

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 7
SUBDIVISION (#5425)**

WHEREAS, a Tentative Subdivision Map for the Crossing at River Oaks, Phase 7 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 7 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

Craig Cornwell 2/13/2025
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 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, DEER CROSSING COURT, YUBA RIVER DRIVE, HOLLOW LANE, COLD WATER COURT, AND ALBERT DRIVE

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: TBS ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: RIDGE 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/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

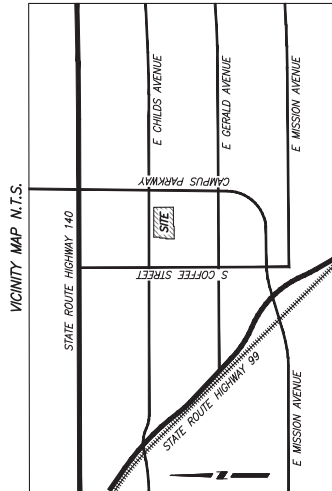
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5425

THE CROSSING AT RIVER OAKS, PHASE 7

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 6" 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
APRIL 2025

BE **BENCHMARK ENGINEERING**
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4205 87TH STREET, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 644-8000



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
CLERK'S NUMBER: 1401200679
DATE: JUNE 13, 2025
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 CORPORATION, FOR SUBDIVISION NO. 5425, CROSSING AT RIVER OAKS, PHASE 7, 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, 2005 BY KLEINFELDER, INC. AND UPDATED ON OCTOBER 28, 2021 BY PETERSON 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 66416(0)(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
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK 1 OF AGREEMENTS, PAGES 175, 178, 181, 184, AND 187
TYPE OF INTEREST: EASEMENT FOR DRILL AND OPERATING PUMPING PLANTS
IN FAVOR OF: MERCED IRRIGATION DISTRICT
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 ORDINANCE. 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____

BENCHMARK ENGINEERING **FOR REVIEW ONLY**
MICHAEL HALTERMAN, P.L.S. 8040

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____

JOE M. CAROSO, 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 ORDINANCE HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF THAT 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.

DAVE JORDAN, CITY ENGINEER
P.E. 58038

DATE

CITY CLERK'S CERTIFICATE

I, SCOTT MERRIDE, 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 _____, 20____, AT _____, M.C.R. THE PUBLIC, DEER CREEK LANE, DEER CROSSING COURT, YUBA RIVER DRIVE, HOLLOW LANE, COLD WATER COURT, AND ALBERT DRIVE IN FEE (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), AND ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT MERRIDE, CITY CLERK

DATE

RECORDER'S STATEMENT

NO. _____ FILED THIS _____ DAY OF _____, 20____, AT _____, M.C.R.
IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____
AT THE REQUEST OF STONEFIELD HOME, INC.

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

TENTATIVE MAP NO. 1263

SUBDIVISION NO. 5425

THE CROSSING AT RIVER OAKS, PHASE 7

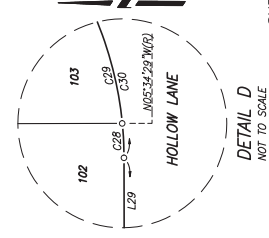
BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 6" IN VOLUME 34, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
APRIL 2025

LEGEND

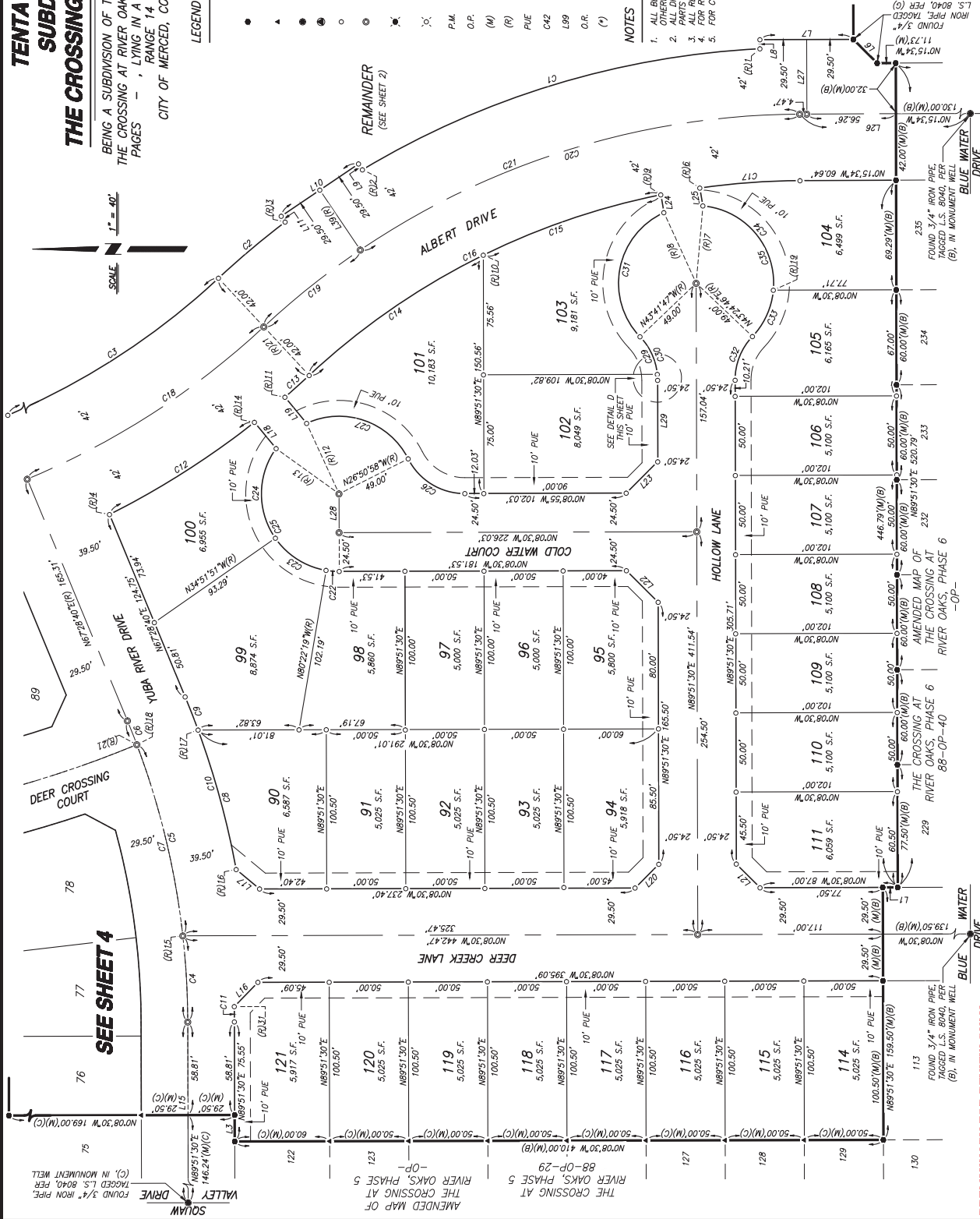
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
 FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
 FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (C), UNLESS NOTED OTHERWISE
 FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 FOUND GPS MONUMENT, AS SHOWN ON REF (A)
 SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
 SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER ON LOT LINE PER (C)
 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
 PUE PUBLIC UTILITY EASEMENT
 C42 CURVE TABLE REFERENCE
 L89 LINE TABLE REFERENCE
 O.R. OFFICIAL RECORDS
 (C) CALCULATED PER RECORD

NOTES

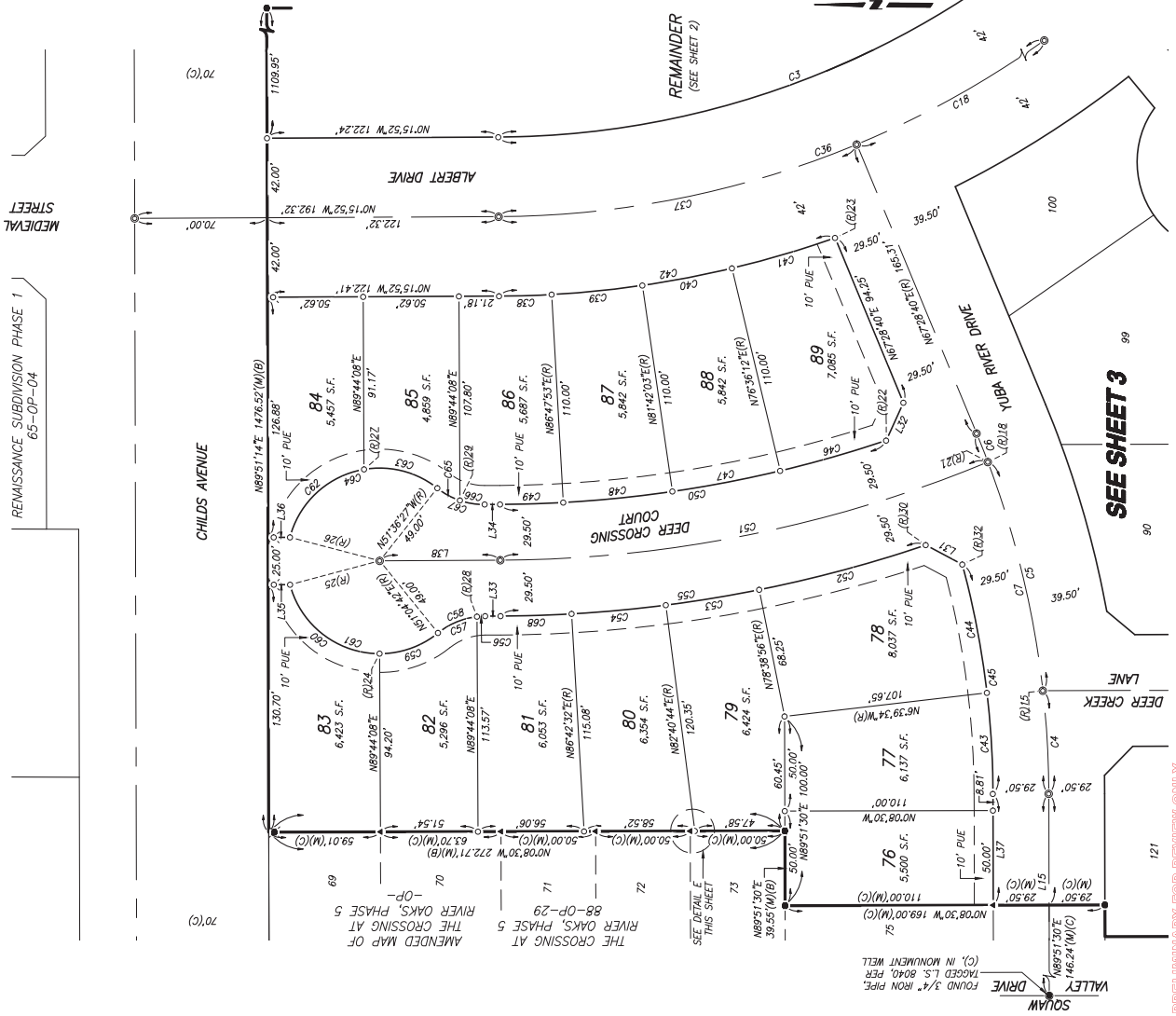
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- FOR REFERENCE DATA SEE SHEET 2.
- FOR REFERENCE DATA SEE SHEET 2.
- FOR CURVE AND TABLE DATA SEE SHEET 2 AND/OR 4.



DETAIL D
NOT TO SCALE



LINE DATA TABLE			RADIAL BEARING DATA			CURVE DATA TABLE		
LINE	BEARING	DISTANCE	RADIAL	BEARING	LENGTH	CURVE	DELTA	RADIUS
L1	N07°08'30"W	9.50'(M)(B)	(R)1	S87°06'10"W	265.31'	C1	28°02'46"	542.00'
L3	S89°51'30"W	16.74'(M)(B)	(R)2	S59°03'24"W	55.09'	C2	5°49'26"	542.00'
L6	N44°47'50"E	21.23'(M)(F)	(R)3	S52°49'00"W	341.67'	C3	42°44'34"	542.00'
L7	N07°08'46"W	59.00'	(R)4	N63°17'54"E	458.00'	C39	2°56'14"	542.00'
L8	N89°51'14"E	5.72'	(R)6	S81°14'05"W	124.55'	C40	5°05'51"	542.00'
L9	S55°56'12"W	4.45'	(R)7	S81°14'05"W	16.20'	C41	6°00'20"	542.00'
L10	N34°03'48"W	59.00'	(R)8	S65°26'28"W	195.31'	C42	19°08'16"	542.00'
L11	S55°56'12"W	4.45'	(R)9	S78°39'24"W	91.45'	C43	6°31'04"	470.50'
L15	S89°51'30"W	205.05'	(R)10	S63°47'07"W	539.50'	C44	8°24'36"	470.50'
L16	N45°39'55"W	21.41'	(R)11	N45°39'55"W	113.95'	C45	14°55'40"	470.50'
L17	S39°43'07"W	19.23'	(R)12	N65°15'49"E	9.68'	C46	5°07'11"	652.00'
L18	N07°08'46"W	21.51'	(R)13	N35°42'16"E	108.72'	C47	5°05'51"	652.00'
L19	S50°29'03"W	21.51'	(R)14	N51°48'20"E	20.53'	C48	5°05'51"	652.00'
L20	S45°08'30"E	21.21'	(R)15	N62°33'7"W	134.23'	C49	2°56'14"	652.00'
L21	S44°51'30"W	21.21'	(R)16	N10°25'16"W	118.88'	C50	18°15'07"	652.00'
L22	N44°51'30"E	28.28'	(R)17	N20°08'01"W	253.11'	C51	22°14'09"	681.50'
L24	S60°13'15"E	11.45'	(R)18	N20°39'55"W	63.60'	C52	7°21'10"	711.00'
L25	S80°13'15"W	11.45'	(R)19	N5°10'19"E	78.05'	C53	4°01'48"	711.00'
L26	N07°15'34"W	190.73'	(R)20	S3°48'14"E	500.00'	C54	4°01'48"	711.00'
L27	N89°51'14"E	47.09'	(R)21	N67°29'59"E	294.99'	C55	18°26'22"	711.00'
L28	S89°51'30"W	24.50'	(R)22	N71°29'01"E	373.04'	C56	6°13'48"	40.00'
L29	N89°51'30"W	51.21'	(R)23	N70°35'52"E	8.36'	C57	3°25'38"	40.00'
L31	N28°06'48"E	21.88'	(R)24	N89°55'52"W	36.92'	C58	38°39'25"	40.00'
L32	S65°31'10"E	21.94'	(R)25	S14°55'33"E	60.35'	C59	38°39'25"	49.00'
L33	N07°15'34"W	8.10'	(R)26	S14°38'01"W	107.63'	C60	7°50'20"	49.00'
L34	S07°15'52"E	8.10'	(R)27	S75°13'3"E	44.19'	C61	11°59'45"	49.00'
L35	N07°08'46"W	11.62'	(R)28	S81°30'20"W	76.16'	C62	6°55'36"	49.00'
L36	S07°08'46"E	11.62'	(R)29	S71°11'23"E	26.61'	C63	48°09'57"	49.00'
L37	S89°51'30"W	58.81'	(R)30	N71°17'46"E	30.41'	C64	11°43'32"	49.00'
L38	S07°15'52"E	63.70'	(R)31	N71°17'46"E	93.34'	C65	19°34'56"	40.00'
L39	S55°56'12"W	45.65'	(R)32	N15°04'10"W	30.41'	C66	19°04'29"	40.00'
L40	N89°51'14"E	141.71'(M)(F)(G)	(R)33	S40°47'26"(F)(G)	77.12'	C67	38°39'25"	40.00'
			(R)34	N54°54'42"W	109.82'	C68	3°01'35"	71.00'
						C69	40°56'12"	40.00'
						C70	95°42'08"	52.00'



TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5425
THE CROSSING AT RIVER OAKS, PHASE 7

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "AMENDED MAP OF THE CROSSING AT RIVER OAKS PHASE 6" 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
APRIL 2025

NOTES

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2. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
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4. FOR LEGEND AND COMPLETE REFERENCE DATA SEE SHEET 2.