

**RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR YOSEMITE CROSSING, PHASE 3  
SUBDIVISION (#5429)**

WHEREAS, a Tentative Subdivision Map for Yosemite Crossing, Phase 3 Subdivision was approved on September 9, 2020, by the Planning Commission; and modified by the Planning Commission on January 19, 2022; 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 Yosemite Crossing, Phase 3 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

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Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

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

 7/3/2025  
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 consent to the preparation and recordation of this subdivision map as shown within the exterior boundary lines.

For: Yosemite & C, LLC, a California limited liability company

Neil Anguillo \_\_\_\_\_ Date: \_\_\_\_\_

**ACKNOWLEDGEMENT**

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 \_\_\_\_\_  
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) to whom the instrument was subscribed, and within instrument and his/her/their authorized capacity(ies), 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 and official seal

Signature \_\_\_\_\_  
Notary Public \_\_\_\_\_

Commission No. \_\_\_\_\_

Commission Expires \_\_\_\_\_

( DO NOT STAMP )

**SOILS REPORT.**  
A soils report covering the land within the boundaries of the subdivision was made by Krazen & Associates, Inc. Geotechnical Engineering Division, 448 Mitchell Road, Suite C, Modesto, California 95354, bearing the date of December 2, 2020, a copy of which is on file with the City of Merced. Project No. 072-20062

**GOLDEN VALLEY**  
ENGINEERING & SURVEYING  
405 W. 10th Street • P.O. Box 249 • Merced, CA 95340  
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. 19250 F.B. 237 Pg. 40-42

**TITLE REPORT**

**PRELIMINARY TITLE REPORT**  
Prepared by: Placer Title Company  
Document: 0669425 2025  
Date: 04/02/2025  
Used in preparation of this plat  
and considered a part hereto  
by reference

**COVENANTS, CONDITIONS & RESTRICTIONS**

Covenants, Conditions and Restrictions, and any modifications thereof, for Yosemite Crossing are recorded as the following Document Numbers in Official Records of Merced County: 20210301077, 2021046550, 20210301078, 2021046549, 2022012425, 20210301079

**SUBDIVISION AGREEMENT**

Subdivision Agreement between the City of Merced and YOSEMITE & G, LLC, for YOSEMITE CROSSING PHASE 3, recorded as Document Number \_\_\_\_\_ M.C.R.

**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 the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS WHEREOF, I hereto set my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: Scott McBride, City Clerk

**RECORDER'S STATEMENT** No. \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M. in Filed this \_\_\_\_ day of \_\_\_\_\_, at the request of Volume \_\_\_\_\_ of Official Plats at Page(s) \_\_\_\_\_ Golden Valley Engineering & Surveying, Inc. Fee: \_\_\_\_\_

Matt H. May,  
County Recorder

By: \_\_\_\_\_, Deputy

**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 ordinance as on character and occupy the positions indicated state that all monuments are on character and occupy the positions indicated they are in those positions according to the plat or map of the said Subdivision Improvement as recorded by the City of Merced and 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.

Zachary T. Janz, L.S. 8664

Date: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I hereby state that I have examined this map and that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map, and any approved alterations thereof, that this map is in compliance with all provisions of the Subdivision Map Act and Local Ordinances applicable at the time of the approval of the Tentative Map, have been complied with.

Signature: \_\_\_\_\_

Darryl Jordan, R.C.E. 58036  
City Engineer

Date: \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT**

I hereby state that I have examined this map and have found that it conforms with mapping provisions of the Subdivision Map Act and I am satisfied said map is technically correct.

Signature: \_\_\_\_\_

Joe M. Cardoso, F.L.S. 8651

Date: \_\_\_\_\_

VESTING TENTATIVE MAP NO. 1314  
MAJOR SUBDIVISION No. 5429  
YOSEMITE CROSSING PHASE 3

BEING A SUBDIVISION OF ADJUSTED REMAINDER AS SHOWN ON PARCELS MAP, PARCELS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, MERGED COUNTY RECORDS, LIVING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASIN & MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.

SHEET 1 OF 2  
APRIL 2025

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**BASIS OF BEARINGS**

The bearing N 00°44'22" E, for the East line of G Street, as shown on that certain map titled Yosemite Crossing Phase 1, recorded in Volume 84 of Official Plats at Pages 38, M.C.R., was used as the basis of bearing for this survey.

**REFERENCES**

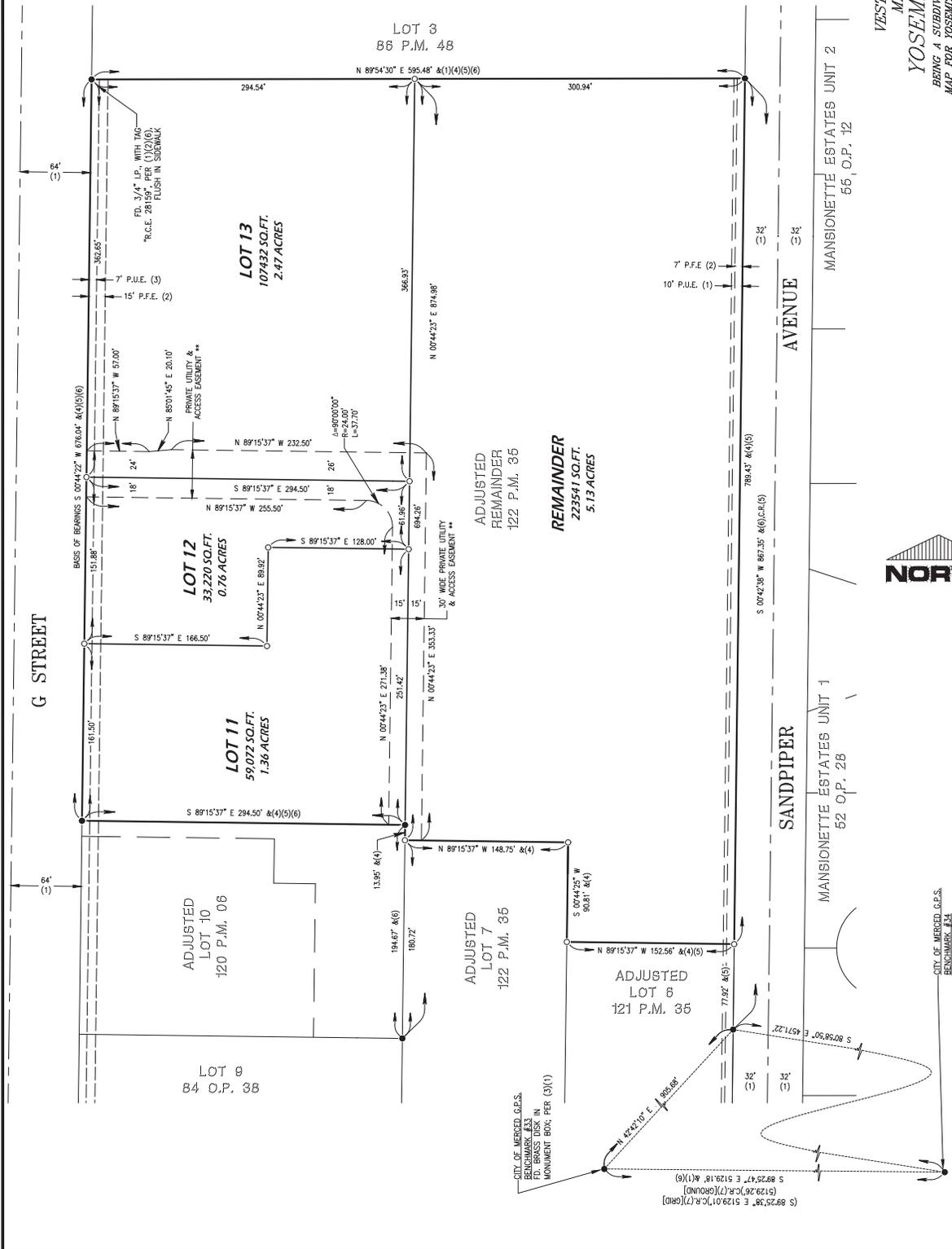
- (1) Yosemite Crossing Phase 1, Volume 84 of Official Plats, at Pages 38-41, M.C.R.
- (2) Mansionette Estates Unit 1, Volume 89 of Official Plats, at Pages 31-33, M.C.R.
- (3) Parcel Map for Spalding C. Whelan, Book 84, Parcel Maps, at Page 28, M.C.R.
- (4) Parcel Map for Yosemite Crossing, Book 122, Parcel Maps, at Pages 35-36, M.C.R.
- (5) Parcel Map for Yosemite Crossing, Book 121, Parcel Maps, at Pages 35-36, M.C.R.
- (6) Yosemite Crossing Phase 2, Volume 85 of Official Plats, at Pages 42-43, M.C.R.
- (7) Record of Survey for City of Merced of GPS Survey Control Network, Book 58, of Surveys, at Pages 38-41, M.C.R.

**LEGEND**

- Found and accepted 3/4" Iron Pipe with tag "L.S. 4052", Per (1) and/or (6).
- Set 3/4" Iron pipe, with tag "L.S. 8864"
- ( ) Record data, per that certain numbered Reference. See references.
- C.R. Calculated From Reference Listed Herein
- FD. Found
- I.P. Iron Pipe
- M.C.R. Merced County Records
- O.P. Official Plats
- P.F.E. Public Facility Easement
- P.U.E. Public Utility Easement
- \_\_\_\_\_ Survey Boundary

**MAP NOTE**

\*\* The Private Utility and Access Easement per this map are for the benefit of Lot 1, Lot 2, Lot 3, Lot 4, and Lot 9 per Yosemite Crossing Phase 1, 84 O.P. 38, M.C.R., and for the benefit of Adjusted Crossing, 120 P.M. 6, M.C.R., and for the benefit of Adjusted Lot 6 per Parcel Map for Yosemite Crossing, 121 P.M. 35, M.C.R., and for the benefit of Adjusted 7, 122 P.M. 35, M.C.R., and for the benefit of 85 O.P. 42, M.C.R. and for the benefit of Lot 11, Lot 12, Lot 13, and Remainder per this map.



VESTING TENTATIVE MAP NO. 1314  
 MAJOR SUBDIVISION No. 5429  
**YOSEMITE CROSSING PHASE 3**

BEING A SUBDIVISION OF ADJUSTED REMAINDER AS SHOWN ON PARCEL MAP FOR YOSEMITE CROSSING, RECORDED IN BOOK 122 OF PARCEL MAPS AT PAGES 35 & 36, MERCED COUNTY RECORDS LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.

SCALE: 1" = 60'  
 SHEET 2 OF 2  
 APRIL 2025



CITY OF MERCED G.E.S. BENCHMARK IN MONUMENT BOX PER (3)(1)

**GOLDEN VALLEY**  
 ENGINEERING & SURVEYING  
 405 W. 16th Street • P.O. Box 349 • Merced, CA 95340  
 Phone (209) 722-3200 • Fax (209) 722-3254

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