

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING SITE UTILIZATION PLAN REVISION  
#13 TO PLANNED DEVELOPMENT (P-D) #42  
CHANGING THE LAND USE DESIGNATION  
FROM PARK TO SINGLE-FAMILY RESIDENTIAL  
FOR APPROXIMATELY 5.88 ACRES OF LAND  
GENERALLY LOCATED AT THE SOUTHWEST  
CORNER OF M STREET AND ARROW WOOD  
DRIVE (EXTENDED) AND CHANGING THE LAND  
USE DESIGNATION FROM SINGLE-FAMILY  
RESIDENTIAL TO PARK FOR APPROXIMATELY  
5.0 ACRES OF LAND GENERALLY LOCATED AT  
THE SOUTHEAST CORNER OF THE FUTURE  
CATHERINE A. HOSTETLER BOULEVARD AND  
FREEMARK AVENUE (EXTENDED)**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN  
AS FOLLOWS:**

SECTION 1. AMENDMENT TO CODE. The property described in Exhibits A and C and shown on the maps at Exhibits B and D, attached hereto, and by reference made a part of this Ordinance, is hereby re-designated as shown on said Official Site Utilization Plan as follows: Site No. 1 is changed from "Park" to "Single-Family Residential" and Site No. 2 is changed from "Single-Family Residential" to "Park" as shown on the map at Exhibit E.

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Site Utilization Plan for Planned Development #42 in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction,

such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. PUBLICATION. The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the \_\_\_\_ day of \_\_\_\_\_, 2018, and was passed and adopted at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2018, 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: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)



**LEGAL DESCRIPTION**

**VILLAGE 12, PHASE 1, LOT A**

All that certain real property situate, lying, and being Lot A (Park), as shown on that certain map of "Bellevue Ranch West, Village 12 – Phase 1", filed in Volume 80 of Official Plats, at Pages 1 through 6, Merced County Records, lying in the City of Merced, County of Merced, State of California.

Containing a total of 5.88 acres, more or less.

D.N. 2018-003677, M.C.R.

ARROW WOOD DRIVE

N89°49'57"E 725.22'

LOT A (PARK)  
5.88 ACRES

N0°10'03"W 338.46'

N45°10'03"W  
21.21'

N89°02'16"W  
59.00'  
S45°23'51"W  
21.00'

S89°49'57"W 529.07'

N0°57'44"E  
35.29'

N89°02'16"W  
100.44'

S0°57'44"W 377.25'

M STREET

SCALE

1" = 150'

BELLEVUE RANCH WEST  
VILLAGE 12 - PHASE 1  
80-O.P.-1

### NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

DATE: 8/10/2018 10:04 FILE: M:\125971\Survey Drawings\PARK SITE\LOT A.dwg



**BENCHMARK ENGINEERING, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**  
 915 17TH STREET • MODESTO, CALIFORNIA • 95354  
 (209) 548-9300 FAX:(209) 548-9305

**PHASE 1 - LOT A**  
**BELLEVUE RANCH WEST**  
 MERCED, CALIFORNIA

DRAWN BY: SYD  
 DATE: 2018-08-10  
 SHEET: 1 OF 2  
 JOB: 125971

## EXHIBIT B

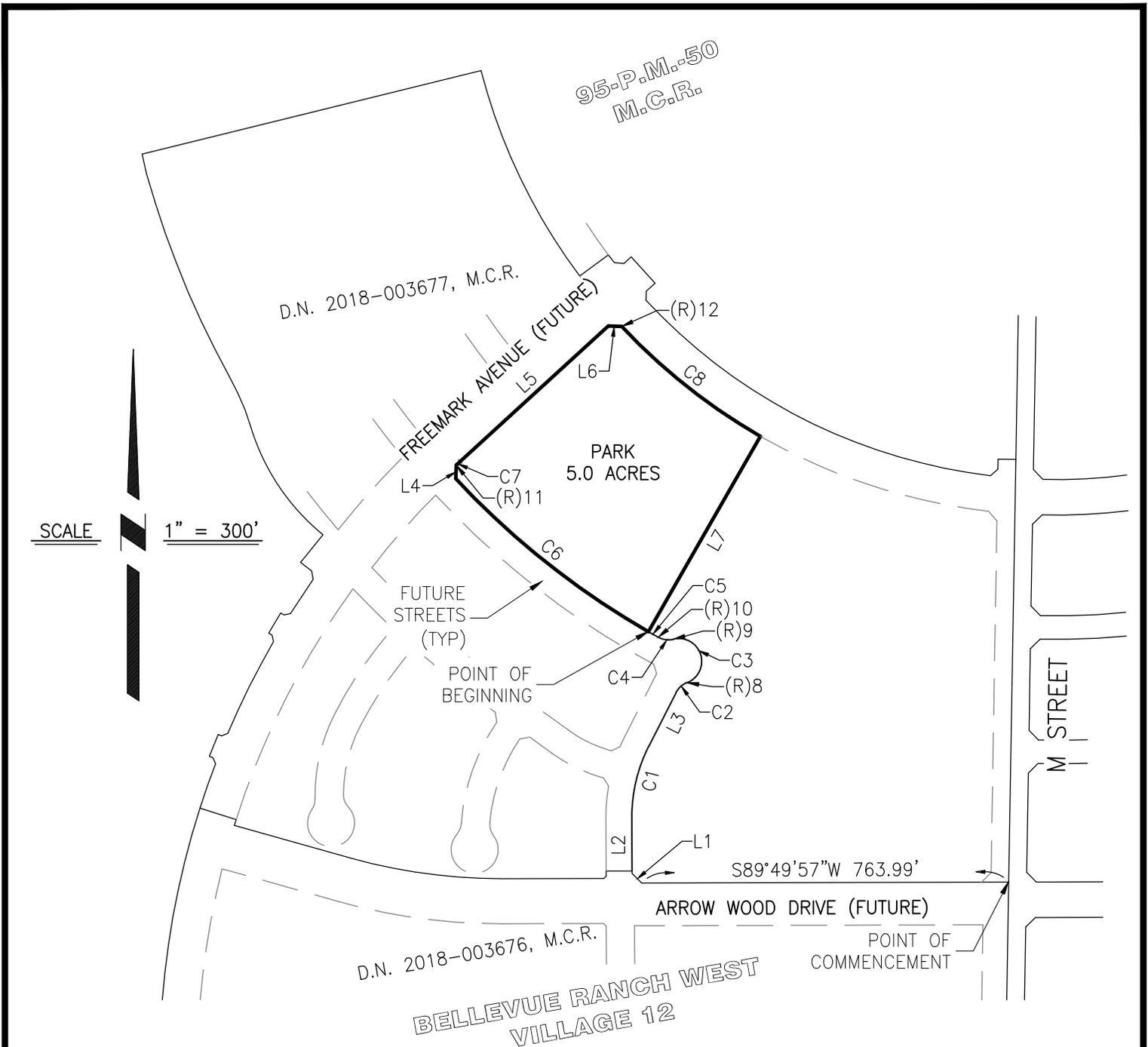
## LEGAL DESCRIPTION

### PROPOSED CITY PARK SITE

All that certain real property situate, lying, and being a portion of Adjusted Lot 1 as described in Certificate of Compliance #2017-09, filed as Document No. 2018-003677, Merced County Records, lying in the City of Merced, County of Merced, State of California, being more particularly described as follows:

COMMENCING at the southeast corner of said Adjusted Lot 1, thence along the southerly line of said Adjusted Lot 1, South 89°49'57" West 763.99 feet; thence, continuing along the southerly line of said Adjusted Lot 1, North 45°10'03" West 28.28 feet; thence North 0°10'03" West 116.56 feet, to the beginning of a curve, concave to the southeast, having a radius of 325.50 feet and a central angle of 27°09'46"; thence, along the arc of said curve, 154.31 feet; thence North 26°59'43" East 124.53 feet, to the beginning of a curve, concave to the southeast, having a radius of 44.50 feet and a central angle of 41°24'35"; thence, along the arc of said curve, 32.16 feet, to the beginning of a reverse curve, concave to the southwest, from which a radial line bears South 21°35'42" East, having a radius of 47.50 feet, and a central angle of 171°48'06"; thence, along the arc of said curve, 142.43 feet, to the beginning of a reverse curve, concave to the north, from which a radial line bears North 13°23'47" West, having a radius of 44.50 feet, and a central angle of 42°26'54"; thence, along the arc of said curve, 32.97 feet, to the beginning of a compound curve, concave to the northeast, from which a radial line bears North 29°03'06" East, having a radius of 1706.00 feet, and a central angle of 0°47'24"; thence, along the arc of said curve, 23.52 feet, to the beginning of a compound curve, concave to the northeast, from which a radial line bears North 29°50'30" East, having a radius of 1706.00 feet, and a central angle of 17°15'46"; said point also being the POINT OF BEGINNING of this description; thence, along the arc of said curve, 514.01 feet; thence North 2°08'33" East 28.30 feet, to the beginning of a non-tangent curve, concave to the southeast, from which a radial line bears South 42°49'11" East, having a radius of 1713.00 feet, and a central angle of 0°22'03"; thence, along the arc of said curve, 10.99 feet; thence North 47°32'52" East 418.16 feet; thence South 87°44'55" East 28.14 feet, to the beginning of a non-tangent curve, concave to the northeast, from which a radial line bears North 46°57'18" East, having a radius of 1237.00 feet, and a central angle of 17°06'48"; thence, along the arc of said curve, 369.47 feet; thence South 29°50'30" West 469.00 feet, to the point of beginning.

Containing a total of 5.0 acres, more or less.



SCALE 1" = 300'

NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
3. SEE SHEET 2 FOR LINE AND CURVE DATA TABLES.

DATE: 8/10/2018 9:31 FILE: M:\125971\Survey Drawings\PARK SITE\BRW-PARK.dwg

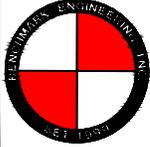
 <p><b>BENCHMARK ENGINEERING, INC.</b>  <b>CIVIL ENGINEERING &amp; LAND SURVEYING</b>          915 17TH STREET • MODESTO, CALIFORNIA • 95354          (209) 548-9300 FAX:(209) 548-9305</p>	<p><b>PARK SITE</b>  <b>BELLEVUE RANCH WEST</b>          MERCED, CALIFORNIA</p>	DRAWN BY: SYD
		DATE: 2018-08-10
		SHEET: 1 OF 2
		JOB: 125971

EXHIBIT D

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N45°10'03"W	28.28'
L2	N0°10'03"W	116.56'
L3	N26°59'43"E	124.53'
L4	N2°08'33"E	28.30'
L5	N47°32'52"E	418.16'
L6	S87°44'55"E	28.14'
L7	S29°50'30"W	469.00'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	27°09'46"	325.50'	154.31'
C2	41°24'35"	44.50'	32.16'
C3	171°48'06"	47.50'	142.43'
C4	42°26'54"	44.50'	32.97'
C5	0°47'24"	1706.00'	23.52'
C6	17°15'46"	1706.00'	514.01'
C7	0°22'03"	1713.00'	10.99'
C8	17°06'48"	1237.00'	369.47'

RADIAL BEARING DATA	
RADIAL	BEARING
(R)8	S21°35'42"E
(R)9	N13°23'47"W
(R)10	N29°03'06"E
(R)11	S42°49'11"E
(R)12	N46°57'18"E

DATE: 8/10/2018 9:31 FILE: M:\125971\Survey Drawings\PARK SITE\BRW-PARK.dwg



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**PARK SITE**  
**BELLEVUE RANCH WEST**  
 MERCED, CALIFORNIA

DRAWN BY: SYD  
 DATE: 2018-08-10  
 SHEET: 2 OF 2  
 JOB: 125971

# Site Utilization Plan Revision #13 to Planned Development (P-D) #42

High Density  
Residential

High Density  
Residential

SITE UTILIZATION PLAN:  
Site #2 - Change from Single-Family Residential  
to Park (Approximately 5.0 Acres)

Low-Medium  
Density  
Residential

Future  
School

Low-Medium  
Density  
Residential

Low Density  
Residential

SITE UTILIZATION PLAN:  
Site #1 - Change from Park to Single Family  
Residential (Approximately 5.88 Acres)

ARROW WOOD



## EXHIBIT E