

**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 4  
SUBDIVISION (#5414)**

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 4 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

\_\_\_\_\_  
Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

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

BY: Craig Cornwell 4/15/24  
City Attorney Date



LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED L.S. 6040 PER (A) UNLESS NOTED OTHERWISE
  - FOUND 3/4" IRON PIPE TAGGED L.S. 6040 PER (B)
  - FOUND 3/4" IRON PIPE IN MONUMENT WELL TAGGED L.S. 6044 PER (A)
  - FOUND GPS MONUMENT PER (C)
  - 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
  - OP OFFICIAL PLATS
  - PUE PUBLIC UTILITY EASEMENT
  - (M) MEASURED ON THIS SURVEY
  - M.C.R. MERCED COUNTY RECORDS
  - (R) RADIAL BEARING
  - C42 CURVE TABLE REFERENCE
  - L99 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. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

BASIS OF BEARINGS

A BEARING OF S46°28'39"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES

- (A) RENAISSANCE 154 - PHASE 3, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39, M.C.R.
- (B) RENAISSANCE 154 - PHASE 3, VOLUME 86 OF OFFICIAL PLATS, PAGES 46-48, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

SUBDIVISION SUMMARY

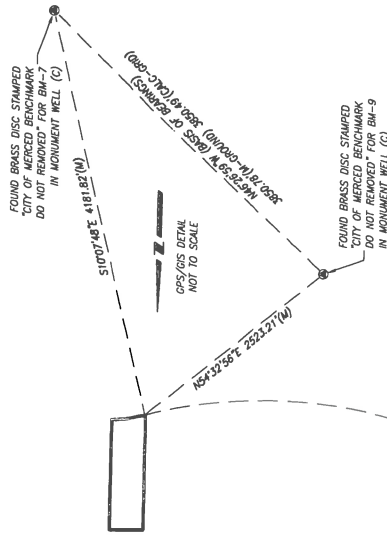
|         |            |
|---------|------------|
| 28 LOTS | 3.78 ACRES |
| STREETS | 1.25 ACRES |
| TOTAL   | 5.03 ACRES |

TENTATIVE MAP NO. 1322  
SUBDIVISION NO. 5414  
RENAISSANCE 154 - PHASE 4

BEING A SUBDIVISION OF LOT 4 AS SHOWN ON THE MAP OF RENAISSANCE 154, FILED IN VOLUME 86 OF OFFICIAL PLATS, AT PAGES 37 TO 39, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
MARCH 2024

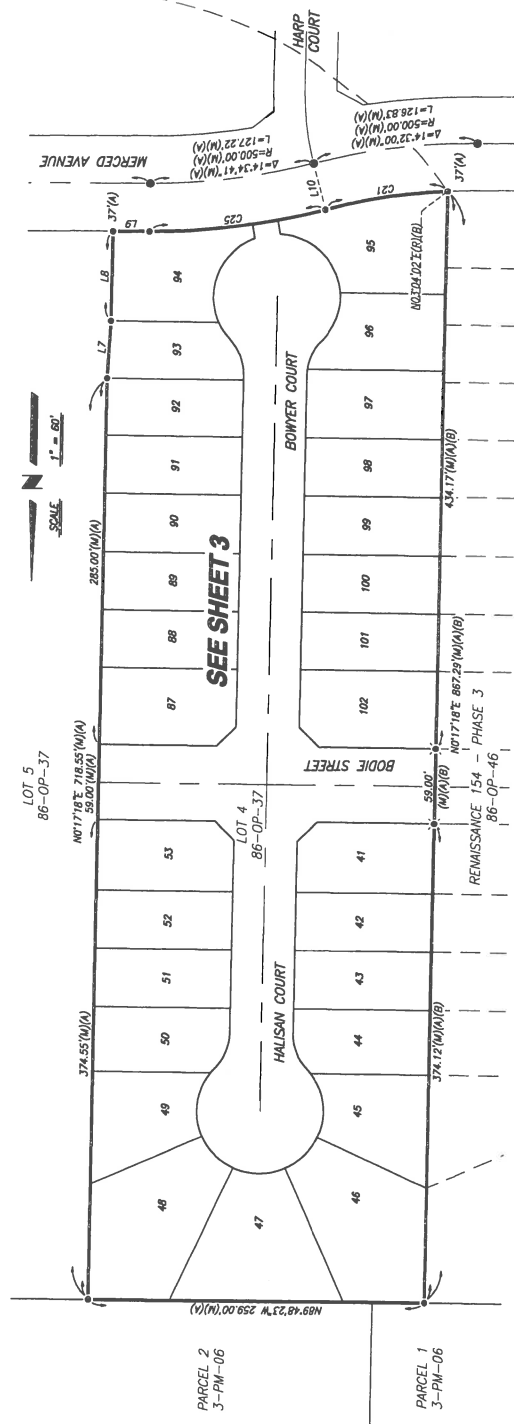


**BENCHMARK ENGINEERING**  
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
4288 SPYREB WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 949-9000



| CURVE DATA TABLE |           |         |
|------------------|-----------|---------|
| CURVE            | DELTA     | RADIUS  |
| C21              | 11°46'04" | 463.00' |
| C25              | 14°16'58" | 537.00' |

| LINE DATA TABLE |              |          |
|-----------------|--------------|----------|
| LINE            | BEARING      | DISTANCE |
| L7              | S37°17'25\"W | 45.05'   |
| L8              | S07°17'18\"W | 70.06'   |
| L9              | S88°41'53\"W | 27.81'   |
| L10             | S74°50'06\"E | 37.00'   |



# LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAPPED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE
- FOUND 3/4" IRON PIPE TAPPED L.S. 8040 PER (B)
- FOUND 3/4" IRON PIPE IN MONUMENT WELL TAPPED L.S. 6944 PER (A)
- FOUND OPS MONUMENT PER (C)
- 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
- OFFICIAL PLATS
- PUE PUBLIC UTILITY EASEMENT
- (M) MEASURED ON THIS SURVEY
- M.C.R. MERCED COUNTY RECORDS
- (R) RADIAL BEARING
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- CALCULATED FROM RECORD

## NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

## REFERENCES

- REMISSANCE 154, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39, M.C.R.
- REMISSANCE 154, VOLUME 86 OF OFFICIAL PLATS, PAGES 46-48, M.C.R.
- GPS SURVEY CONTROL NETWORK, BOOK 38 OF SURVEYS, PAGES 38-41, M.C.R.

# TENTATIVE MAP NO. 1322 SUBDIVISION NO. 5414 REMISSANCE 154 - PHASE 4

BEING A SUBDIVISION OF LOT 4, AS SHOWN ON THE MAP OF REMISSANCE 154, FILED IN VOLUME 86 OF OFFICIAL PLATS, AT PAGES 37 TO 39, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN  
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MARCH 2024



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4265 SPYBAY WAY, SUITE A, MODESTO, CALIFORNIA, 95358 (209) 548-9001

| CURVE | DELTA      | RADIUS | LENGTH  |
|-------|------------|--------|---------|
| C1    | 71°16'     | 39.50' | 5.01'   |
| C2    | 36°24'45"  | 39.50' | 23.10'  |
| C3    | 42°41'01"  | 39.50' | 30.12'  |
| C4    | 46°12'08"  | 49.00' | 41.24'  |
| C5    | 83°46'03"  | 49.00' | 71.64'  |
| C6    | 131°59'11" | 49.00' | 112.88' |
| C7    | 82°54'13"  | 49.00' | 79.46'  |

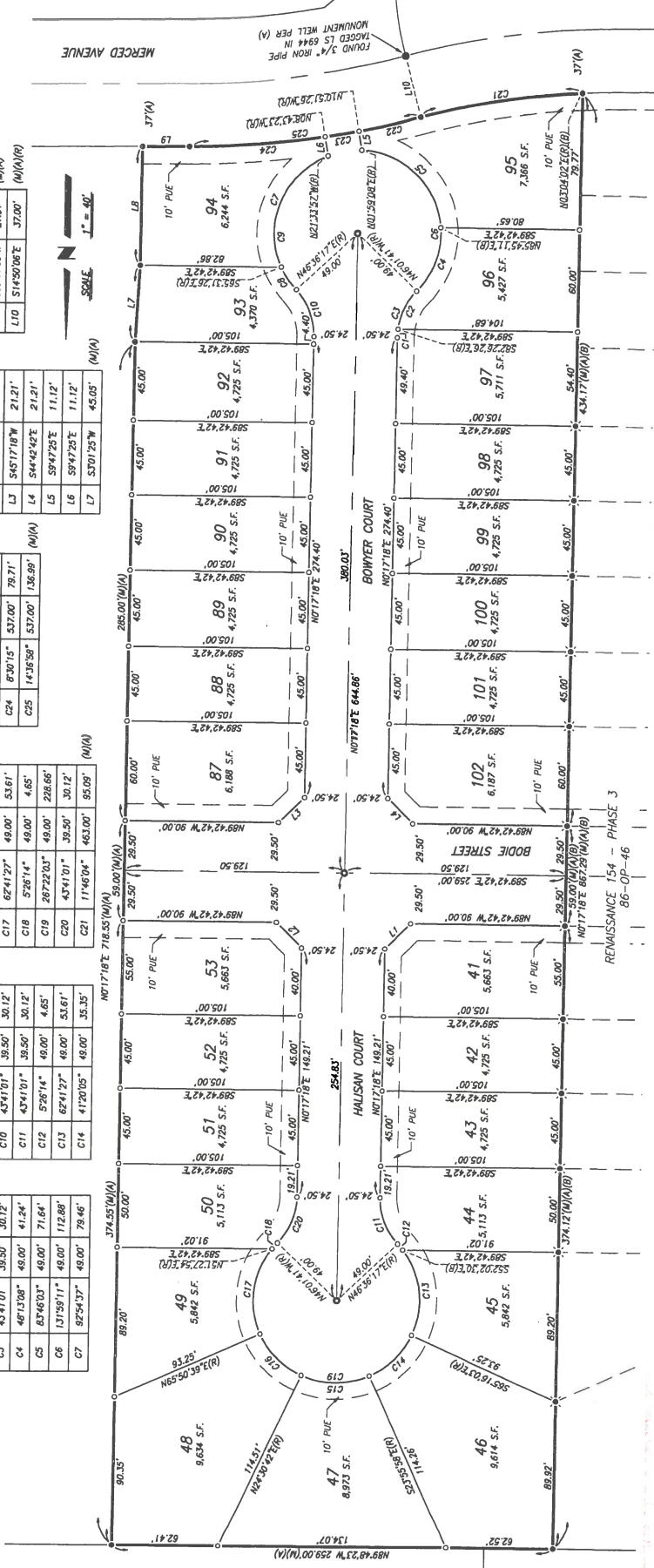
| CURVE | DELTA     | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C8    | 16°55'10" | 49.00' | 16.18' |
| C9    | 11°49'46" | 49.00' | 95.64' |
| C10   | 43°41'01" | 39.50' | 30.12' |
| C11   | 43°41'01" | 39.50' | 30.12' |
| C12   | 52°14'14" | 49.00' | 4.65'  |
| C13   | 62°41'29" | 49.00' | 53.61' |
| C14   | 41°20'05" | 49.00' | 35.35' |

| CURVE | DELTA     | RADIUS | LENGTH  |
|-------|-----------|--------|---------|
| C15   | 46°26'40" | 49.00' | 41.43'  |
| C16   | 41°19'56" | 49.00' | 35.35'  |
| C17   | 62°41'29" | 49.00' | 53.61'  |
| C18   | 52°14'14" | 49.00' | 4.65'   |
| C19   | 28°22'03" | 49.00' | 228.66' |
| C20   | 43°41'01" | 39.50' | 30.12'  |
| C21   | 11°46'04" | 49.00' | 95.09'  |

| CURVE | DELTA     | RADIUS | LENGTH  |
|-------|-----------|--------|---------|
| C22   | 35°58'40" | 53.70' | 37.28'  |
| C23   | 27°09'03" | 53.70' | 20.00'  |
| C24   | 67°01'15" | 53.70' | 79.71'  |
| C25   | 1°42'59"  | 53.70' | 136.99' |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S45°17'18"W | 21.21'   |
| L2   | S44°42'42"E | 21.21'   |
| L3   | S45°17'18"W | 21.21'   |
| L4   | S44°42'42"E | 21.21'   |
| L5   | S94°25'25"E | 11.12'   |
| L6   | S94°25'25"E | 11.12'   |
| L7   | S70°12'25"W | 45.00'   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L8   | S07°17'18"W | 70.06'   |
| L9   | S09°41'53"W | 27.81'   |
| L10  | S14°50'08"E | 37.00'   |



DATE: 2024-3-20 11:46 FILE: M:\2022\2024 Survey Drawings\PHASE 4\PH4-03 MAP.dwg