

**RESOLUTION NO. 2023-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR THE RENAISSANCE II LARGE LOT  
SUBDIVISION (FINAL MAP #5406)**

WHEREAS, a Tentative Subdivision Map for the Renaissance 154 Subdivision (also known as the Renaissance II 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. No improvements are required with this Large Lot Subdivision. All improvements will be installed with the subsequent small lot subdivisions.

**SECTION 2. APPROVAL OF MAP.** The City Council hereby approves the Final Map for the Renaissance II Large Lot Subdivision and hereby accepts on behalf of the public Merced Avenue and Lot A, and all the Public Utility Easements and the 15-foot wide storm drain easement, as shown on the map attached hereto as Exhibit "A" 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: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY:  10/25/2023  
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 I HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS AN ESSENTIAL FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL THE PUBLIC UTILITY EASEMENTS AND THE 15' WIDE STORM DRAIN EASEMENT INDICATED ON THIS MAP. I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW TO THE CITY OF MERCED.

MERCED AVENUE AND LOT A  
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 PLATED WITHIN THIS MAP.

OWNER: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION  
BY: GREG HOSTETLER, PRESIDENT DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE SIGNER(S) AND NOT THE 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 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 FURNERY 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: \_\_\_\_\_

**SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE**

PURSUANT TO PROVISIONS OF GOVERNMENT CODE SECTION 66477.5, THE CITY OF MERCED SHALL RECOVER TO THE PUBLIC PURPOSE FOR WHICH LOT A IS BEING DEDICATED HEREON NO LOWER EXCISE, OR THE PROPERTY OR ANY PORTIONS THEREOF ARE NOT NEEDED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

**TENTATIVE MAP NO. 1322  
SUBDIVISION MAP NO. 5406  
RENAISSANCE II**

BEING A SUBDIVISION OF ADJUSTED PARCEL 2 AS DESCRIBED IN BOUNDARY ADJUSTMENT NO. 03-13, FILED FOR RECORD AS INSTRUMENT NO. 2003-058637 OF MERCED COUNTY OFFICIAL RECORDS ON SEPTEMBER 12, 2003, LITING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2003



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

**PRELIMINARY TITLE REPORT**

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY  
DATE: JUNE 15, 2023  
USED IN PREPARATION OF THIS PLAT  
AND CONSIDERED A PART HEREOF BY REFERENCE.

**SOILS REPORT**

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE NO. 22-2230, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

**OMITTED SIGNATURE STATEMENT**

PURSUANT TO SECTION 66475(1)(3)(A)(D) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTERESTS HOLDERS OF RECORD HAVE BEEN OMITTED:

- TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANAL AND INCIDENTAL PURPOSES
- IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY
- DEED REFERENCE: BOOK 1, OF AGREEMENTS, PAGE 351, M.C.R.
- TYPE OF INTEREST: RIGHT-OF-WAY FOR DITCHES AND CANALS
- IN FAVOR OF: CO-OPERATIVE LAND AND WATER COMPANY
- DEED REFERENCE: BOOK 1, OF AGREEMENTS, PAGE 354, M.C.R.
- TYPE OF INTEREST: PUBLIC UTILITY EASEMENT
- IN FAVOR OF: CITY OF MERCED
- DEED REFERENCE: DOCUMENT NO. 2003-058637, OF OFFICIAL RECORDS, M.C.R.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON MAP AND SURVEY INFORMATION WITHIN THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LAND ASSET MANAGEMENT, LLC. ON SEPTEMBER 20, 2021, I HEREBY STATE THAT ALL THE INFORMATION AND DATA ON WHICH THIS MAP IS BASED ARE TRUE AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 9TH DAY OF OCTOBER, 2023

MICHAEL HALTERMAN P.L.S. 8640



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND I AM SURE SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JOE M. CHROSSO, P.L.S. 8687

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE INFORMATION AND DATA ON WHICH THIS MAP IS BASED ARE TRUE 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 A. WEGLEY, INTERIM CITY ENGINEER

R.C.E. 45009

**CITY CLERK'S CERTIFICATE**

I, SCOTT MARRIAGE, 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, ON SEPTEMBER 20, 2023, AND THAT THE CITY ENGINEER HAS ACCEPTED ON BEHALF OF THE PUBLIC MERCED AVENUE AND LOT A IN FEE, AS ATTACHED ON THIS MAP.

SCOTT MARRIAGE, 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.

SEE: \_\_\_\_\_  
MATT H. HAY, COUNTY RECORDER  
BY: \_\_\_\_\_, DEPUTY

# TENTATIVE MAP NO. 1922 SUBDIVISION MAP NO. 5406 RENAISSANCE II

BEING A SUBDIVISION OF ADJUSTED PARCEL 2 AS DESCRIBED IN BOUNDARY ADJUSTMENT NO. 03-13, FILED FOR RECORD AS INSTRUMENT NO. 2003-058637 OF MERCED COUNTY OFFICIAL RECORDS ON SEPTEMBER 12, 2003, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2023



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

**CURVE DATA TABLE**

CURVE	DELTA	LENGTH	RADIUS	DELTA	LENGTH
C1	715231(7)	63.37(7)	500.00(7)	715231(7)	63.37(7)
C2	841357(7)	38.40(7)	500.00(7)	841357(7)	38.40(7)
C3	1432007(7)	126.83(7)	500.00(7)	1432007(7)	126.83(7)
C4	1432447(7)	127.22(7)	500.00(7)	1432447(7)	127.22(7)
C5	1432007(7)	126.83(7)	500.00(7)	1432007(7)	126.83(7)
C6	1432007(7)	126.83(7)	500.00(7)	1432007(7)	126.83(7)

**LINE DATA TABLE**

LINE	BEARING	DIST	BEARING	DIST
L1	S09°44'15"E(7)	8.20(7)	N89°42'27"W(7)	8.20(7)
L2	N08°41'54"E(7)	91.26(7)	N82°44'33"E(7)	91.26(7)
L3	N42°29'11"E(7)	16.19(7)	N62°31'50"E(7)	16.19(7)
L4	N89°25'20"E(7)	64.08(7)	N89°35'04"E(7)	64.08(7)
L5	S42°19'50"E(7)	16.31(7)	S42°17'11"E(7)	16.31(7)
L6	N42°29'11"E(7)	16.19(7)	N62°31'50"E(7)	16.19(7)
L7	N89°25'20"E(7)	64.01(7)	N89°32'00"E(7)	64.01(7)
L8	S42°19'50"E(7)	16.35(7)	S42°29'25"E(7)	16.35(7)
L9	N89°41'54"E(7)	58.57(7)	N89°44'13"E(7)	58.57(7)
L10	S07°17'45"W(7)	74.00(7)	S07°24'24"W(7)	74.00(7)

**LEGEND**

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 6844 PER (C) UNLESS OTHERWISE NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF. A.
- SET 3/4" x 24" IRON PIPE WITH PLASTIC PLUG STAMPED LS 8040

- 1/1. INSTRUMENT NUMBER
- D.M. DOCUMENT NUMBER
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- S.N. SEARCHED, FOUND NOTHING
- P.V. PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- \* CALCULATED FROM RECORD DATA

**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.

**REFERENCES**

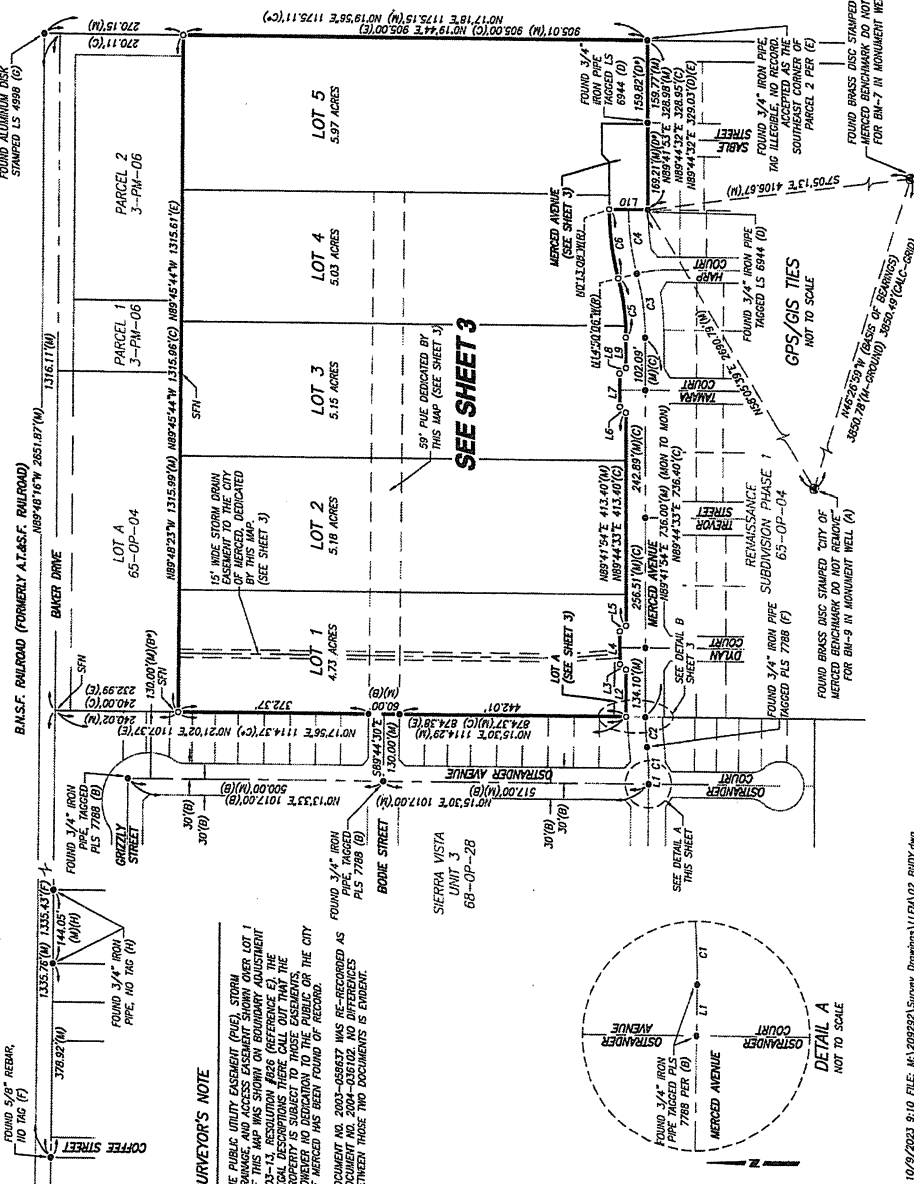
- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) SIERRA VISTA UNIT 3, VOLUME 68 OF OFFICIAL PLATS, PAGES 28-31, M.C.R.
- (C) RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-6, M.C.R.
- (D) TISSAWY EAST, VOLUME 73 OF OFFICIAL PLATS, PAGES 9-12, M.C.R.
- (E) RECORDS AS D.M. 2003-058637, D.H. 2003-058637, M.C.R.
- (F) SIERRA VISTA UNIT 2, VOLUME 68 OF OFFICIAL PLATS, PAGES 24-27, M.C.R.
- (G) RECORD OF SURVEY, VOLUME 61 OF SURVEYS, PAGES 45-49, M.C.R.
- (H) PARCEL MAP FOR ROY L AND ELSIE L HUNT, VOLUME 4 OF PARCEL MAPS, PAGE 35, M.C.R.

**BASIS OF BEARINGS**

A BEARING OF S46°55'50"E MEASURED FOR THE LINE BETWEEN BIL-9 AND BIL-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**SUBDIVISION SUMMARY**

5 LOTS	26.06 ACRES
LOT A	0.05 ACRES
MERCED AVENUE	0.31 ACRES
TOTAL	26.42 ACRES



**SURVEYOR'S NOTE**

THE PUBLIC UTILITY EASEMENT (LINES) SHOWN ON THIS MAP WAS SHOWN ON BOUNDARY ADJUSTMENT NO. 03-13, RESOLUTION #88 (REFERENCE E). THE EASEMENT IS SHOWN WITH CALL OUT THAT THE EASEMENT IS SUBJECT TO THE PUBLIC OR THE CITY OF MERCED HAS BEEN FOUND OF RECORD. DOCUMENT NO. 2003-058637 WAS RE-RECORDED AS DOCUMENT NO. 2004-036102. NO DIFFERENCES BETWEEN THESE TWO DOCUMENTS IS EVIDENT.

**TENTATIVE MAP NO. 1922  
SUBDIVISION MAP NO. 5406  
RENAISSANCE II**

BEING A SUBDIVISION OF ADJUSTED PARCEL 2 AS DESCRIBED IN BOUNDARY ADJUSTMENT NO. 03-13, FILED FOR RECORD AS INSTRUMENT NO. 2003-058637 OF MERCED COUNTY OFFICIAL RECORDS ON SEPTEMBER 12, 2003, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA SEPTEMBER 2023



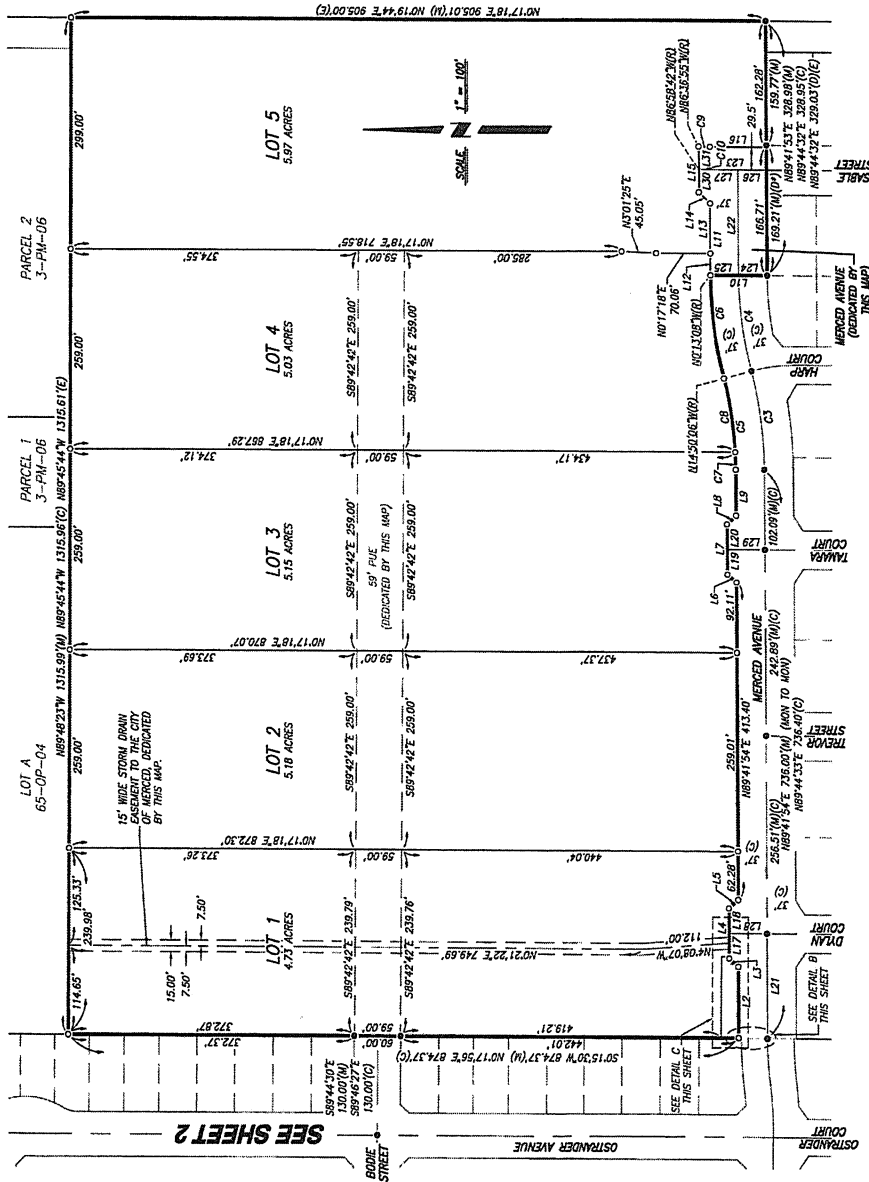
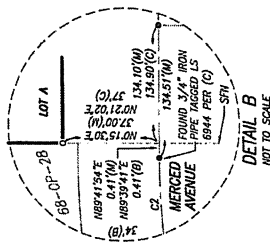
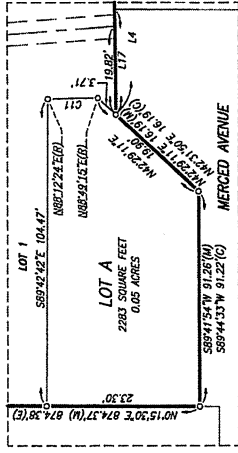
**BENCHMARK ENGINEERING, INC.**  
915 17TH STREET, MODESTO, CALIFORNIA, 95354

**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. SEE SHEET 2 FOR LEGEND, REFERENCES, BASIS OF BEARINGS, AND OTHER NOTES.

**CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	DELTA	RADIUS	LENGTH
C3	143°20'	500.00'	126.83'	143°20'(C)	500.00'(C)	126.83'(C)
C4	143°44'	500.00'	127.22'	143°28'(C)	500.00'(C)	127.21'(C)
C5	143°20'	463.00'	117.44'	143°20'(C)	463.00'(C)	117.44'(C)
C6	143°58'	537.00'	136.59'	143°58'(C)	537.00'(C)	136.59'(C)
C7	249°56'	463.00'	22.35'			
C8	114°04'	463.00'	56.09'			
C9	304°42'	270.50'	14.53'			
C10	249°55'	300.00'	14.22'			
C11	1°35'51"	270.50'	7.62'			



**LINE DATA TABLE**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N89°41'51"E	91.26'	N89°41'33"(C)	91.22'(C)
L2	M42°29'11"E	16.19'	M42°31'50"(C)	16.19'(C)
L3	M82°29'20"E	64.00'	M82°28'04"(C)	64.00'(C)
L4	M82°29'20"E	16.31'	S42°17'11"(C)	16.31'(C)
L5	M42°29'11"E	16.19'	M42°31'50"(C)	16.19'(C)
L6	M42°29'11"E	16.19'	M82°28'04"(C)	64.00'(C)
L7	S42°17'11"E	16.31'	S42°29'25"(C)	16.35'(C)
L8	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L9	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L10	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L11	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L12	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L13	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L14	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L15	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L16	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L17	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L18	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L19	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L20	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L21	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L22	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L23	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L24	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L25	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L26	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L27	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L28	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L29	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L30	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)
L31	S89°42'42"E	259.00'	S89°42'42"(C)	259.00'(C)