

RESOLUTION NO. 2019-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGE
12, PHASE 5 SUBDIVISION (#5363)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 12, Phase 5 Subdivision was approved on March 23, 2016, 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 12, 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 _____ 2019 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Kelly Fincher 12/11/18
City Attorney Date

OWNER'S STATEMENT:
THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR
RECORDATION OF THIS MAP, HEREBY RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOT 1, PREPARATION AND
M STREET; AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT,
THE ROADS, STREETS, DRIVES, AND PUBLIC UTILITY EASEMENTS (PAE), AS SHOWN ON THIS MAP.

OWNER: STONEMAN HOME, INC., A CALIFORNIA CORPORATION
BY: GREG HOSTETLER - PRESIDENT DATE: _____

BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY

BY: _____ DATE: _____
SIGNATURE
PRINT NAME AND TITLE

NOTARY STATEMENT:
I, A NOTARY PUBLIC OR OTHER OFFICER, CERTIFYING 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 CAPACITIES, 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: _____

NOTARY STATEMENT:
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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
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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.

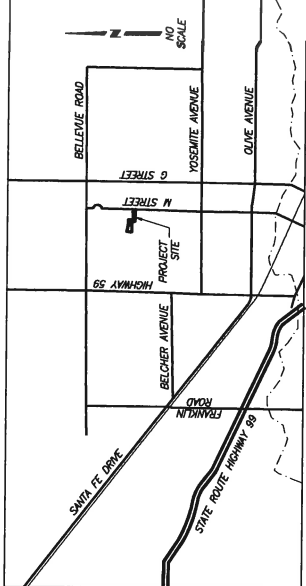
WITNESS MY HAND
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____
DATE: 8/10/2018 8:38 P.M. FILE: M:\25571\Survey Drawings\12 PHASE 12 PHASE 12 PHASE SHEET.dwg

TRACT NO. 5363 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 5

BEING A SUBDIVISION OF LOT F AS SHOWN ON BELLEVUE RANCH WEST,
VILLAGE 12 - PHASE 4, FILED IN VOLUME _____ OF OFFICIAL PLATS, AT
PAGES _____ TO _____, MERCED COUNTY RECORDS, LYING IN SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



TITLE REPORT:

PREPARED BY: BENCHMARK ENGINEERING, INC.
PREPARED FOR: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FIDELITY-201800007-01N
DATE: 5 APRIL 2018
AFFECTS: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

LIMITED SIGNATURE STATEMENT:

PURSUANT TO SECTION 66439(c)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN
LIMITED:
TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES
IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA
USED REFERENCE: BOOK 210 OF OFFICIAL RECORDS, PAGE 238, M.C.R., RECORDED 9 MAY, 1928

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 AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM
THE USE OF SUCH LAND, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM
THE PURSUIT OF AGRICULTURAL OPERATIONS, 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 PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE
OUTSIDE OF AN ESTABLISHED SPECIFIC USE ZONING DISTRICT. THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE
BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SPECIAL DISTRICT BOUNDARY.
AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT
INCONVENIENCE OR DISCOMFORT FROM 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 LOCAL ORDINANCE AT THE REQUEST OF STONEMAN HOME, INC. IN
OCTOBER 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY
COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCE. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE
MAINTAINED AS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.

PRELIMINARY SUBMITTAL FOR REVIEW ONLY
MICHAEL HALEMAN, L.S. 8840
DATE: _____

CITY SURVEYOR STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLIES WITH
ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM
SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOE M. CHURCH, P.L.S. 8851
DATE: _____

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE
SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS THE MAP SHOWN ON
THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL
PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL
ORDINANCES ARE COMPLIED WITH AT THE TIME OF APPROVAL OF THE TENTATIVE MAP
HAVE BEEN COMPLIED WITH.

STEVEN SON, ACTING CITY ENGINEER
LICENSE #471889
DATE: _____

CITY CLERK'S CERTIFICATE:

I, STEVEN S. CHARRAN, 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 MARCH 8, 2017, AT THE CITY CLERK'S OFFICE, AND WAS
ACCEPTED ON BEHALF OF THE PUBLIC BY THE CITY COUNCIL, COURTS, PUBLIC UTILITY EASEMENTS, PUBLIC UTILITY
EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CHARRAN, CITY CLERK
DATE: _____

SOILS REPORT:

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE
SUBDIVISION WAS PREPARED ON 8 MARCH, 2017 BY TECHINCON ENGINEERING SERVICES, INC. (TES NO. 160881001,
AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT:

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEMAN HOME, INC. FOR BELLEVUE RANCH WEST,
VILLAGE 12 - PHASE 5, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R.

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.
IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.
AT THE REQUEST OF BENCHMARK ENGINEERING, INC.
FEE: _____
BARBARA J. LEVEY, COUNTY RECORDER BY: _____, DEPUTY

TRACT NO. 5363 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 5

BEING A SUBDIVISION OF LOT F AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 4, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 1 TO 6, M.C.R. RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

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

- LEGEND:**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
 - FOUND MONUMENT PER (E) OR AS NOTED
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - FOUND OPS MONUMENT, AS SHOWN ON REF. A.
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
 - RESTRICTED ACCESS

- REFERENCES:**
- (A) OPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
 - (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
 - (C) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
 - (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
 - (E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 4, VOLUME 80 OF OFFICIAL PLATS, PAGES 17 TO 21, M.C.R.
- NOTES:**
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
 - ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 - ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
 - WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

LOT AREA TABLE

LOT	SF
197	5022
198	4530
199	5022
200	5163
201	5000
202	5000
203	5000
204	5000
205	5000

LOT	SF
206	4500
207	5000
208	5000
209	5000
210	5000
211	5000
212	5000
214	4887
215	4700

