

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 (#5424)**

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

 1/21/2025
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 PREPARE AND RECORD 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 AND THE STREET EASEMENT 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.

DEER CREEK LANE, BLUE WATER DRIVE, AND ALBERT DRIVE

FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: TRS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: ROSE SUTTER - SECRETARY DATE: _____

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 AUTHORIZED CAPACITIE(S), 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: _____

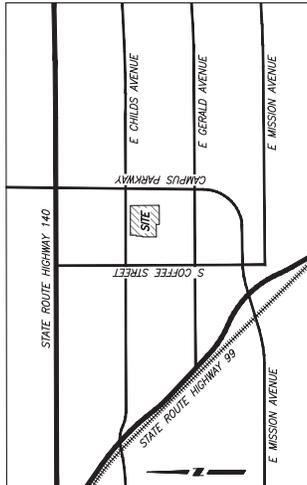
**TENTATIVE MAP NO. 1263
 SUBDIVISION NO. 5424**

THE CROSSING AT RIVER OAKS, PHASE 6

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "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
 JANUARY 2025

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
 DATE: SEPTEMBER 19, 2024
 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 CORPORATION, FOR SUBDIVISION NO. 5424, CROSSING AT RIVER OAKS, PHASE 6, 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 SEPTEMBER 12, 2025 BY KLEINFELDER, INC. AND UPDATED ON OCTOBER 28, 2021 BY TECHNICON ENGINEERING SERVICES, INC., AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66436(c)(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
- BOOK: _____
- DEED REFERENCE: BOOK L OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187
- TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS
- 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 AND LOCAL ORDINANCES. 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 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____

MICHAEL HALTERMAN, P.L.S. 8840
 MICHAEL HALTERMAN, P.L.S. 8840
 PROFESSIONAL LAND SURVEYOR - CALIFORNIA
 No. 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. CARROSSO, P.L.S. 8851

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF THAT ALL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DARYL OSBORN, CITY ENGINEER
 P.C.E. 05808

DATE _____

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 _____ AT _____ O'CLOCK _____ OF THE MONTH OF _____, 20____, AT _____ M.C.R. THE PUBLIC, DEER CREEK LANE, BLUE WATER DRIVE, AND ALBERT DRIVE INTERESTS (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), AND ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

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.

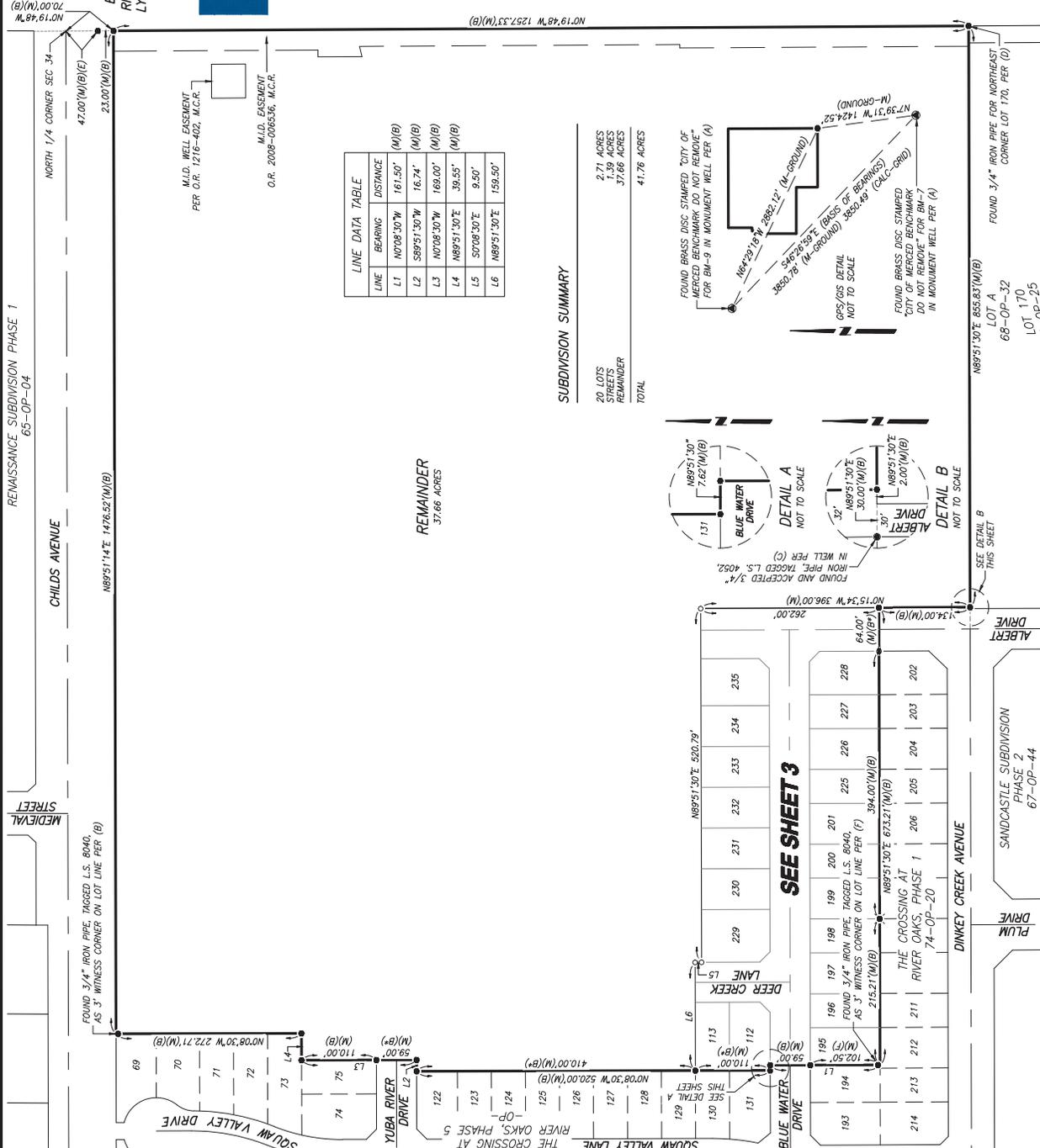
FEEL: _____
 MATT H. MAY, COUNTY RECORDER
 BY: _____, DEPUTY

TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5424

THE CROSSING AT RIVER OAKS, PHASE 6

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 5" IN VOLUME 58 OF OFFICIAL PLATS, PAGES 1-3, 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 JANUARY 2025

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4885 SEPTEMBER WAY, SUITE 4, MODESTO, CALIFORNIA, 95398 (209) 540-8000



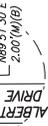
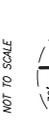
NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

LINE	BEARING	DISTANCE	(M)(B)
L1	N0°08'30"W	161.50'	(M)(B)
L2	S89°51'50"W	16.74'	(M)(B)
L3	N0°08'30"W	169.00'	(M)(B)
L4	N89°51'30"E	39.55'	(M)(B)
L5	S0°08'30"E	9.50'	(M)(B)
L6	N89°51'30"E	158.50'	(M)(B)

REMAINDER
37.66 ACRES

SUBDIVISION SUMMARY

20 LOTS	2.71 ACRES
REMAINDER	37.66 ACRES
TOTAL	41.76 ACRES



LEGEND

- 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.U.E. PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- O.R. OFFICIAL RECORDS
- O.R. CALCULATED FROM RECORD DATA



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 58 OF OFFICIAL PLATS, PAGES 1-3, M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (D) RECORD OF SURVEYS, VOLUME 49, PAGES 15-16, M.C.R.
- (E) THE CROSSING AT RIVER OAKS PHASE 4, VOLUME 87 OF OFFICIAL PLATS, PAGES 7-9, 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°26'59"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.

TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5424
THE CROSSING AT RIVER OAKS, PHASE 6

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 5" IN VOLUME 88 OF OFFICIAL PLATS, PAGES 1-3, Lying in a portion of SECTION 34, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MERCED, STATE OF CALIFORNIA, JANUARY 2025



BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4286 SPYBEE WAY, SUITE A, WOODBURY, CALIFORNIA, 95668 (209) 949-8800

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 L.S. 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 8040 IN MONUMENT WELL
- ✕ FOUND AND ACCEPTED 3/4" IRON PIPE 3.00' NORTH ON EXTENSION OF LOT LINE, TAGGED L.S. 6944, NO RECORD
- ◆ FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3' WITNESS CORNER ON LOT LINE
- P.A. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- (P) PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- O.R. OFFICIAL RECORDS

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 1-3, M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 4, VOLUME 87 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (D) THE CROSSING AT RIVER OAKS PHASE 3, VOLUME 86 OF OFFICIAL PLATS, PAGES 1-3, M.C.R.
- (E) RECORD OF SURVEYS, VOLUME 48, PAGES 15-16, M.C.R.
- (F) THE CROSSING AT RIVER OAKS PHASE 2, VOLUME 47 OF OFFICIAL PLATS, PAGES 7-9, 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.

LINE	BEARING	DISTANCE
L1	N44°51'30"E	21.21'
L2	S45°08'30"E	21.21'
L3	N44°47'58"E	21.23'
L4	N45°12'02"W	21.19'

