

RESOLUTION NO. 2021-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGE
18-A, PHASE 2 SUBDIVISION (#5389)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 18-A, Phase 2 Subdivision was approved on February 20, 2019, 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 Bellevue Ranch West, Village 18-A, Phase 2 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 _____ 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: Kimberly Mader 7/15/21
City Attorney Date

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVISION REAL PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY TO THE RECORDS OF THE RECORDS OF THE COUNTY OF MERCED, AND THAT THE SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

WE HEREBY REQUEST ALL DIRECT RIGHTS OF ACCESS OF LOTS 129, 143, 144, 163, AND 164 TO AND FROM THE EXTERIOR BOUNDARY LINES.

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TENTATIVE MAP NO. 1310 TRACT NO. XXXX BELLEVUE RANCH WEST VILLAGE 18A, PHASE 2

BEING A SUBDIVISION OF LOT 1, AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 1, FILED IN VOLUME OF OFFICIAL PLATS THROUGH MERCED COUNTY RECORDS LYING IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 14 WEST, MOUNT Diablo Base and Meridian.

CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
APRIL 2021

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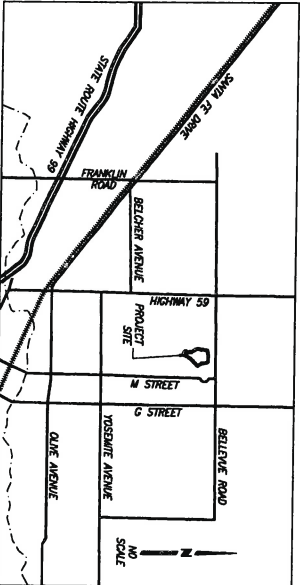
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
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APRIL 2021



BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354



PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT
FOR THE SUBDIVISION MAP NO. 1310
ORDER NUMBER
DATE: 23 FEBRUARY, 2021
FILED: 02/23/2021
USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HEREOF BY REFERENCE

RIGHT TO FARM STATEMENT

PER MERCED COUNTY ORDINANCE NO. 1213.
THE PROPERTY DESCRIBED ON THE HEREIN SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES. THE PROPERTY IS NOT SUBJECT TO RECLAMATION, OR RECLAMATION FROM THE USE OF AGRICULTURAL PURPOSES, INCLUDING BUT NOT LIMITED TO, FLOWING, SPRINKLING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.
THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PROPERTY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUB) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. THE PROPERTY IS NOT SUBJECT TO SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INTERFERENCE OR DISRUPTION FROM THE NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

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 THAT I AM Satisfied THAT THE MAP IS TECHNICALLY CORRECT.
I, **DAVID R. HARRIS**, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 10088, DO HEREBY CERTIFY THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF SET IN PLACE ACCORDING TO THE RECORDS OF THE COUNTY OF MERCED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO DEFINE THE SURVEY TO BE RETURNED.

PRELIMINARY FOR REVIEW ONLY

CITY SURVEYOR'S STATEMENT

I, **DAVID R. HARRIS**, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 10088, DO HEREBY CERTIFY THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF SET IN PLACE ACCORDING TO THE RECORDS OF THE COUNTY OF MERCED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO DEFINE THE SURVEY TO BE RETURNED.

CITY ENGINEER'S STATEMENT

I, **DAVID R. HARRIS**, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 10088, DO HEREBY CERTIFY THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF SET IN PLACE ACCORDING TO THE RECORDS OF THE COUNTY OF MERCED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO DEFINE THE SURVEY TO BE RETURNED.

CITY CLERK'S CERTIFICATE

I, **DAVID R. HARRIS**, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 10088, DO HEREBY CERTIFY THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF SET IN PLACE ACCORDING TO THE RECORDS OF THE COUNTY OF MERCED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO DEFINE THE SURVEY TO BE RETURNED.

SOILS REPORT

I, **DAVID R. HARRIS**, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 10088, DO HEREBY CERTIFY THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF SET IN PLACE ACCORDING TO THE RECORDS OF THE COUNTY OF MERCED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO DEFINE THE SURVEY TO BE RETURNED.

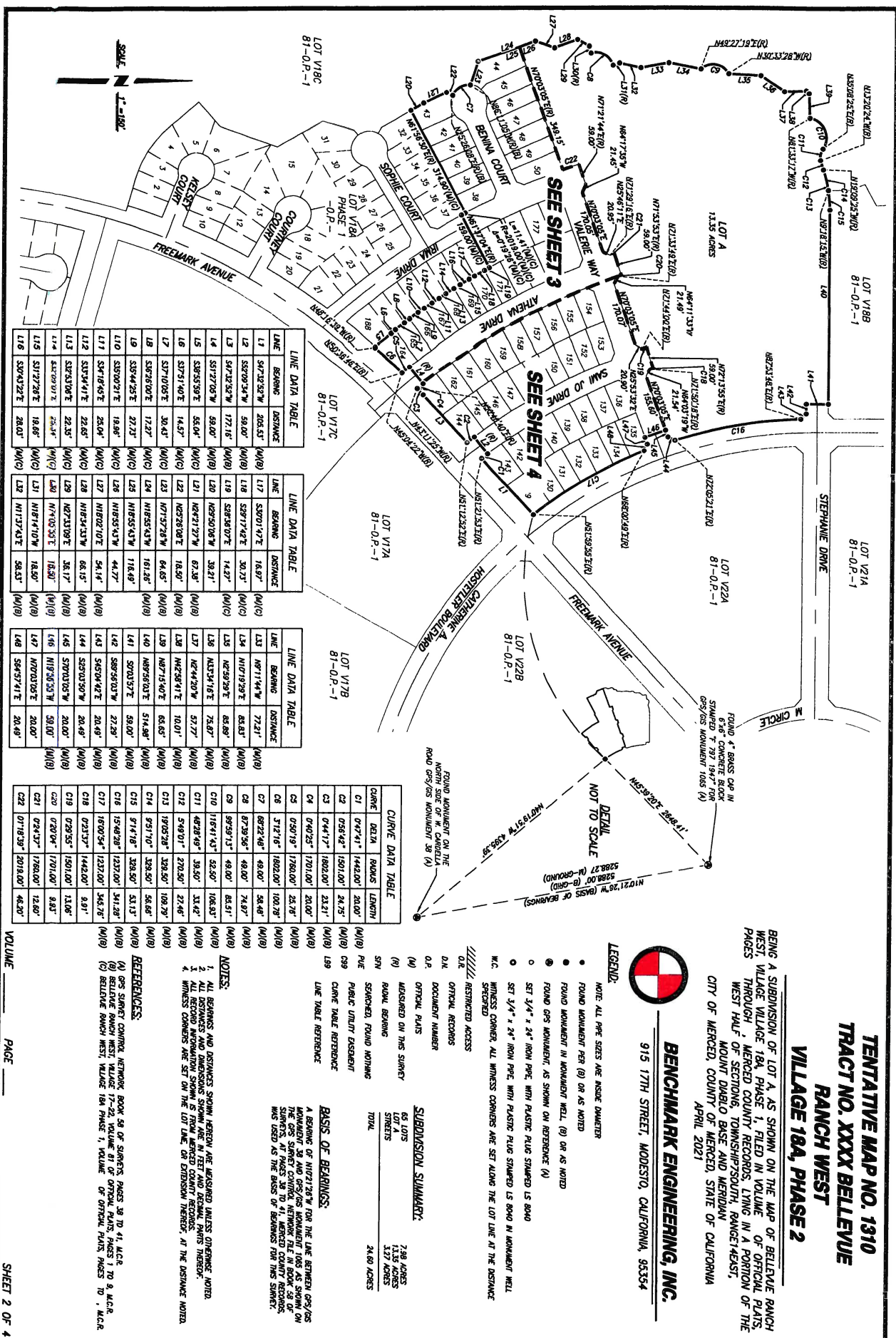
SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONETREE HOME, INC., FOR BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R. _____, THIS MAP.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ O'CLOCK _____ M.
IN BOOK _____ OF OFFICIAL PLATS, AT PAGE _____, M.C.R. _____
AT THE REQUEST OF STONETREE HOME, INC.
FEE: _____
BY: **DAVID R. HARRIS**, COUNTY RECORDER
BR: _____, DEPUTY
VOLUME _____ PAGE _____





TENTATIVE MAP NO. 1310
TRACT NO. XXXX BELLEVUE
RANCH WEST
VILLAGE 18A, PHASE 2

BEING A SUBDIVISION OF LOT 1, AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 1, FILED IN VOLUME OF OFFICIAL PLATS, THROUGH MERCED COUNTY RECORDS, LING IN A PORTION OF THE WEST HALF OF SECTION, TOWNSHIP 35 SOUTH, RANGE 14 WEST, MOUNT Diablo Base and Meridian CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA APRIL 2021

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT PER (B), OR AS NOTED
 - FOUND MONUMENT, AS SHOWN ON REFERENCE (A)
 - SET 3/4" x 24" IRON PIPE, WITH PLASTER PLATE STAMPED LS 8040
 - SET 3/4" x 24" IRON PIPE, WITH PLASTER PLATE STAMPED LS 8040
 - WITNESS CORNER, ALL WITNESS CORNERS ARE SET ALONG THE LOT LINE AT THE DISTANCE SPECIFIED
 - ////// RESTRICTED ACCESS
 - /○ OPTICAL RECORDS
 - /○ OPTICAL PLATS
 - (M) MEASURED ON THIS SURVEY
 - (R) RAILROAD BEARING
 - SEN SEARCHED, FOUND NOTHING
 - PUE PUBLIC UTILITY EASEMENT
 - C99 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE

NOTES:

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL
3. ALL REVERSE MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL
4. ALL REVERSE MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL
5. SEE SHEET 2 FOR BASIS OF BEARINGS.

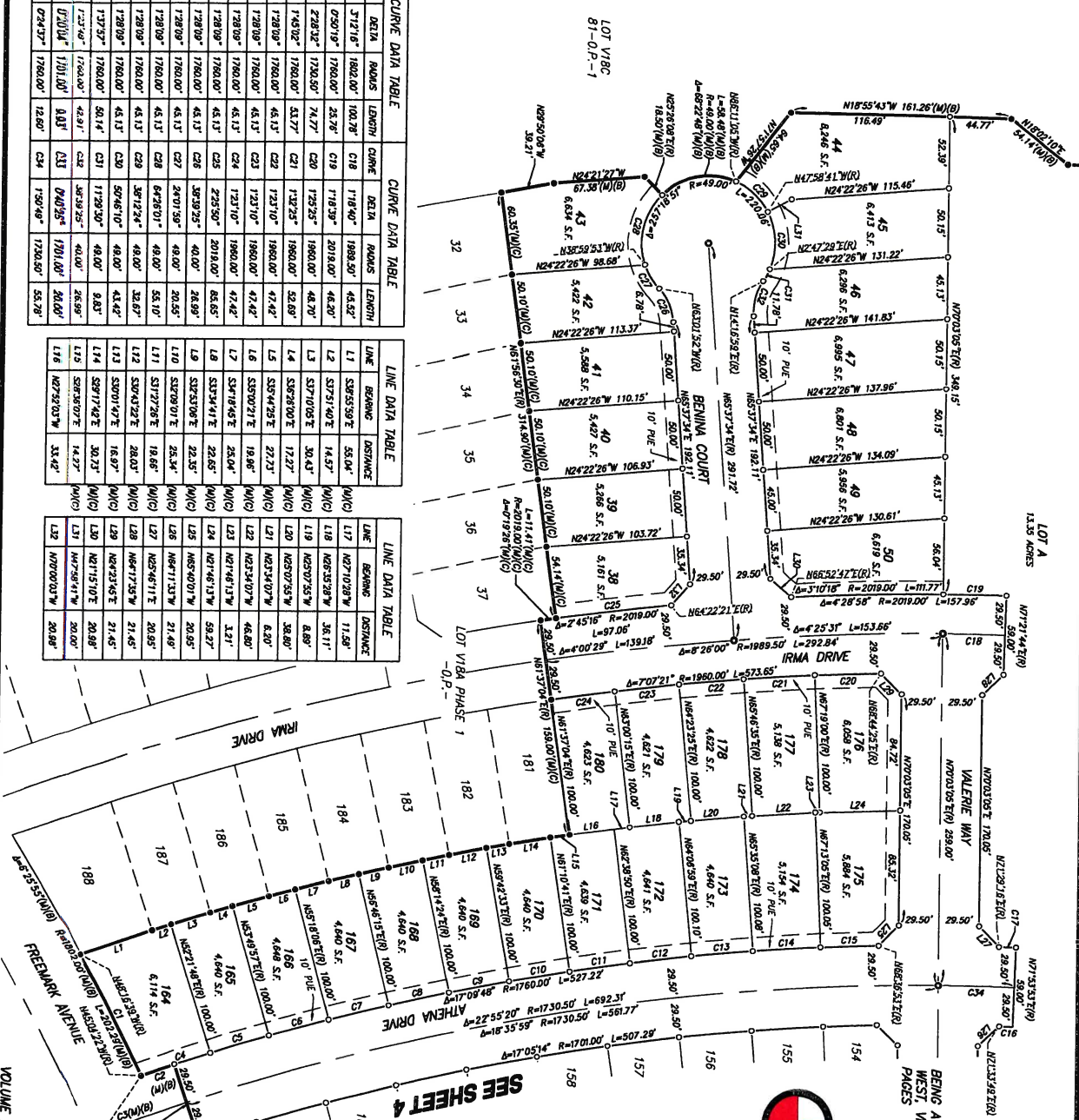
REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF
- (B) BELLEVUE RANCH WEST, VILLAGE 17-22, LING, VOLUME
- (C) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 1, LING, VOLUME
- (D) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (E) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (F) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (G) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (H) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (I) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (J) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (K) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (L) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (M) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
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- (R) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
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- (W) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (X) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (Y) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME
- (Z) BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, LING, VOLUME

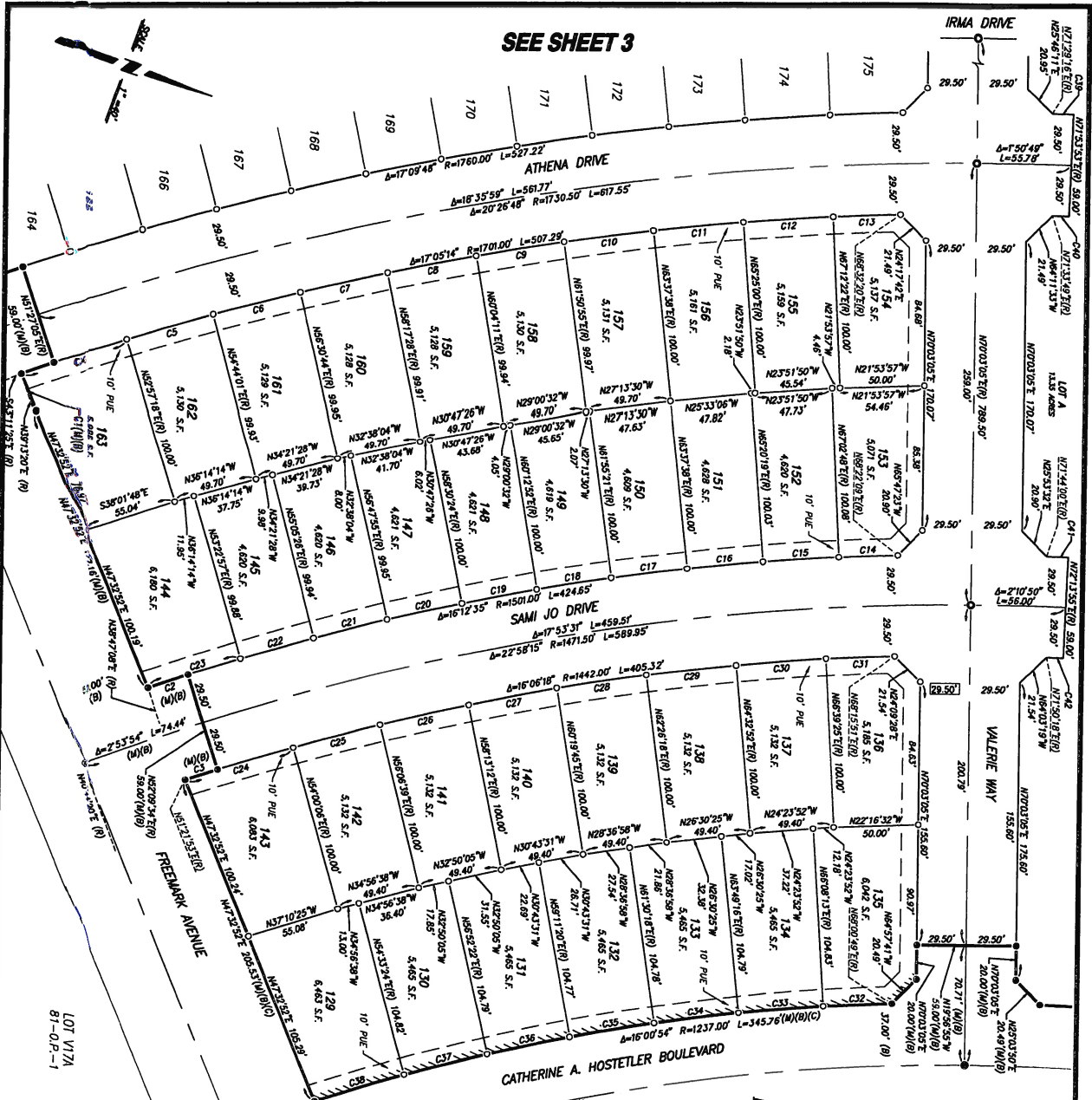
CURVE DATA TABLE				CURVE DATA TABLE			
CURVE	DELTA	BEARINGS	LENGTH	CURVE	DELTA	BEARINGS	LENGTH
C1	3712.18°	180.00°	100.78'	C18	1718.40°	198.50'	45.52'
C2	0750.19°	178.00°	24.78'	C19	1718.39°	201.00'	46.50'
C3	2726.32°	173.50°	74.77'	C20	1723.25°	198.00'	48.70'
C4	1745.02°	178.00°	43.17'	C21	1723.25°	198.00'	52.89'
C5	1728.09°	178.00°	43.13'	C22	1723.10°	198.00'	47.42'
C6	1728.09°	178.00°	43.13'	C23	1723.10°	198.00'	47.42'
C7	1728.09°	178.00°	43.13'	C24	1723.10°	198.00'	47.42'
C8	1728.09°	178.00°	43.13'	C25	223.50°	201.00'	88.65'
C9	1728.09°	178.00°	43.13'	C26	38.39.25°	40.00'	26.89'
C10	1728.09°	178.00°	43.13'	C27	240.13°	49.00'	20.55'
C11	1728.09°	178.00°	43.13'	C28	64.28.01°	49.00'	55.10'
C12	1728.09°	178.00°	43.13'	C29	38.12.34°	49.00'	32.67'
C13	1728.09°	178.00°	43.13'	C30	50.48.10°	49.00'	44.44'
C14	1728.09°	178.00°	43.13'	C31	11.29.30°	49.00'	9.83'
C15	1728.09°	178.00°	43.13'	C32	38.39.25°	40.00'	26.89'
C16	0750.19°	178.00°	24.78'	C33	04.03.55°	170.10'	20.00'
C17	0750.19°	178.00°	24.78'	C34	1730.49°	1730.60'	55.78'

LINE DATA TABLE			
LINE	BEARING	DISTANCE	
L1	S29.55.39°E	55.04'	(M/C)
L2	S37.51.40°E	14.57'	(M/C)
L3	S37.10.05°E	30.43'	(M/C)
L4	S38.28.00°E	17.27'	(M/C)
L5	S38.44.25°E	27.73'	(M/C)
L6	S35.00.21°E	19.86'	(M/C)
L7	S34.18.45°E	25.04'	(M/C)
L8	S33.34.41°E	22.65'	(M/C)
L9	S32.53.06°E	22.35'	(M/C)
L10	S32.08.01°E	25.34'	(M/C)
L11	S31.27.26°E	18.65'	(M/C)
L12	S30.43.22°E	28.03'	(M/C)
L13	S30.01.47°E	16.87'	(M/C)
L14	S29.17.42°E	20.73'	(M/C)
L15	S28.35.07°E	14.27'	(M/C)
L16	N27.32.03°W	33.42'	(M/C)

LINE DATA TABLE			
LINE	BEARING	DISTANCE	
L17	N27.10.28°W	11.58'	(M/C)
L18	N26.50.28°W	38.11'	(M/C)
L19	N25.07.35°W	8.89'	(M/C)
L20	N25.07.35°W	38.80'	(M/C)
L21	N23.34.07°W	6.80'	(M/C)
L22	N23.34.07°W	46.80'	(M/C)
L23	N21.48.13°W	1.21'	(M/C)
L24	N21.48.13°W	59.27'	(M/C)
L25	N20.00.07°W	20.55'	(M/C)
L26	N20.00.07°W	21.46'	(M/C)
L27	N20.00.07°W	21.46'	(M/C)
L28	N20.00.07°W	21.46'	(M/C)
L29	N20.00.07°W	21.46'	(M/C)
L30	N20.00.07°W	20.86'	(M/C)
L31	N20.00.07°W	20.86'	(M/C)
L32	N20.00.07°W	20.86'	(M/C)



SEE SHEET 3



1. ALL BATTLES AND DISTANCES SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL RECORD INFORMATION SHOWN IS FROM RECORDS COULD NOT RECORDS.
4. ALL DISTANCES ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
5. SEE SURVEY FOR THE LOCATION OF THE DISTANCE NOTED.

REFERENCES:

- (A) GUY'S SURVEY CONTRACT, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (B) BELLEVUE BANCHE WEST VALLEY 17-22 LUMP, VOLUME 81 OF OFFICIAL PLANS, PAGES 1 TO 9, M.C.R.
- (C) BELLEVUE BANCHE WEST VALLEY 104 PAGES 1, VOLUME 81 OF OFFICIAL PLANS, PAGES 1 TO 9, M.C.R.

NOTE: ALL PIPE SIZES ARE INSIDE DIMETERS
FOUND MONUMENT PER (B), OR AS NOTED


FOUND MONUMENT IN MONUMENT WELL PER (A) OR AS NOTED

FOUND GPS MONUMENT, AS SHOWN ON REFERENCE (A)

SET 3/4" x 24' IRON PIPE WITH PLASTIC FLAG STAKES IS ROAD

SET 3/4" x 24' IRON PIPE WITH PLASTIC FLAG STAKES IS ROAD IN MONUMENT WELL

WITNESS COPIERS, ALL WITNESS COPIERS ARE SET ALONG THE LOT LINE AT THE DISTANCE SPECIFIED.



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