

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE RENAISSANCE 154, PHASE 3
SUBDIVISION (#5412)**

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 3 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 _____ 2024 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Matthew Serratto
Mayor

ATTEST:
SCOTT MCBRIDE, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Craig J. Cornwell 12-19-23
Craig J. Cornwell Date
City Attorney

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 WHO HAS CLEAR TITLE TO SAID LAND. I HEREBY CONSENT 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 EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL THE PUBLIC UTILITY EASEMENTS INDICATED ON THIS MAP.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

BOOK STREET, MADONE STREET, AND BROAD 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

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 SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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

SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

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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/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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

SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

DATE: 2023-12-12 13:18 FILE: H:\2022921\Survey Drawings\Phase 3\PH3-01 CERT.dwg

TENTATIVE MAP NO. 1322

SUBDIVISION NO. 5412

RENAISSANCE 154 - PHASE 3

BEING A SUBDIVISION OF LOT 3 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 66 OF OFFICIAL PLATS, AT PAGES 37 TO 39, MERCED COUNTY RECORDS, LIVING 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 SPIRES WAY, SUITE A, MODESTO, CALIFORNIA, 95354

PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY

FILE NUMBER: FNM-2023-000214

DATE: 12/12/2023

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 3, 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 20 JULY, 2023, BY JAMES M. HANSEN, INC., NWS J065 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 66466(a)(3)(A)(i) 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: BENCHMARK ENGINEERING, INC.

DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 331

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

IN FAVOR OF: BENCHMARK ENGINEERING, INC.

DEED REFERENCE: BOOK L OF AGREEMENTS, PAGE 334

TYPE OF INTEREST: PUBLIC UTILITY EASEMENT

IN FAVOR OF: CITY OF MERCED

DEED REFERENCE: DOCUMENT NO. 2003-008637, OF OFFICIAL RECORDS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT ALL THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH. I HEREBY STATE THAT THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IMPROVEMENTS ARE ACCEPTED. I HEREBY STATE THAT THE SURVEY TO BE RETAINED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONTINUALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____

MICHAEL HALTERMAN, P.L.S. 8851

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. CARDOZO, P.L.S. 8851

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE TENTATIVE MAP WAS SUBMITTED TO THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED IMPROVEMENTS TO THE MAP, 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.

MICHAEL A. WERLEY, INTERIM CITY ENGINEER

R.C.E. 45009

DATE

CITY CLERK'S CERTIFICATE

I, SCOTT MASBRO, 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 ENGINEER OF THE CITY OF MERCED, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____, AT _____ M. PUBLIC, BOONE STREET, MADONE STREET, AND BROAD COURT IN FEE, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT MASBRO, 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: _____

WIT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

VOLUME _____ PAGE _____

SHEET 1 OF 3

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE
 - FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (B)
 - FOUND GPS MONUMENT PER (C)
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG TAGGED L.S. 8040
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG TAGGED L.S. 8040 IN MONUMENT WELL
 - OP OFFICIAL PLATS
 - PUE PUBLIC UTILITY EASEMENT
 - (M) MEASURED ON THIS SURVEY
 - M.C.R. MERCED COUNTY RECORDS
 - (R) RAILWAY BEARING
 - C&G CURVE TABLE REFERENCE
 - L&R LINE TABLE REFERENCE
 - * CALCULATED FROM RECORD

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. THE MONUMENTS ON THIS SURVEY WERE PLACED BY THE SURVEYOR.
4. WHERE DESTROYED DURING CONSTRUCTION OF THE SUBDIVISION, THESE MONUMENTS WERE REPLACED BY A NAIL AND TAG STAMPED L.S. 8040 SET IN THE CORNER. A 100' WITNESS CORNER, SET ON THE WEST BOUNDARY OF THIS SUBDIVISION, PROJECTED INTO THE RIGHT-OF-WAY.

BASIS OF BEARINGS

A BEARING OF S46°25'39"E MEASURED FOR THE LINE BETWEEN BM-3 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 38 OF SURVEYS, PAGES 38-41, MERCED COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

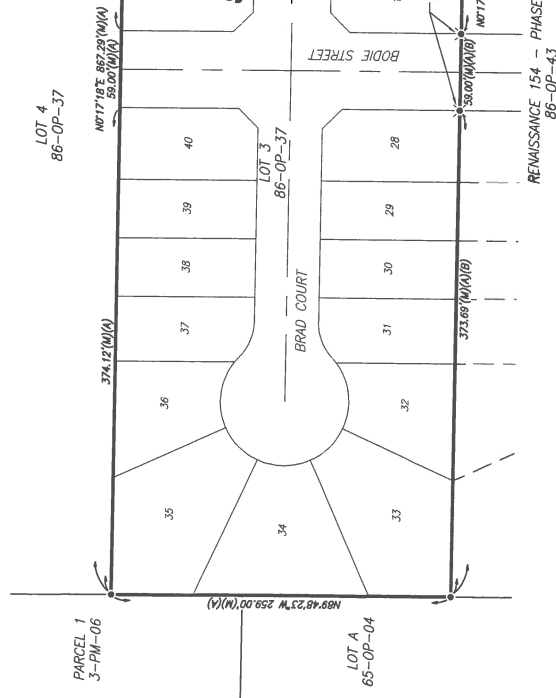
REFERENCES

- (A) RENAISSANCE II, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39, M.C.R.
- (B) RENAISSANCE 154 - PHASE 2, VOLUME 86 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 38 OF SURVEYS, PAGES 38-41, M.C.R.

SUBDIVISION SUMMARY

31 LOTS	3.84 ACRES
STREETS	1.31 ACRES
TOTAL	5.15 ACRES

LOT 4
86-OP-37



TENTATIVE MAP NO. 1322 SUBDIVISION NO. 5412 RENAISSANCE 154 - PHASE 3

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OCTOBER 2023



BENCHMARK ENGINEERING, INC.

4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

FOUND BRASS DISC STAMPED
"CITY OF MERCED BENCHMARK
DO NOT REMOVE" FOR BM-7
IN MONUMENT WELL (C)

FOUND BRASS DISC STAMPED
"CITY OF MERCED BENCHMARK
DO NOT REMOVE" FOR BM-9
IN MONUMENT WELL (C)

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE THROD L.S. 8040 PER (A) UNLESS NOTED OTHERWISE
- FOUND 3/4" IRON PIPE THROD L.S. 8040 PER (B)
- FOUND GPS MONUMENT PER (C)
- 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
- SET WALL WITH BRASS TAG STAMPED LS 8040
- OFFICIAL PLANS
- PUBLIC UTILITY EASEMENT
- MEASURED ON THIS SURVEY
- M.C.R. MERCED COUNTY RECORDS
- (R) RADIAL BEARING
- C12 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- * CALCULATED FROM RECORD
- WC WITNESS CORNER (SEE NOTE 4)

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- PHOTOS TAKEN AT THE TIME OF THE SURVEY.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- OWNERS ARE SET 1.00' FROM THE TRUE CORNER BEARING ALONG THE PRELIMINARY LINE, ON A RADIAL LINE, OR PERPENDICULAR INTO THE RIGHT-OF-WAY.

REFERENCES

- RENAISSANCE II, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39.
- RENAISSANCE 154 - PHASE 2, VOLUME 86 OF OFFICIAL PLATS, PAGES 43-45, M.C.R.
- GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

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OCTOBER 2023



BENCHMARK ENGINEERING, INC.
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

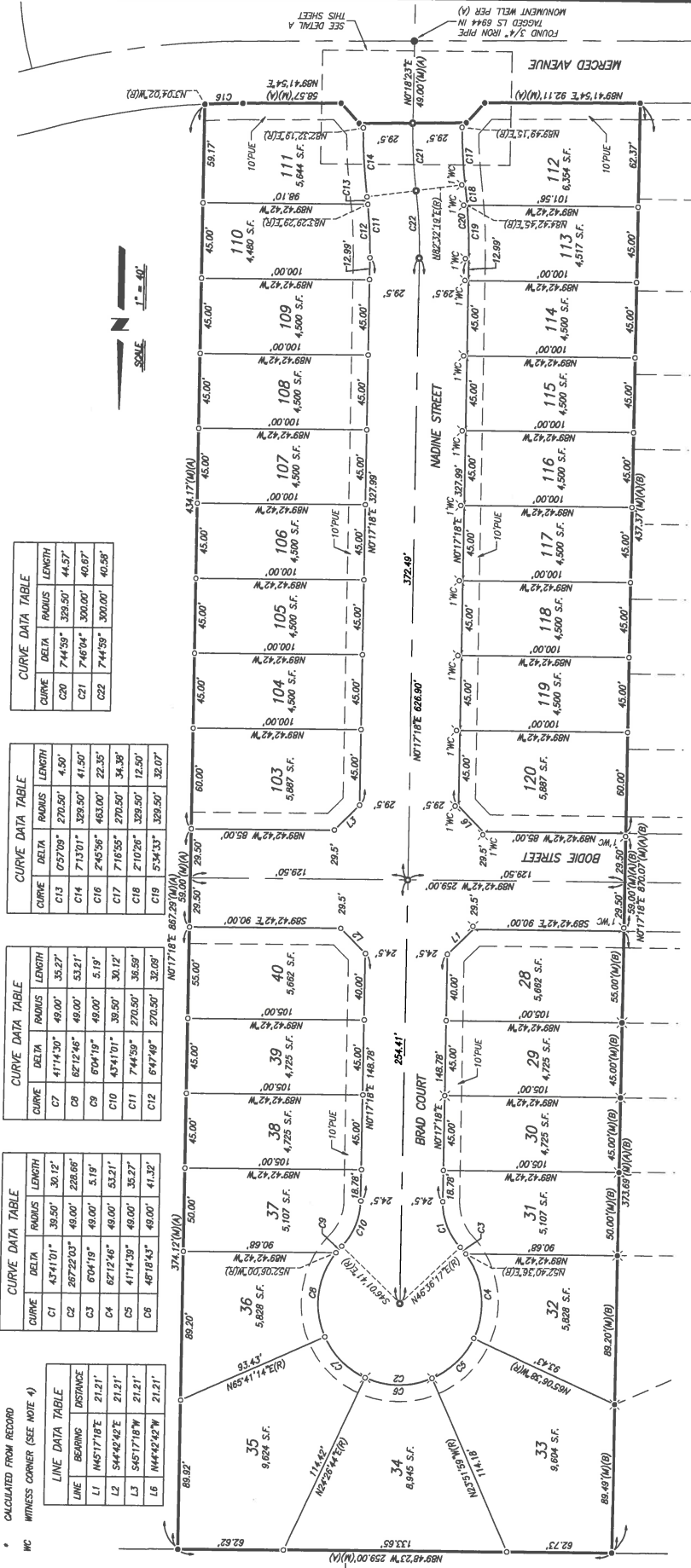
CURVE	DELTA	RADIUS	LENGTH
C20	7°44'59"	329.50'	44.57'
C21	7°46'04"	300.00'	40.67'
C22	7°44'59"	300.00'	40.50'

CURVE	DELTA	RADIUS	LENGTH
C13	0°57'09"	270.50'	4.50'
C14	7°13'01"	329.50'	41.50'
C16	7°45'56"	463.00'	22.35'
C17	7°16'55"	270.50'	34.38'
C18	2°10'29"	329.50'	12.50'
C19	5°34'33"	329.50'	32.07'

CURVE	DELTA	RADIUS	LENGTH
C7	41°14'30"	49.00'	35.27'
C8	62°12'46"	49.00'	53.21'
C9	6°04'19"	49.00'	5.19'
C10	43°51'01"	39.00'	30.12'
C11	7°44'59"	270.50'	36.39'
C12	6°47'49"	270.50'	32.09'

CURVE	DELTA	RADIUS	LENGTH
C1	43°11'01"	39.50'	30.12'
C2	20°27'20"	49.00'	228.66'
C3	6°04'19"	49.00'	5.19'
C4	62°12'46"	49.00'	53.21'
C5	41°14'30"	49.00'	35.27'
C6	48°18'43"	49.00'	41.32'

LINE	BEARING	DISTANCE
L1	N45°17'18"E	21.21'
L2	S44°42'42"W	21.21'
L3	S45°17'18"W	21.21'
L6	N44°42'42"W	21.21'



PRELIMINARY FOR REVIEW ONLY

DATE: 12/12/2023 13:43 FILE: M:\2023\2023 Survey Drawings\PHASE 3\PHASE 03 MAP.dwg