

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 5
SUBDIVISION (#5427)**

WHEREAS, a Tentative Subdivision Map for the Crossing at River Oaks, Phase 4 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. That 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. That the City Council hereby approves the Final Map for the Crossing at River Oaks, Phase 5 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 _____ 2025, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

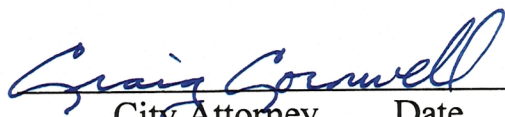
Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

 5/21/2025
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 CERTIFY THAT THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

OWNER: TRS 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/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: _____

AMENDED MAP CORRECTIONS

PURSUANT TO SECTION 66409 OF THE SUBDIVISION MAP ACT THIS AMENDED MAP IS BEING FILED TO CORRECT AN ERROR ON THE ORIGINAL MAP WHICH DID NOT REFLECT A PROPERTY TRANSFER OF A PORTION OF THE REMAINDER THAT HAD OCCURRED PRIOR TO RECORDATION.

AMENDED MAP OF

TENTATIVE MAP NO. 1263

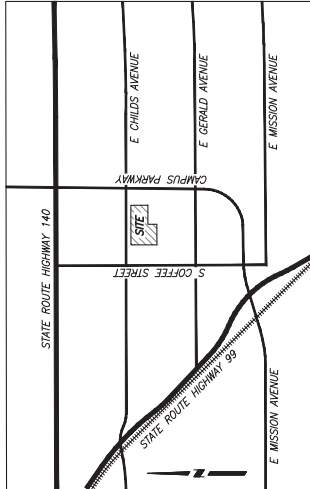
SUBDIVISION NO. 5427

THE CROSSING AT RIVER OAKS, PHASE 5

BEING A SUBDIVISION OF A PORTION OF THE REMAINDER SHOWN ON THE CROSSING AT RIVER OAKS, PHASE 4* IN VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, 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 MAY 2025

BE **BENCHMARK ENGINEERING**
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4200 97TH AVE, SUITE A, WOODSTOCK, CALIFORNIA, 95066 (209) 646-6000

VICINITY MAP N.T.S.



PRELIMINARY TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
DATE: MARCH 12, 2025
USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

SUBDIVISION AGREEMENT

SUBJECT TO A SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., A CALIFORNIA CORPORATION, FOR THE MAP OF SUBDIVISION NO. 5423, CROSSING AT RIVER OAKS, PHASE 5, RECORDED AS DOCUMENT NUMBER 2024-007810, M.C.R. AND A SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., A CALIFORNIA CORPORATION, FOR THE AMENDED MAP OF SUBDIVISION NO. 5427, CROSSING AT RIVER OAKS, PHASE 5, RECORDED AS DOCUMENT NO. _____, M.C.R.

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66456(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 THE PROFESSIONAL LAND SURVEYOR'S ETHICS. I, MICHAEL HALTERMAN, P.L.S. 8840, IN JANUARY 2021, 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 MAP IS RECORDED. I HAVE BEEN ADVISED BY THE PERSON(S) WHOSE 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____,

PRELIMINARY FOR REVIEW ONLY
MICHAEL HALTERMAN, P.L.S. 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. CARUSO, P.L.S. 8851

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE MONUMENTS SHOWN THEREON ARE SUFFICIENT TO RE-TRACE THE BOUNDARIES OF 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.

DATED THIS _____ DAY OF _____, 20____,

DARYL JORDAN, CITY ENGINEER, R.C.E. 58036

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 OF MERCED, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____.

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.

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

BEING A SUBDIVISION OF A PORTION OF THE REMAINDER SHOWN ON
"THE CROSSING AT RIVER OAKS PHASE 4" IN VOLUME 88 OF OFFICIAL
PLATS, PAGES 7 - 9, 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
MAY 2025



FOUND 3/4" IRON PIPE, TAGGED L.S. 8040,
PER (B), UNLESS NOTED OTHERWISE

FOUND MONUMENT IN MONUMENT WELL, AS NOTED

FOUND OPS MONUMENT, AS SHOWN ON REF. (A)

SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040

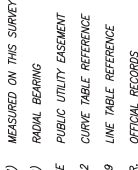
SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED
LS 8040 IN MONUMENT WELL

FOUND AND ACCEPTED 3/4" IRON PIPE 3.00' NORTH ON EXTENSION
OF LOT LINE, TAGGED L.S. 6944, NO RECORD

FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, PER (D)

SET 3/4" IRON PIPE, TAGGED L.S. 8040, AS 3" WITNESS CORNER
ON LOT LINE

PARCEL MAP



- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (B) THE CROSSING AT RIVER OAKS PHASE 4, VOLUME 88 OF OFFICIAL PLATS, PAGES 7 - 9, M.C.R.
- (C) THE CROSSING AT RIVER OAKS PHASE 2, VOLUME 88 OF OFFICIAL PLATS, PAGES 1 - 3, M.C.R.
- (D) THE CROSSING AT RIVER OAKS PHASE 1, VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, M.C.R.
- (E) RECORD OF SURVEY FOR MERGED COUNTY CAMPUS PARKWAY, VOLUME 49, PAGES 15-16, M.C.R.
- (F) DOCUMENT NO. 2025-006060 M.C.R.

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. FOR RADIAL TAG INFORMATION SEE SHEET 3.

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.

AMENDED MAP OF
TENTATIVE MAP NO. 1263
SUBDIVISION NO. 5427
THE CROSSING AT RIVER OAKS, PHASE 5

BEING A SUBDIVISION OF A PORTION OF THE REMAINDER SHOWN ON
"THE CROSSING AT RIVER OAKS PHASE 4" IN VOLUME 88 OF OFFICIAL
PLATS, PAGES 7 - 9, 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
MAY 2025

B **BENCHMARK ENGINEERING**
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4205 8TH STREET, SUITE A, MCKINLEY, CALIFORNIA 95368 (209) 548-8800

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. FOR BASIS OF BEARINGS AND REFERENCES, SEE SHEET 2.

LEGEND

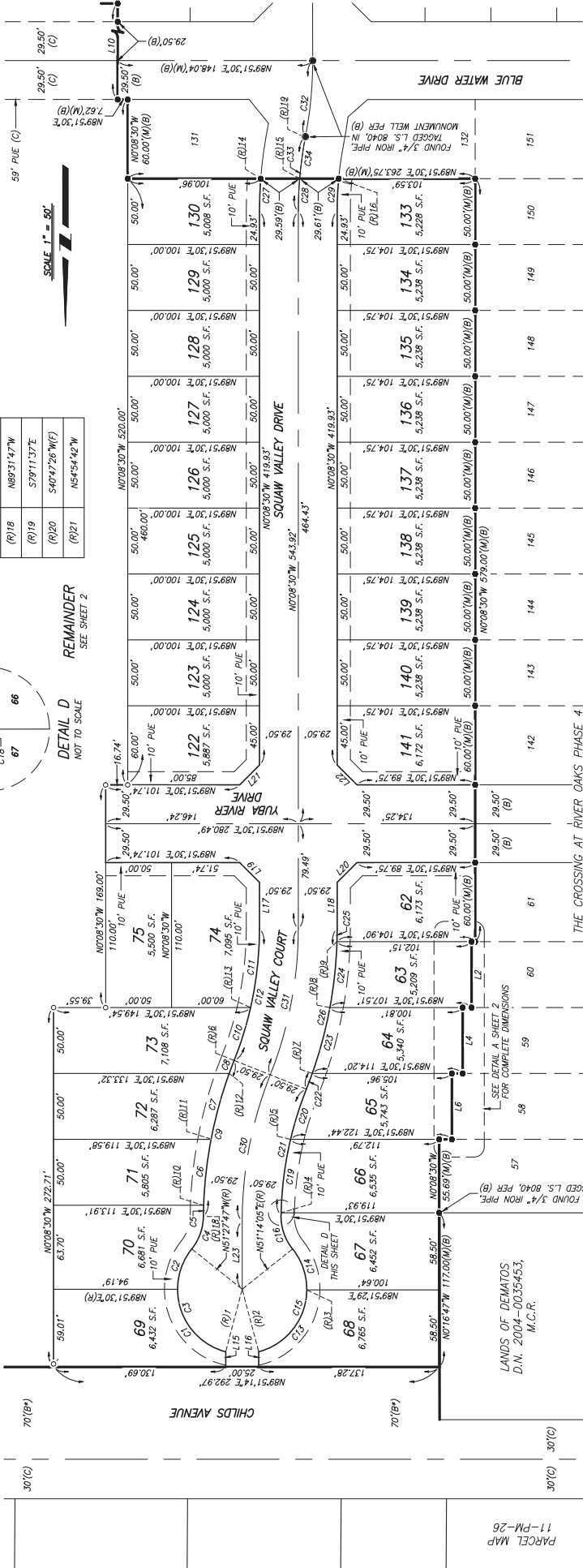
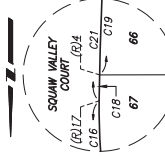
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE, TAGGED L.S. 8040, PER (B), UNLESS NOTED OTHERWISE
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - FOUND GPS MONUMENT, AS SHOWN ON REF. (A)
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
 - ⊙ SET 3/4" x 24" IRON PIPE, WITH 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. 8044, NO RECORD
 - FOUND 3/4" IRON PIPE, TAGGED L.S. 6944, 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
 - PUE PUBLIC UTILITY EASEMENT
 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - O.R. OFFICIAL RECORDS

LINE DATA TABLE	
LINE	BEARING
L2	S70°08'30"E
L4	S70°08'30"E
L6	S70°08'30"E
L8	S70°08'30"E
L10	N07°08'30"W
L12	S70°08'30"E
L14	N07°08'46"W
L16	N07°08'46"W
L17	S70°08'30"E
L18	N07°08'30"E
L19	S45°08'30"E
L20	N44°51'30"E
L21	S44°51'30"W
L22	N45°08'30"W
L23	N07°08'30"W

RADIAL BEARING DATA	
RADIAL	BEARING
(R)1	S14°38'01"W
(R)2	S14°55'33"E
(R)3	N89°34'14"W
(R)4	N89°34'14"W
(R)5	N76°53'10"W
(R)6	N86°25'21"W
(R)7	S70°38'17"E
(R)8	S79°38'54"E
(R)9	S86°24'03"E
(R)10	N86°03'01"W
(R)11	N79°17'30"W
(R)12	N79°15'57"W
(R)13	S77°19'27"E
(R)14	N85°46'41"W
(R)15	N85°20'53"W(M)(B)
(R)16	N84°49'26"W
(R)17	N89°10'39"W
(R)18	N89°31'47"W
(R)19	S79°11'37"E
(R)20	S40°47'26"W(T)
(R)21	N54°54'42"W

CURVE DATA TABLE	
CURVE	DELTA
C1	75°13'29"
C2	38°40'44"
C3	11°54'13"
C4	38°04'00"
C5	1°28'46"
C6	8°45'31"
C7	9°01'33"
C8	1°50'36"
C9	21°06'26"
C10	8°54'06"
C11	12°49'03"
C12	21°43'09"
C13	74°38'41"
C14	39°11'41"
C15	11°50'22"
C16	39°35'16"
C18	0°22'41"
C19	11°54'48"

CURVE DATA TABLE	
CURVE	DELTA
C20	82°27'48"
C21	20°45'18"
C22	2°12'56"
C23	9°00'37"
C24	8°45'10"
C25	1°44'22"
C26	21°43'09"
C27	42°17'48"
C28	44°47'33"
C29	51°04'04"
C30	21°43'09"
C31	21°43'09"
C32	17°03'58"
C33	10°56'54"
C34	6°09'17"



PRELIMINARY FOR REVIEW ONLY

DATE: 2025-5-9 9:09 FILE: M:\125988\Survey Drawings\PM - PHASE 5 AMENDING\03-MAP.dwg