRA VISTA UNIT 3, VOLUME 68 OF OFFICIAL PLATS, PAGES 28-31, M.C.R.
- (D) FINAL MAP FOR RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-6, M.C.R.

NOTES

- 1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- 2. ALL MONUMENTS SHOWN HEREON ARE AS SHOWN UNLESS OTHERWISE NOTED.
- 3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

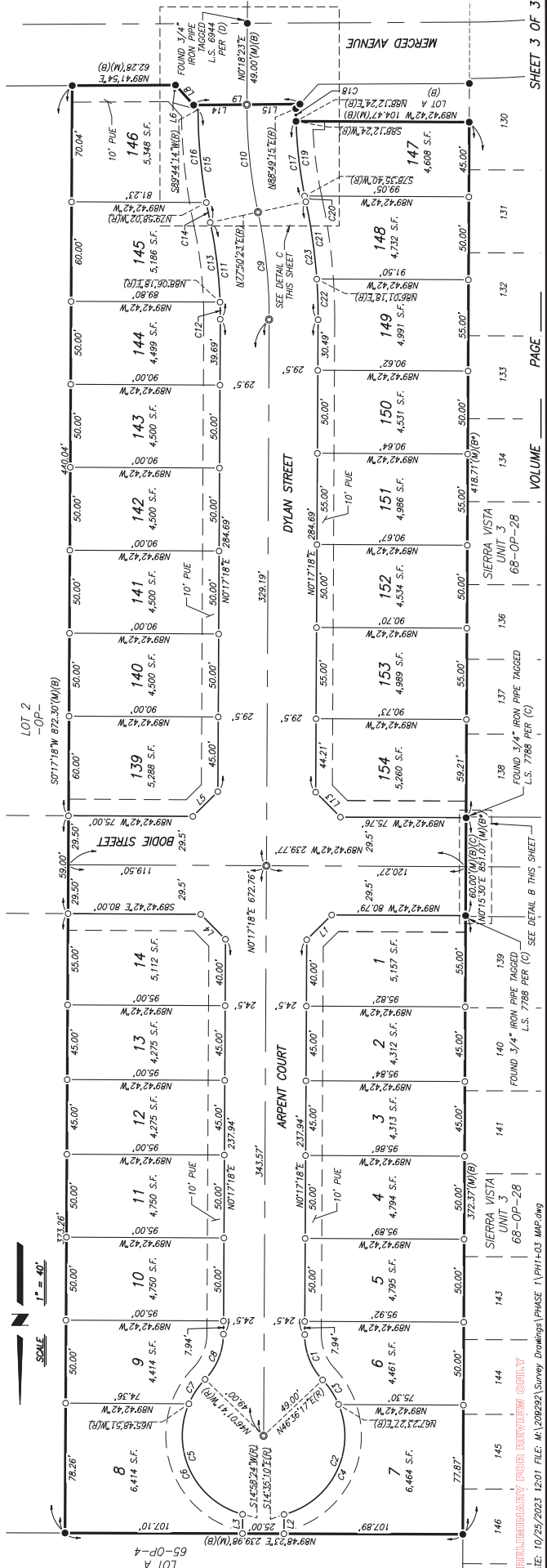
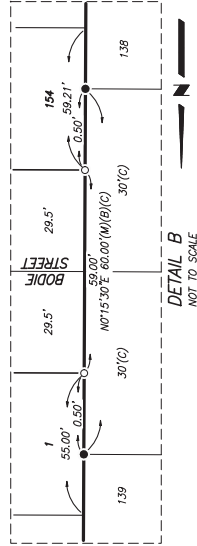


LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (B) UNLESS OTHERWISE NOTED
- FOUND GPS MONUMENT PER (A)
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- OFFICIAL PLATS
- PUBLIC UTILITY EASEMENT
- (M) MEASURED ON THIS SURVEY
- (M) MERCED COUNTY RECORDS
- (P) RADIAL BEARING
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- * CALCULATED FROM RECORD LISTED HEREIN

CURVE DATA TABLE		LINE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	DISTANCE
C1	43°41'01"	39.50'	30.12'	L1	N46°17'18"W	21.21'
C2	118°46'34"	49.00'	101.61'	L2	N07°11'37"E	11.62'
C3	20°47'10"	49.00'	17.78'	L3	S07°11'37"W	11.62'
C4	98°01'24"	49.00'	83.83'	L4	S44°42'42"E	21.21'
C5	118°59'56"	49.00'	101.77'	L5	S46°17'18"W	21.21'
C6	98°12'46"	49.00'	83.99'	L6	S42°19'50"E	20.14'
C7	20°47'10"	49.00'	17.78'	L7	S42°19'50"E	3.83'
C8	43°41'01"	39.50'	30.12'	L8	S42°19'50"E	16.31'
C9	122°26'55"	300.00'	65.18'	L9	N89°29'20"E	64.08'
C10	122°26'55"	300.00'	65.28'	L12	N42°29'11"E	3.71'
C11	122°26'55"	270.50'	58.77'	L13	N44°42'42"W	21.21'
C12	27°11'00"	270.50'	10.31'	L14	N89°29'20"E	32.08'
C13	107°15'55"	270.50'	48.46'	L15	N89°29'20"E	32.00'
C14	2°07'40"	329.50'	12.24'			
C15	11°53'51"	329.50'	68.42'			
C16	9°46'11"	329.50'	56.18'			
C17	10°22'02"	270.50'	48.94'			
C18	1°36'51"	270.50'	7.62'			
C19	9°36'14"	270.50'	45.38'			
C20	0°42'18"	270.50'	3.96'			
C21	6°10'55"	329.50'	47.05'			
C22	4°16'00"	329.50'	24.54'			
C23	122°26'55"	329.50'	71.59'			



PRELIMINARY FOR REVIEW ONLY
 DATE: 10/25/2023 12:01 FILE: M:\202292\Survey Drawings\PHASE 1\PH1-03 MAP.dwg