

RESOLUTION NO. 2025-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE CROSSING AT RIVER OAKS, PHASE 5
SUBDIVISION (#5423)**

WHEREAS, a Tentative Subdivision Map for the Crossing at River Oaks, Phase 4 Subdivision was approved on December 8, 2004, 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 tentative map was granted extensions by the State of California and the City of Merced extending the life of the tentative map to June 8, 2025; 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. That 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. That the City Council hereby approves the Final Map for the Crossing at River Oaks, Phase 5 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 _____ 2025, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

 1/9/2025
City Attorney Date

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT I AM THE PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY PREPARE AND RECORD 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 AND THE STREET EASEMENT INDICATED ON THIS MAP.
I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

YUBA RIVER DRIVE, SOUWAM VALLEY DRIVE, SOUWAM VALLEY COURT.

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: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: ROSE SUTTER - SECRETARY 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: _____

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 THE REGULATIONS THEREUNDER. I HEREBY STATE THAT THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 31, 2026, OR BEFORE SAID SUBDIVISION MAP IS RECORDED. I HEREBY STATE THAT I AM NOT AWARE OF ANY UNRECORDED MONUMENTS OR INTERESTS THAT WILL BE SUFFICIENT TO EMBELE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____.

MICHAEL HALTERMAN, P.L.S. 8840

PROFESSIONAL LAND SURVEYOR - CALIFORNIA

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 CITY ENGINEER HAS REVIEWED THE MAP AND THAT ALL THE INFORMATION SHOWN ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF THAT ALL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DARYL OSBORN, CITY ENGINEER
P.C.E. 058038

DATE _____

CITY CLERK'S CERTIFICATE

I, SCOTT MCBRIDE, 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 AT THE CITY CLERK'S OFFICE, 1000 N. G STREET, MERCED, CALIFORNIA, ON _____, 20____. THE CITY CLERK HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND ALL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. THE CITY CLERK HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND ALL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

SCOTT MCBRIDE, 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 STONEFIELD HOME, INC.

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

**TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5423**

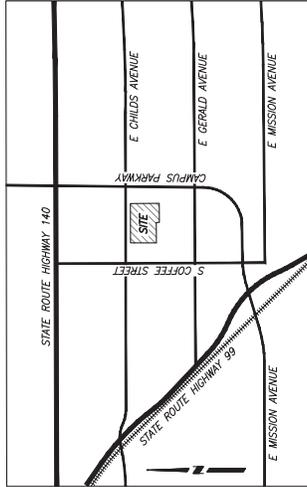
THE CROSSING AT RIVER OAKS, PHASE 5

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 4" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN

CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
DECEMBER 2024

BE BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4865 87TH STREET, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 644-8800

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY

ORDER NUMBER: FTM-3012400969

DATE: SEPTEMBER 19, 2024

AFFECT: 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. 5423, CROSSING AT RIVER OAKS, PHASE 5, 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 WAS PREPARED ON SEPTEMBER 12, 2025 BY KLEINFELDER, INC. AND UPDATED ON OCTOBER 28, 2021 BY TECHNICON ENGINEERING SERVICES, INC., AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66436(c)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTERESTS HOLDERS OF RECORD HAVE BEEN OMITTED:

TYPE OF INTEREST: EASEMENT FOR DITCHES AND CANALS

BOOK: 1216 OF OFFICIAL RECORDS, PAGE 402

DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402

DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402

TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5423

THE CROSSING AT RIVER OAKS, PHASE 5

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 4" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
 CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 DECEMBER 2024

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4288 SPRINGS WAY, SUITE A, INDIO, CALIFORNIA, 92201 (209) 948-0800

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF (A)
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- ⊙ FOUND AND ACCEPTED 3/4" IRON PIPE 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, NO RECORD
- ◆ FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, PER (D)
- ⊙ SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE

- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- O.R. OFFICIAL RECORDS



REFERENCES

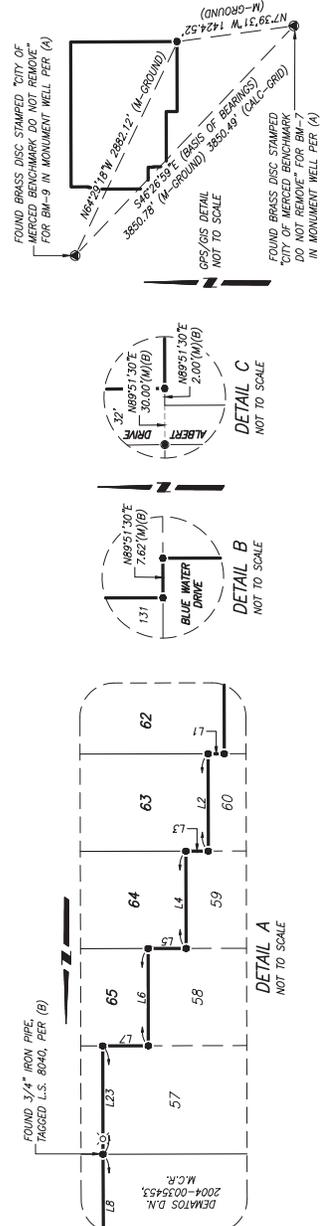
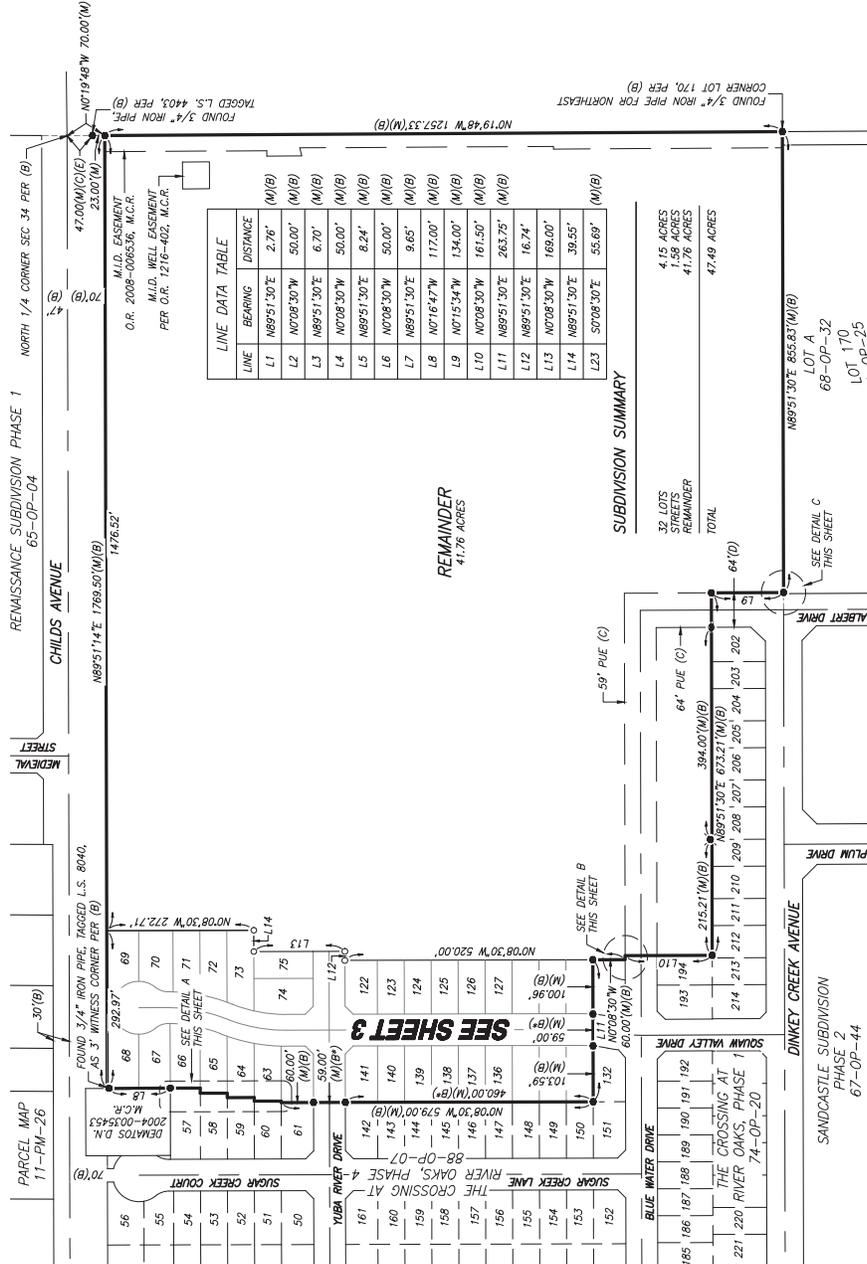
- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 4, VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 2, VOLUME 88 OF OFFICIAL PLATS, PAGES 1 - 3, M.C.R.
- (D) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (E) RECORD OF SURVEY FOR MERCED COUNTY CAMPUS PARKWAY, VOLUME 49, PAGES 15-16, M.C.R.

NOTES

- 1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- 2. ALL BEARINGS AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- 3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

BASIS OF BEARINGS

A BEARING OF 64°29'50" MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5423

THE CROSSING AT RIVER OAKS, PHASE 5

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 4" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, COUNTY OF MERCED, STATE OF CALIFORNIA
 DECEMBER 2024



NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. FOR BASIS OF BEARINGS AND REFERENCES, SEE SHEET 2.

LEGEND

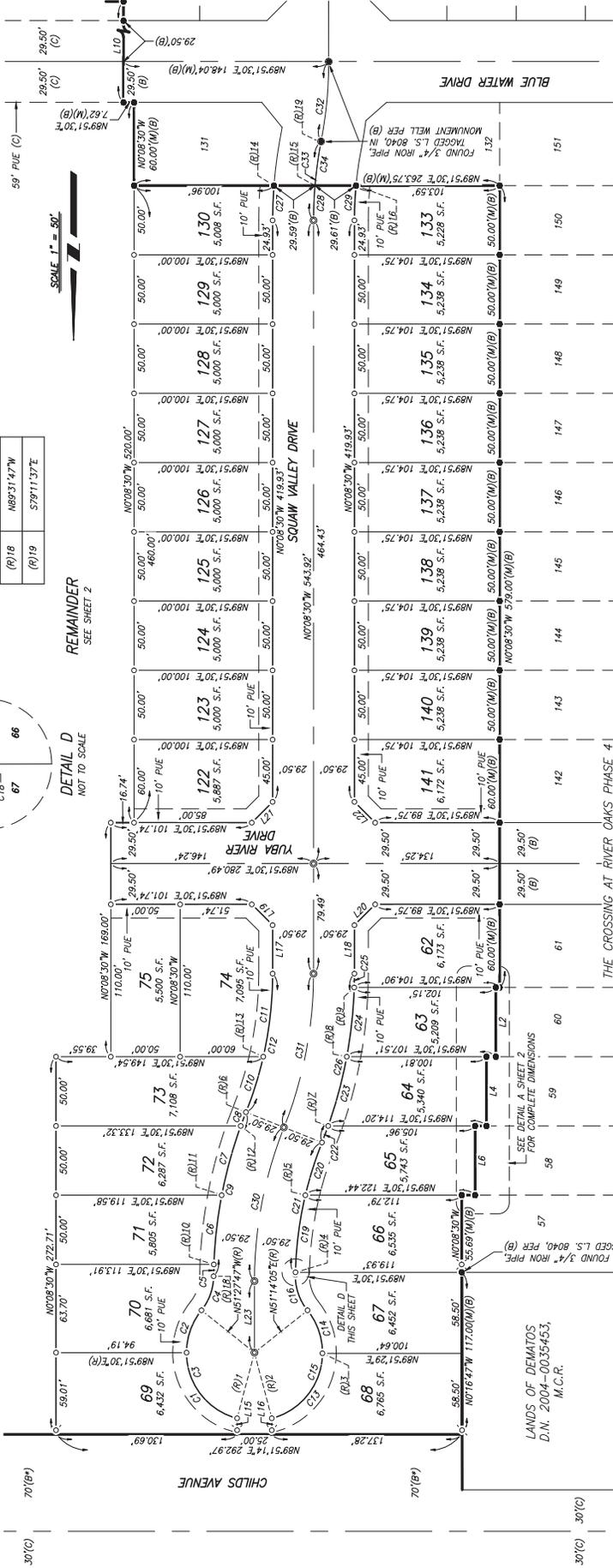
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B). UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF. (A)
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- ⊙ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- ⊙ FOUND AND ADVERTISED 3/4" IRON PIPE 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6844, NO RECORD
- ⊙ SET 3/4" IRON PIPE, TAGGED L.S. 6844, NO RECORD
- ⊙ SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- O.R. OFFICIAL RECORDS

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L2	S0708°30'E	50.00'
L4	S0708°30'E	50.00'
L6	S0708°30'E	50.00'
L8	S0708°30'E	50.00'
L10	N0708°30'W	161.50'
L16	N0708°46'W	11.62'
L17	S0708°30'E	34.99'
L18	N0708°30'W	34.99'
L19	S4051°30'E	21.21'
L20	N451°50'E	21.21'
L21	S4451°30'W	21.21'
L22	N4508°30'W	21.21'
L23	N0708°30'W	51.67'

RADIAL BEARING DATA	
RADIAL	BEARING
(R1)	S14°38'01"W
(R2)	S14°55'33"E
(R3)	N89°54'14"W
(R4)	N88°47'58"W
(R5)	N78°53'10"W
(R6)	N68°25'21"W
(R7)	S70°38'17"E
(R8)	S78°38'54"E
(R9)	S88°24'03"E
(R10)	N88°03'01"W
(R11)	N79°17'30"W
(R12)	N79°15'57"W
(R13)	S77°19'27"E
(R14)	N85°46'41"W
(R15)	N85°20'53"W(M)(B)
(R16)	N84°48'26"W
(R17)	N89°10'39"W
(R18)	N89°31'47"W
(R19)	S79°11'37"E

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	75°13'29"	49.00'	64.33'
C2	38°40'44"	49.00'	33.08'
C3	113°54'13"	49.00'	97.41'
C4	38°04'00"	40.00'	26.58'
C5	1°28'46"	329.50'	8.51'
C6	8°45'31"	329.50'	50.37'
C7	9°01'33"	329.50'	51.91'
C8	1°50'36"	329.50'	10.60'
C9	21°06'26"	329.50'	121.38'
C10	8°54'06"	270.50'	42.03'
C11	12°49'03"	270.50'	60.51'
C12	21°43'09"	270.50'	102.54'
C13	74°38'41"	49.00'	63.84'
C14	39°11'41"	49.00'	33.52'
C15	113°50'22"	49.00'	97.36'
C16	39°35'16"	40.00'	27.64'
C18	02°24'41"	270.50'	1.78'
C19	11°54'48"	270.50'	56.24'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	82°27'48"	270.50'	39.96'
C21	20°45'18"	270.50'	97.99'
C22	2°12'56"	329.50'	12.74'
C23	9°00'37"	329.50'	51.62'
C24	8°45'10"	329.50'	50.34'
C25	1°44'27"	329.50'	10.01'
C26	21°43'09"	329.50'	102.54'
C27	42°21'49"	329.50'	25.08'
C28	44°23'37"	300.00'	25.10'
C29	5°19'04"	270.50'	25.11'
C30	21°43'09"	300.00'	113.72'
C31	21°43'09"	300.00'	113.72'
C32	1°03'58"	300.00'	57.94'
C33	10°56'54"	300.00'	57.33'
C34	6°09'17"	300.00'	32.23'



REMAINDER
SEE SHEET 2

DETAIL D
NOT TO SCALE