

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 6
SUBDIVISION (#5428)**

WHEREAS, a Tentative Subdivision Map for the Crossing at River Oaks, Phase 6 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. 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 Crossing at River Oaks, Phase 6 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 _____ 202__, 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

Craig Cornwell 5/21/2025
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 ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY CERTIFY THAT THE PREPARATION AND RECORDECTION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

OWNER: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: RIDGE SUTTER - SECRETARY DATE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE SIGNER OF THIS CERTIFICATE, 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 SUBMITTED HEREON, AND THAT THE INSTRUMENT EXECUTED BY THE PERSON(S) IS/ARE THE SAME AS SUBMITTED HEREON, AND THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SUBMITTED HEREON, IS/ARE 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: _____

AMENDED MAP CORRECTIONS

PURSUANT TO SECTION 66469 OF THE SUBDIVISION MAP ACT THIS AMENDED MAP IS BEING FILED TO CORRECT AN ERROR ON THE ORIGINAL MAP WHICH DID NOT REFLECT A PROPERTY TRANSFER OF A PORTION OF THE REMAINDER THAT HAD OCCURRED PRIOR TO RECORDECTION.

AMENDED MAP OF

TENTATIVE MAP NO. 1263

SUBDIVISION NO. 5428

THE CROSSING AT RIVER OAKS, PHASE 6

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON THE "AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 5" IN VOLUME _____ OF OFFICIAL PLATS, PAGES _____, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA MAY 2025

BE **BENCHMARK ENGINEERING**
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4805 BRYTHES WAY, SUITE A, MODOESTO, CALIFORNIA, 95368 (209) 644-9000

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FTM-2503008
DATE: MARCH 14, 2025
AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

SUBDIVISION AGREEMENT

SUBJECT TO A SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., A CALIFORNIA CORPORATION, FOR THE MAP OF SUBDIVISION NO. 5424, CROSSING AT RIVER OAKS, PHASE 6, RECORDED AS DOCUMENT NUMBER 2024-0043382, M.C.R. AND A SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., A CALIFORNIA CORPORATION, FOR THE AMENDED MAP OF SUBDIVISION NO. 5428, CROSSING AT RIVER OAKS, PHASE 6, RECORDED AS DOCUMENT NO. _____, M.C.R.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66456(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
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK 1 OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187
TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK 1216 OF OFFICIAL RECORDS, PAGE 402

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, CHAPTER 1, DIVISION 1, ARTICLE 1, SECTION 1, AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS, INC., IN JANUARY 2021. 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 JULY 31, 2026, OR BEFORE SAID SUBDIVISION MAP IS RECORDED. I HAVE BEEN ADVISED BY THE PERSON(S) WHOSE NAME(S) IS/ARE SUBMITTED HEREON THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____,

PRELIMINARY: FOR REVIEW ONLY
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. CARUSO, P.L.S. 8851

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF THAT ALL 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.

DATED THIS _____ DAY OF _____, 20____,

DARYL JORDAN, CITY ENGINEER, R.C.E. 58036

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 OF MERCED, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____.

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.

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

AMENDED MAP OF
TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5428

THE CROSSING AT RIVER OAKS, PHASE 6

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON THE "AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 5" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 29-31, M.C.R., Lying in a portion of SECTION 34, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MAY 2025

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4248 SPYTHES WAY, SUITE A, MODESTO, CALIFORNIA, 95398 (209) 640-6300

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. 6844, NO RECORD
 - FOUND 3/4" IRON PIPE, TAGGED L.S. 6844, 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
(F) PUBLIC UTILITY EASEMENT
C42 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE
O.R. OFFICIAL RECORDS
O.R. CALCULATED FROM RECORD DATA

SCALE
1" = 100'

REFERENCES

- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
(B) THE CROSSING AT RIVER OAKS PHASE 5, VOLUME 88 OF OFFICIAL PLATS, PAGES 29-31, M.C.R.
(C) THE CROSSING AT RIVER OAKS PHASE 2, VOLUME 88 OF OFFICIAL PLATS, PAGES 1-3, M.C.R.
(D) RECORD OF SURVEY, VOLUME 48, PAGES 15-16, M.C.R.
(E) RECORD OF SURVEY, VOLUME 48, PAGES 15-16, M.C.R.
(F) THE CROSSING AT RIVER OAKS PHASE 4, VOLUME 87 OF OFFICIAL PLATS, PAGES 7-9, M.C.R.
(G) DOCUMENT NO. 2025-006060, M.C.R.
(H) AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 5, VOLUME 87 OF OFFICIAL PLATS, PAGES 1-3, M.C.R.

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°28'59"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.

RENAISSANCE SUBDIVISION PHASE 1
65-OP-04

CHILDS AVENUE

MEDIEVAL STREET

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER ON LOT LINE PER (B)

N89°51'14"E 1476.52'(M)(B)

NORTH 1/4 CORNER SEC 34

47.00'(M)(B)(C)

21.00'(M)(B)

M.I.D. EASEMENT
O.R. 2008-006536, M.C.R.
M.I.D. WELL EASEMENT
PER O.R. 1216-402, M.C.R.

LINE DATA TABLE

LINE	BEARING	DISTANCE	(M)(B)
L1	N07°08'30"W	161.50'	(M)(B)
L2	S89°51'30"W	16.74'	(M)(B)
L3	N07°08'30"W	169.00'	(M)(B)
L4	N89°51'30"E	39.55'	(M)(B)
L5	S07°08'30"E	9.50'	(M)(B)
L6	N89°51'30"E	159.50'	(M)(B)
L7	N89°51'14"E	141.71'	(M)(B)

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	(M)(B)
C1	40°56'12"	40.00'	28.58'	(M)(B)
C2	95°42'08"	52.00'	86.86'	(M)(B)

REMAINDER
29.39 ACRES

SUBDIVISION SUMMARY

20 LOTS	2.71 ACRES
STREET	1.89 ACRES
REMAINDER	29.39 ACRES
TOTAL	33.49 ACRES

FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (H)

FOUND 3/4" IRON PIPE, TAGGED L.S. 1293.33'(M)(B)

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FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" W

THE CROSSING AT RIVER OAKS, PHASE 6

CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4266 SPYRIS WAY, SUITE A, MODESTO, CALIFORNIA, 95358 (209) 548-0000

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SHEET 3 OF 3