RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING THE FINAL SUBDIVISION MAP FOR THE SAGE CREEK, PHASE 1 SUBDIVISION (#5396)

WHEREAS, a Tentative Subdivision Map for the Sage Creek Subdivision was approved on April 19, 2020, 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 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 Sage Creek, Phase 1 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.

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	AYES:	Council Members:	
	NOES:	Council Members:	
	ABSTAIN:	Council Members:	
	ABSENT:	Council Members:	
		APPROVED:	
		Mayor	
ATTI STEP	EST: PHANIE R. DIETZ,	CITY CLERK	
BY:_	Deputy City Clerk		
(SEA	L)		
APPR	COVED AS TO FO	RM:	
BY:	Avided (1) City Attorney	aday 12722	

OWNER'S STATEMENT

WE HERBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE WITEREST WITHE SUBDINDED REAL PROPERTY AND THAT WE ARE THE ONLY FERSONS WHOSE CONCENT IS NECESSARY TO PASS CLEME TITLE TO SAD THAT WE ESTEROW BOUNDARY LIMES.

WE ALSO HEREBY IRRENOCABLY OFFER FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

WE ALSO HEREBY IRRENOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED. ALL THE PUBLIC UTILITY EASEMENTS AND THE 10' WATERLINE EASEMENT AS INDICATED IN THIS .

ADOBE COURT, MONACO DRIVE, AND EL REDONDO DRIVE, AS SHOWN ON THIS MAP.

PURSIANT TO SECTION 66434(g) OF THE SUBDIVISION IAP ACT, THE 8' PUBLIC UTILITY EXEMENT ON EL REDONDO DIORE AS SUBDIVIN WITHIN THE BURNIAGES OF THIS SUBDIVISION AND AS DELINENTED ON THE IAPP FLED IN VOLUME TOZ OF OFFICIAL PLATS, THE PIOES AS INCLUSIFE IS HERREY BEING ABANDINED.

WE HEREBY RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 1-13 TO AND FROM EL REDONDO DRIVE. WE FURTHER STATE THAT WE KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLIC UTLITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: STONEFIELD HOME INC, A CALIFORNIA CORPORATION

CA/E:		IUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION	DATE:
		COMPANY, A CALII	
	ESIDENT	TILE INSURANCE	
	GREG HOSTETLER – PRESIDENI	IDELITY NATIONAL 1	
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STATEMENT PRINT NAME AND TITLE: NOTARY

O OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE COCCUMENT ON WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTH-DLUMESS, THAT DOCUMENT A NOTARY PUBLIC OR OTHER INDIVIDUAL WHO SIGNED THE , ACCURACY, OR VALIDITY OF T

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STATE OF CALIFORNIA COUNTY OF	NO.	A NOTARY PUBLIC, PERSONALLY APPEARED

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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

COMMISSION NUMBER:	MY COMMISSION EXPIRES:	
SIGNATURE:	PRINCIPAL COUNTY OF BUSINESS:	NOTARY STATEMENT

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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

COMMISSION NUMBER:	MY COMMISSION EXPIRES:	PHASE 1\PH1—SHEET 01.dwg
SIGNATURE:	PRINCIPAL COUNTY OF BUSINESS:	DATE: 2022-4-29 8:36 FILE: M:\125986\Survey Drawings\PHASE 1\PH1-SHEET 01.dwg

TENTATIVE MAP NO. 1313 SUBDIVISION NO. 5396 SAGE CREEK - PHASE

BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON THE PARCEL MAP FOR YCH, FILED FOR RECORD IN BOOK 102 OF PARCEL MAPS, AT PAGES 45 AND 46, MERCED COUNTY RECORDS, LYING WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIBLIO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA MARCH 2022



BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



PRELIMINARY TITLE REPORT

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SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION LUP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREVARED IN A PREVAIL 13, 2021 BY TECHNICAS WE SERVICES, INC. TES NO. 210186.001, AND IS ON PILE NITE OFFICE OF THE CITY DINNERS OF THE CITY OF MERCED.

RIGHT TO FARM STATEMENT

THE RECEPTOR DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VIOLNITY CLAMB UTILIZED FOR AGRICULTURAL PHRODES AND RESIDENTS OF THIS PROPERTIES AND RESIDENTS OF THE PROPERTIES AND RESIDENTS OF AGRICULTURAL CHARLOGS, INCLUDING, BIT NOT LIMITED TO ASSTRONES AND FROM THE PROSECULOR AGRICULTURAL CHARLOGS, INCLUDING, BIT NOT LIMITED TO, PESTICIDES AND FROM THE PROSECULOR AGRICULTURES AND FROM THE PROSECULOR AGRICULTURES AND FROM THE PROSECULOR AGRICULTURES AND PROPERTIES AND AGRICULTURES AND PROPERTIES AND AGRICULTURES AND PROPERTIES AND CONSEQUENT WAS GREATED AND CONTROLLED AND STATE OF A STATE AND AGRICULTURES AND PROPERTIES AND AGRICULTURES AND AGRICULTURES AND PROPERTIES AND AGRICULTURES AND AGRICULT PER MERCED COUNTY ORDINANCE NO. 1213:

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SURVEYOR'S STATEMENT

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DATED THIS

No. 8040

MICHAEL HALTERNAN P.L.S. 8040

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE FOUND THAT IT CONVENDES WITH MAPPING PROUNSIONS OF CHAPTER 2 OF THE SUBDINSSION MAP ACT AND THAT HAM SATISED THAT THIS MAP IS TECHNICALLY CORRECT. , 20 DAY OF DATED THIS

JOE M. CARDOSO, PLS 8851

CITY ENGINEER'S STATEMENT

, 20 DAY OF DATED THIS

MICHAEL R. BELTRAN II, CITY ENGINEER R.C.E. 83916

CITY CLERK'S CERTIFICATE

I, STEPHANE R, DETZ, CIT, CLERK, OF THE, CITY OF MERCED, STATE OF CALFORNA, DO HEREBY CREINY THAT THIS MAY APPONED AT A REGULAR METTING BY THE CITY COUNCIL OF MACHINE STATE OF CALFORNAM, HED ON PRICE OF CLOSET, AND THE COUNCIL DID ACCEPT ON BEAUT. OF THE PROBLEM CALFORD OF MET IN FERSION OF MET IN SECURIOR ON BEAUT. OF THE MAYORIGINES SHOW CASPILLED BY THE CITY OF MERCEND, ALL ESSEMENTS, AND OTHER PEDICATIONS NIGORIES OF THE SUBDIVISION WERE AFFECT WHEN GASHAFT OF THE SUBDIVISION WINDOWN DESIDENTIALS.

THE 8" P.L.LE, ON EL REDONDO DRIVE AS SKOMM WITHIN THE BOUNDARIES OF THIS SUBDINGSION MAP AND DEDICHLED IN THE CITY OF MERCED PER MAY FILED IN VOLUME 102, OF OFFICIAL PLATS, AT PAGES 45-46, MERCED COUNTY RECORDS NOLLOSIFE IS HEREBY MANDONED.

DAY OF DATED THIS

STEPHANIE R. DIETZ, CITY CLERK

SUBDIVISION AGREEMENT

AND STONEFIELD HOME, INC. FOR SAGE CREEK PHASE:
, DATE _______ M.C.R. SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED. RECORDED AS DOCUMENT NUMBER

RECORDER'S STATEMENT

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FILED THIS	DAY OF	
IN VOLUME	OF OFFICIAL PLATS AT PAGES	
AT THE REQUEST OF	AT THE REQUEST OF STONEFIELD HOME, INC.	
FEE:		
MATT H. MAY, COUNTY RECORDER	Y RECORDER	
BY:	, DEPUTY	

M.C.R.

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SHEET 1 OF 3



