

RESOLUTION NO. 2021-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE STONERIDGE SOUTH, PHASE 3
SUBDIVISION (#5383)**

WHEREAS, a Tentative Subdivision Map for the Stoneridge South, Phase 3 Subdivision was approved on May 9, 2018, 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 Stoneridge South, Phase 3 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 _____ 2021 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:


Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY:  _____
City Attorney Date 2/9/2021

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 consent to the preparation and recording of 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 indicated in the map.
 I also hereby irrevocably offer for dedication in fee the real property described below for public purposes to the City of Merced.

La Habra Street, Grand Canyon Court and Lien's Back Court as shown on this map.
 I further state that I know of no easement or structure existing within the land herein offered for dedication to the public, other than public utilities.

Owner: Stonerfield Home, Inc., a California Corporation
 Greg Hostetler, President
 Date: _____

Fidelity National Title Insurance Company, as Trustee under a Deed of Trust.
 Document No. 2020-012306, M.C.R.

Trustee: Duane H. Robinson, Asst. Vice President
 Date: _____

CITY CLERK'S STATEMENT
 I, Stephanie R. Dietz, 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, held on the _____ day of _____, 2021, and that Council did accept on behalf of the Public all Streets, Avenues, and Courts (subject to Subdivision Improvements being accept by the City of Merced), all easements and dedications indicated on this map.

IN WITNESS WHEREOF, I hereto set my hand this _____ day of _____, 2021.

Signature: Stephanie R. Dietz, City Clerk



GOLDEN VALLEY
 ENGINEERING & SURVEYING
 405 W. 16th Street • P.O. Box 349 • Merced, CA 95340
 Phone (209) 722-3200 • Fax (209) 722-3254

Job No. 17196 F.B. 232 Pg. 1-11

TITLE REPORT

PRELIMINARY TITLE REPORT
 Fidelity National Title Company
 Document: 2020-012306
 Date: 05/12/2020
 Affect: Used in preparation of this plat and considered a part hereto by reference

COMMITTED SIGNATURES

PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

- (1) **RIGHT-OF-WAY**
 Corporation: Crocker-Huffman Land and Water Company, a Corporation
 Purpose: For ditches and canals
 Document: Documents at Page 553, Merced County Records
 Recorded: May 12, 1910
- (2) **RIGHT-OF-WAY**
 Corporation: Merced Irrigation District, as successor in interest
 Purpose: For ditches, etc.
 Document: Documents at Page 556, Merced County Records
 Recorded: May 12, 1910

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 in the request of Greg Hostetler on October 11, 2019. I hereby state that all the monuments are of character and occupy the 2022 on before said subdivision improvements as depicted by the plat. Merced and that the 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.

Duane J. Andrews, L.S. 4052

Date: _____

CITY ENGINEER'S STATEMENT
 I hereby state that I have examined this map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that this map is in compliance with all provisions of the California Subdivision Map Act and local ordinances applicable at the time of the approval of the tentative map, have been complied with.

Signature: Michael R. Beltman II, R.C.E. 83916
 City Engineer

Date: _____

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.

Signature: Joe M. Cardoso, P.L.S. 8651

Date: _____

SUBDIVISION AGREEMENT
 Subdivision Agreement between the City of Merced and STONERFIELD HOME, INC., for STONE RIDGE SOUTH PHASE 3, recorded as Document Number _____, M.C.R.

Recorded this _____ day of _____, 20____, at _____ M. in Volume _____ of Official Plats at Page(s) _____ at the request of Golden Valley Engineering & Surveying, Inc.
 Rec: _____

By: Barbara J. Levey, County Recorder
 Deputy

TENTATIVE MAP No. 1306
 MAJOR SUBDIVISION No. 5383
STONE RIDGE SOUTH PHASE 3
 BEING A SUBDIVISION OF PORTIONS OF THE REMAINDERS OF LOTS 205 & 206 OF "MAP OF MERCED COLONY" RECORDED IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 24, MERCED COUNTY RECORDS, AS SHOWN ON MAP OF "STONE RIDGE SOUTH PHASE 2" RECORDED IN VOLUME 63 OF OFFICIAL PLATS AT PAGES 1 - 4, MERCED COUNTY RECORDS, LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN.

IN THE CITY OF MERCED, STATE OF CALIFORNIA
 SHEET 1 OF 4
 NOVEMBER 2020

VOLUME _____ PAGE _____

ACKNOWLEDGEMENT

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
County of
On 2021, 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 capacity(ies), 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 and official seal.

Signature
Commission No.
Commission Expires (DO NOT STAMP)

ACKNOWLEDGEMENT

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
County of
On 2021, before me,
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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.

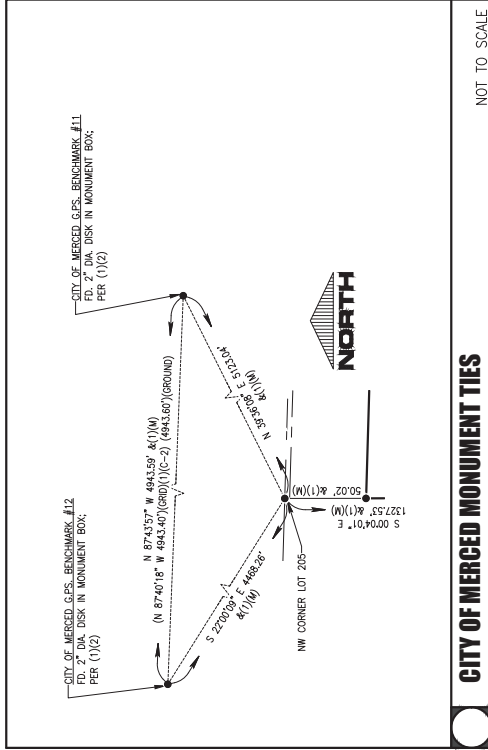
Witness my hand and official seal.

Signature
Commission No.
Commission Expires (DO NOT STAMP)



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CITY OF MERCED MONUMENT TIES

NOT TO SCALE

TENTATIVE MAP No. 1306
MAJOR SUBDIVISION No. 53883
STONE RIDGE SOUTH PHASE 3
BEING A SUBDIVISION OF PORTIONS OF THE REMAINDERS OF LOTS 205 & 206 OF "MAP OF MERCED COLONY" RECORDED IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 24, MERCED COUNTY RECORDS, AS SHOWN ON MAP OF "STONE RIDGE SOUTH PHASE 2" RECORDED IN VOLUME 83 OF OFFICIAL PLATS AT PAGES 1 - 4, MERCED COUNTY RECORDS, LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN.

IN THE CITY OF MERCED, STATE OF CALIFORNIA
NOVEMBER 2020
SHEET 2 OF 4

VOLUME PAGE

LEGEND

- Found monument and accepted 3/4" iron pipe with tag "L.S. 4062", unless otherwise noted.
- Found monument in monument well and accepted 3/4" iron pipe with tag "L.S. 4062" as noted.
- Set 3/4" iron pipe with tag "L.S. 4062"
- ⊙ Set 3/4" iron pipe in monument well with tag "L.S. 4062"
- () Record data per that certain numbered reference. See references.
- (C) Calculated per reference listed herein
- (M) Measured distance
- (R) Radial Bearing
- FD. Found
- I.P. Iron Pipe
- M.C.R. Merced County Records
- O.P. Official Plats
- O.R. Official Records
- P.U.E. Public Utility Easement
- Survey Boundary

REFERENCES

- (1) Final Map No. 5360, Stone Ridge South Phase 2, Volume 83 of Official Plats, at Pages 1-4, M.C.R.
- (2) Record of Survey for City of Merced of GPS Survey Control Network, Book 56 of Surveys, at Pages 36-41, M.C.R.

SCALE: 1" = 100'

0 25 50 75 100 200

NORTH

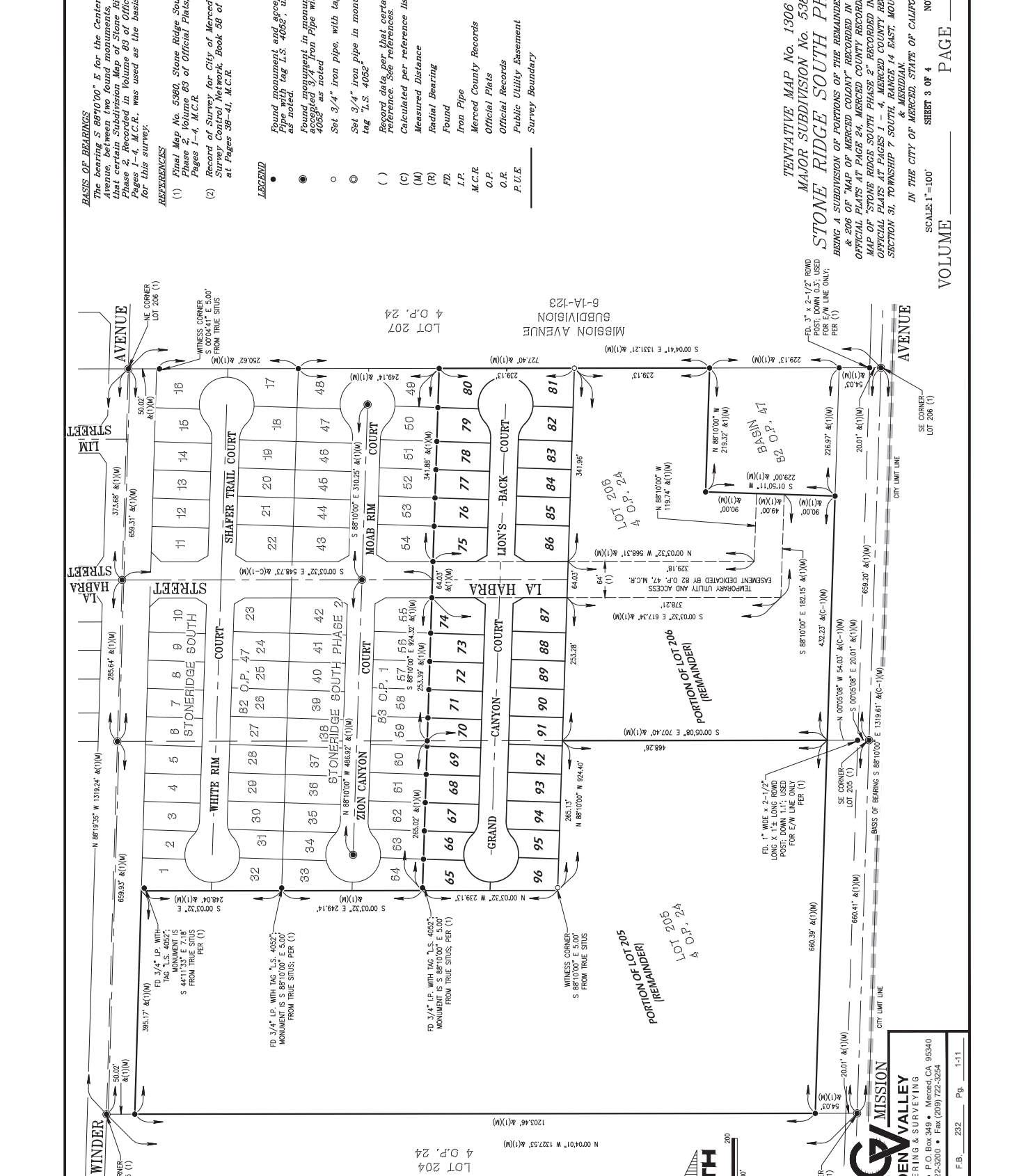
Job No. 17196 F.B. 232 Pg. 1-11

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IN THE CITY OF MERCED, STATE OF CALIFORNIA
SCALE: 1"=100' SHEET 3 OF 4 NOVEMBER 2020

VOLUME _____ PAGE _____

TENTATIVE MAP NO. 1306
MAJOR SUBDIVISION NO. 5363
STONE RIDGE SOUTH PHASE 3
BEING A SUBDIVISION OF PORTIONS OF THE REMAINDERS OF LOTS 205 & 206 OF "MAP OF MERCED COLONY" RECORDED IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 24, MERCED COUNTY RECORDS, AS SHOWN ON MAP OF "STONE RIDGE SOUTH PHASE 2" RECORDED IN VOLUME 83 OF OFFICIAL PLATS AT PAGES 1-4, MERCED COUNTY RECORDS, LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE & MERIDIAN.



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IN THE CITY OF MERCED, STATE OF CALIFORNIA
SCALE: 1"=100' SHEET 3 OF 4 NOVEMBER 2020

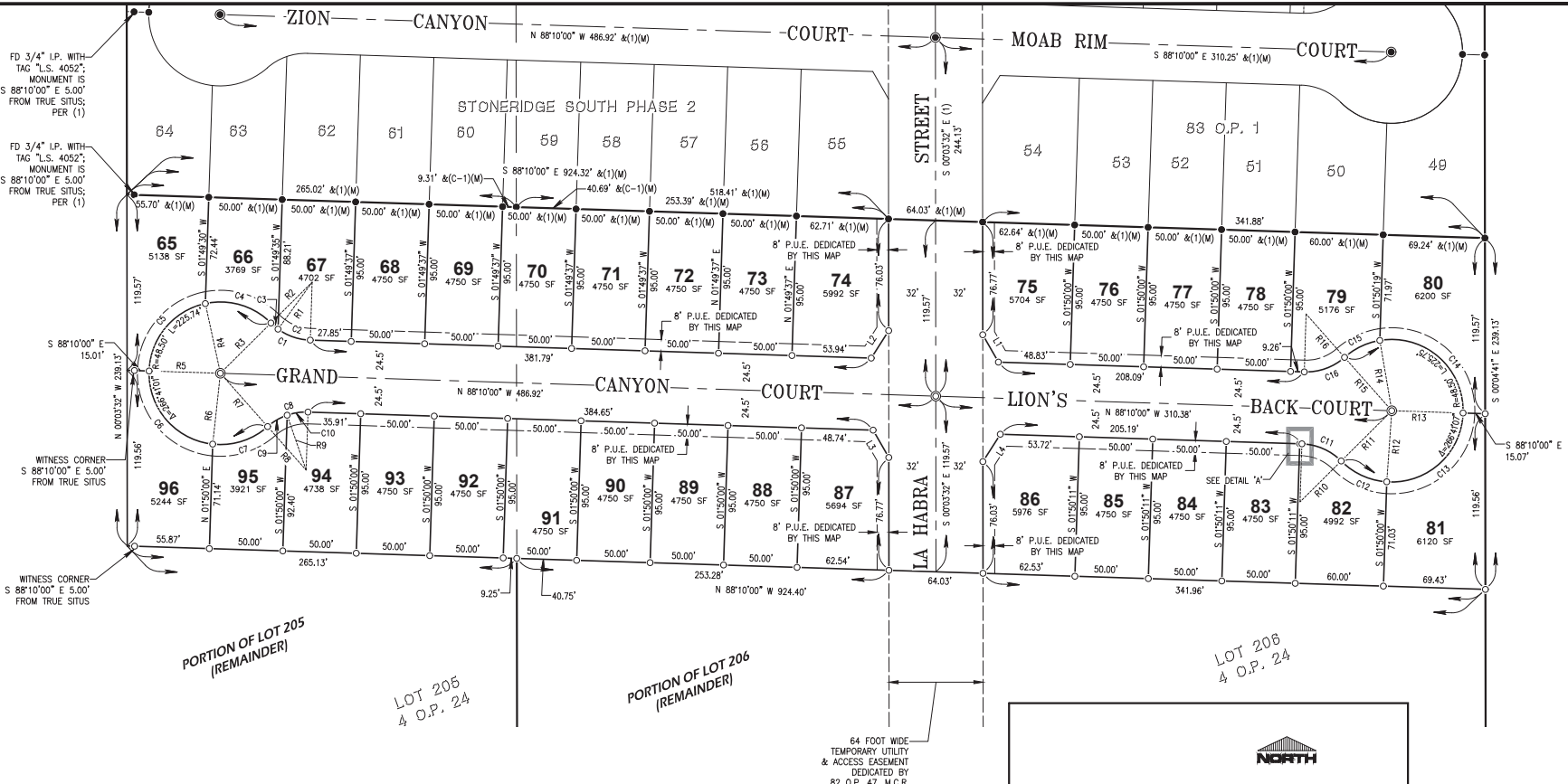
VOLUME _____ PAGE _____

TENTATIVE MAP NO. 1306
MAJOR SUBDIVISION NO. 5363
STONE RIDGE SOUTH PHASE 3
BEING A SUBDIVISION OF PORTIONS OF THE REMAINDERS OF LOTS 205 & 206 OF "MAP OF MERCED COLONY" RECORDED IN VOLUME 4 OF OFFICIAL PLATS AT PAGE 24, MERCED COUNTY RECORDS, AS SHOWN ON MAP OF "STONE RIDGE SOUTH PHASE 2" RECORDED IN VOLUME 83 OF OFFICIAL PLATS AT PAGES 1-4, MERCED COUNTY RECORDS, LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE & MERIDIAN.

CURVE #	DELTA	RADIUS	LENGTH
C1	43°20'30"	39.50'	29.88'
C2	34°06'09"	39.50'	23.51'
C3	09°14'21"	39.50'	6.37'
C4	57°21'35"	48.50'	48.55'
C5	75°58'55"	48.50'	64.32'
C6	85°38'03"	48.50'	72.49'
C7	47°42'28"	48.50'	40.38'
C8	43°20'30"	39.50'	29.88'
C9	22°28'32"	39.50'	15.47'
C10	20°53'58"	39.50'	14.41'
C11	43°20'29"	39.50'	29.88'
C12	41°08'04"	48.50'	34.82'
C13	92°12'27"	48.50'	78.05'
C14	101°28'53"	48.50'	85.90'
C15	31°51'37"	48.50'	26.97'
C16	43°20'30"	39.50'	29.88'

LINE #	DIRECTION	LENGTH
L1	S29°50'01"E	21.47'
L2	N32°30'05"E	22.10'
L3	S29°49'27"E	21.46'
L4	S32°28'29"W	22.12'

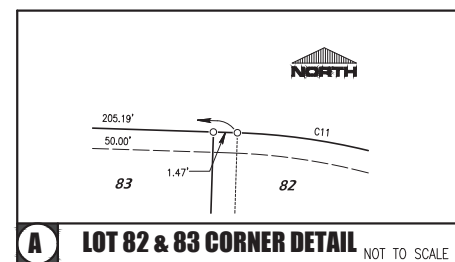
RADIAL #	DIRECTION
R1	S35°56'09"E
R2	S45°10'33"W
R3	S45°10'33"W
R4	N12°11'05"W
R5	N88°10'00"W
R6	N06°11'57"E
R7	S41°30'30"E
R8	S41°30'30"E
R9	N19°03'58"W
R10	S45°10'30"W
R11	S45°10'30"W
R12	N04°02'27"E
R13	S88°10'00"E
R14	S09°38'53"E
R15	S41°30'30"E
R16	S41°30'30"E



BASIS OF BEARINGS
 The bearing S 88°10'00" E for the Centerline of Mission Avenue, between two found monuments, as shown on that certain Subdivision Map of Stone Ridge South Phase 2, Recorded in Volume 83 of Official Plats at Pages 1-4, M.C.R., was used as the basis of bearing for this survey.

- REFERENCES**
- Final Map No. 5380, Stone Ridge South Phase 2, Volume 83 of Official Plats, at Pages 1-4, M.C.R.
 - Record of Survey for City of Merced of GPS Survey Control Network, Book 58 of Surveys, at Pages 38-41, M.C.R.

- LEGEND**
- Found monument and accepted 3/4" Iron Pipe with tag L.S. 4052, unless otherwise as noted.
 - Found monument in monument well and accepted 3/4" Iron Pipe with tag L.S. 4052, as noted.
 - Set 3/4" iron pipe, with tag "L.S. 4052"
 - ◎ Set 3/4" iron pipe in monument well with tag "L.S. 4052"
 - () Record data per that certain numbered reference. See references.
 - (C) Calculated per reference listed herein
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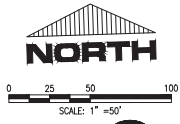


A LOT 82 & 83 CORNER DETAIL NOT TO SCALE

TENTATIVE MAP No. 1306
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IN THE CITY OF MERCED, STATE OF CALIFORNIA.
 SCALE: 1"=50' SHEET 4 OF 4 NOVEMBER 2020

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