

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 2
SUBDIVISION (#5411)**

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 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 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: *R. Dyl* 11/02/2023
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 PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY STATE THAT I HAVE THE NECESSARY AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO SIGN 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 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.

BOULE STREET, OUTLASS COURT, AND TRAVIS 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: _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 20____, AT _____, 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 SET FORTH IN THIS CERTIFICATE AND THAT HE/SHE/THEY EXECUTED THE INSTRUMENT IN HIS/HER/OTHER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/OTHER 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: _____ MY COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

I, 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 SET FORTH IN THIS CERTIFICATE AND THAT HE/SHE/THEY EXECUTED THE INSTRUMENT IN HIS/HER/OTHER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/OTHER 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: _____ MY COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

DATE: 2023-10-25 14:02 FILE: M:\2023\23\Survey Drawings\Phase 2\PI2-01 CERT.dwg

**TENTATIVE MAP NO. 1322
SUBDIVISION NO. 5411
RENAISSANCE 154 - PHASE 2**

BEING A SUBDIVISION OF LOT 2 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.
4285 SPYRES WAY, SUITE 4, MODESTO, CALIFORNIA, 95356

PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FTM-3012300214
DATE: SEPTEMBER 7, 2023
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 LIMITED LIABILITY COMPANY, FOR SUBDIVISION NO. _____, RENAISSANCE 154 - PHASE 2, 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 29 JULY, 2023 BY NORTH AMERICAN TECHNICAL SERVICES, INC., NATS, JOBS NO. 22-2236, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66456(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: PROFIT-OF-WAY FOR DITCHES AND CANAL AND INCIDENTAL PURPOSES

DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 331

TYPE OF INTEREST: PROFIT-OF-WAY FOR DITCHES AND CANALS

DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 334

TYPE OF INTEREST: PUBLIC UTILITY EASEMENT

DEED REFERENCE: DOCUMENT NO. 2003-056637, 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 HALERMAN, 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 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 SIGNATURES AND SEALS OF THE ENGINEER AND SURVEYOR ARE CORRECT AND THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MICHAEL J. WEGLET, INTERIM CITY ENGINEER

R.C.E. 46028

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 ON _____, 20____, AT _____ M., M.C.R. _____, PUBLIC, BOULE STREET, TRAVIS COURT, AND OUTLASS COURT IN FEE, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS 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 BENCHMARK ENGINEERING, INC.

FEE: _____

MATT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

TENTATIVE MAP NO. 1322 SUBDIVISION NO. 5411 RENAISSANCE 154 - PHASE 2

BEING A SUBDIVISION OF LOT 2 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 154 OF OFFICIAL PLATS, AT PAGES 146-147 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

SUBDIVISION SUMMARY

31 LOTS	3.89 ACRES
STREETS	1.29 ACRES
TOTAL	5.18 ACRES

LEGEND

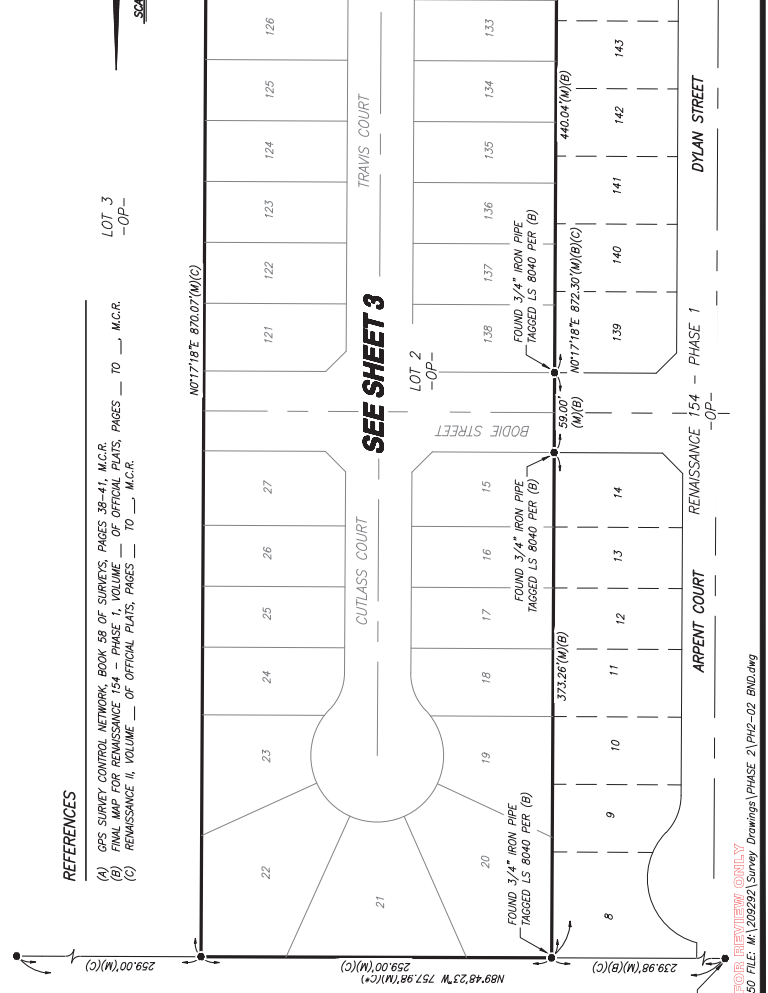
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (C) UNLESS NOTED OTHERWISE
 - FOUND GPS MONUMENT PER (A)
 - SET 3/4" x 24" IRON PIPE WITH PLASTIC PLUG STAMPED LS 8040
 - OP OFFICIAL PLATS
 - PUE PUBLIC UTILITY EASEMENT
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - * CALCULATED FROM RECORD LISTED HEREIN

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.

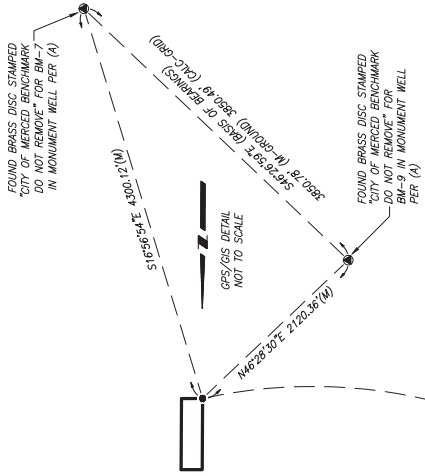
BASIS OF BEARINGS

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 SURVEYS, AT 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) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (C) RENAISSANCE 154, VOLUME 154 OF OFFICIAL PLATS, PAGES 146-147, M.C.R.



TENTATIVE MAP NO. 1322 SUBDIVISION NO. 5411 RENAISSANCE 154 - PHASE 2

BEING A SUBDIVISION OF LOT 2 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

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (C) UNLESS NOTED OTHERWISE
- FOUND GPS MONUMENT PER (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

OF OFFICIAL PLATS

P.U.E. PUBLIC UTILITY EASEMENT

(M) MEASURED ON THIS SURVEY

(R) RADIAL BEARING

M.C.R. MERCED COUNTY RECORDS

(R) CURVE TABLE REFERENCE

L99 LINE TABLE REFERENCE

* CALCULATED FROM RECORD LISTED HEREIN

BASIS OF BEARINGS

1. BEARING OF SUPPORT 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.

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) FINAL MAP FOR RENAISSANCE 154 - PHASE 1, VOLUME _____ OF OFFICIAL PLATS, PAGES _____ TO _____, M.C.R.
- (C) RENAISSANCE II, VOLUME _____ OF OFFICIAL PLATS, PAGES _____ TO _____, M.C.R.

CURVE	DELTA	RADIUS	LENGTH
C21	45°41'01"	39.50'	30.12'
C22	45°41'01"	39.50'	30.12'

LINE	BEARING	DISTANCE
L1	S01°18'06"E	11.03'
L2	N01°18'06"W	11.03'
L3	N44°42'42"W	21.21'
L4	N45°17'18"E	21.21'
L5	S44°42'42"E	21.21'
L6	S45°17'18"W	21.21'

CURVE	DELTA	RADIUS	LENGTH
C1	26°7'22"03"	49.00'	228.66'
C2	45°41'01"	39.50'	30.12'
C3	6°42'05"	49.00'	5.73'
C4	61°14'23"	49.00'	32.80'
C5	47°09'15"	49.00'	35.20'
C6	48°10'45"	49.00'	41.20'
C7	47°09'06"	49.00'	35.19'
C8	61°14'23"	49.00'	52.80'
C9	6°42'05"	49.00'	5.73'
C10	45°41'01"	39.50'	30.12'
C11	12°11'19"05"	49.00'	103.75'
C12	9°21'11"	39.50'	6.45'
C13	34°19'50"	39.50'	23.67'
C14	44°01'42"	49.00'	37.65'
C15	7°11'23"	49.00'	66.10'
C16	12°22'29"53"	49.00'	104.76'
C17	78°28'11"	49.00'	67.11'
C18	44°01'42"	49.00'	37.65'
C19	34°19'50"	39.50'	23.67'
C20	9°21'11"	39.50'	6.45'

NOTES

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3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

