

RESOLUTION NO. 2019-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGE
12, PHASE 7 SUBDIVISION (#5364)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 12, Phase 7 Subdivision was approved on March 23, 2016, 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 Bellevue Ranch West, Village 12, 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 _____ 2019 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Kelly J. Moore 12/11/18
City Attorney Date

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 60 THROUGH 70, AND 73, TO AND FROM ARROW WOOD DRIVE, AND LOTS 74 THROUGH 80 TO AND FROM FREEMARK AVENUE, AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, DRIVES, SIDEWALK EASEMENTS (SE), LANDSCAPE EASEMENTS (LE), AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY

PRINT NAME AND TITLE

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
IN HIS/HER/THEIR AUTHORIZED INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT 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.
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 _____

 PRINCIPAL COUNTY OF BUSINESS: _____

 COMMISSION NUMBER: _____

 MY COMMISSION EXPIRES: _____

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STATE OF CALIFORNIA } s.s.
COUNTY OF _____

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WITNESS MY HAND _____

SIGNATURE: _____

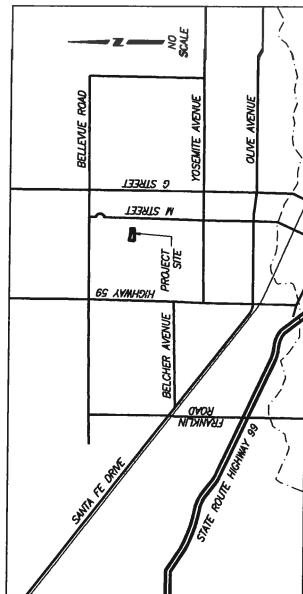
COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

DATE: 8/10/2018 8:43 FILE: M:\125971\Survey Drawings\12 PH7 FIN\12PH PH7 SHEET.dwg

BEING A SUBDIVISION OF LOT 6 AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 5, FILED IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES ____ TO ____ MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

915 17TH STREET, MODESTO, CALIFORNIA, 95354



PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FFW-3011800607-DW
DATE: 5 APRIL 2018
AFFECTS: USED IN PREPARATION OF THIS PLAN

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

TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES
IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA
DEED REFERENCE: BOOK 215 OF OFFICIAL RECORDS, PAGE 238, M.C.R., RECORDED 9 MAY, 1928

PER MERCED COUNTY ORDINANCE NO. 1213:

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE MONITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, PLOWING, SPRAYING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.

THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT CONSEQUENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBMISSION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BAXTER RANCHES, LLC IN NOVEMBER, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE SAME CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS PRIOR TO JULY 31, 2019, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PRELIMINARY SUBMITTAL FOR REVIEW ONLY

MICHAEL HALTERMAN I.S. 8040

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOE M. CARDOSO, P.L.S. 8851

HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON 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.

STEVEN SON, ACTING CITY ENGINEER
LICENSE #C71269

STEVEN S. CARRIGAN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED AT A REGULAR MEETING BY THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA HELD ON THE _____ DAY OF _____, 20____, AND THAT COUNCIL DID SO IN ACCORDANCE WITH THE REQUEST OF THE PUBLIC AGENCIES, PUBLIC UTILITY EASEMENTS, PUBLIC FACILITY EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

DATE _____

STEVEN S. CARRIGAN, CITY CLERK

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON 8 MARCH, 2017 BY TECHICON ENGINEERING SERVICES, INC. TES NO. 160893.001, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONETFIELD HOME, INC., FOR BELLEVUE RANCH WEST,
 PARCEL 12 - PHASE 7, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R. _____

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.
IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.
I HEREBY REQUEST OF BENCHMARK ENGINEERING, INC.
SEE: _____
BARBARA J. LEVY, COUNTY RECORDER
BY: _____, DEPUTY

SHEET 1 OF 4

VOLUME _____ PAGE _____

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 5, PAGES 1 TO 6, M.C.R.
- (C) BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 4, PAGES 7 TO 11, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
- (E) BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
- (F) BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.

NOTES:

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

BASIS OF BEARINGS:

A BEARING OF N15°08'31"W FOR THE LINE BETWEEN GPS/OS MONUMENT 1069 AND GPS/OS MONUMENT 1065 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 27 OF SURVEYS, PAGES 43 TO 48, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SUBDIVISION SUMMARY:

35 LOTS	4.19 ACRES
STREETS	1.77 ACRES
TOTAL	5.96 ACRES

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT PER (F) OR AS NOTED
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON RET. 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

○ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER

○ RESTRICTED ACCESS

○ OFFICIAL RECORDS

○ INSTRUMENT NUMBER

○ DOCUMENT NUMBER

○ RECORD OF SURVEY

○ PARCEL MAP

○ OFFICIAL PLATS

○ MEASURED ON THIS SURVEY

○ RADIAL BEARING

○ SEARCHED, FOUND NOTHING

○ PUBLIC UTILITY EASEMENT

○ MERCED COUNTY RECORDS

○ CURVE TABLE REFERENCE

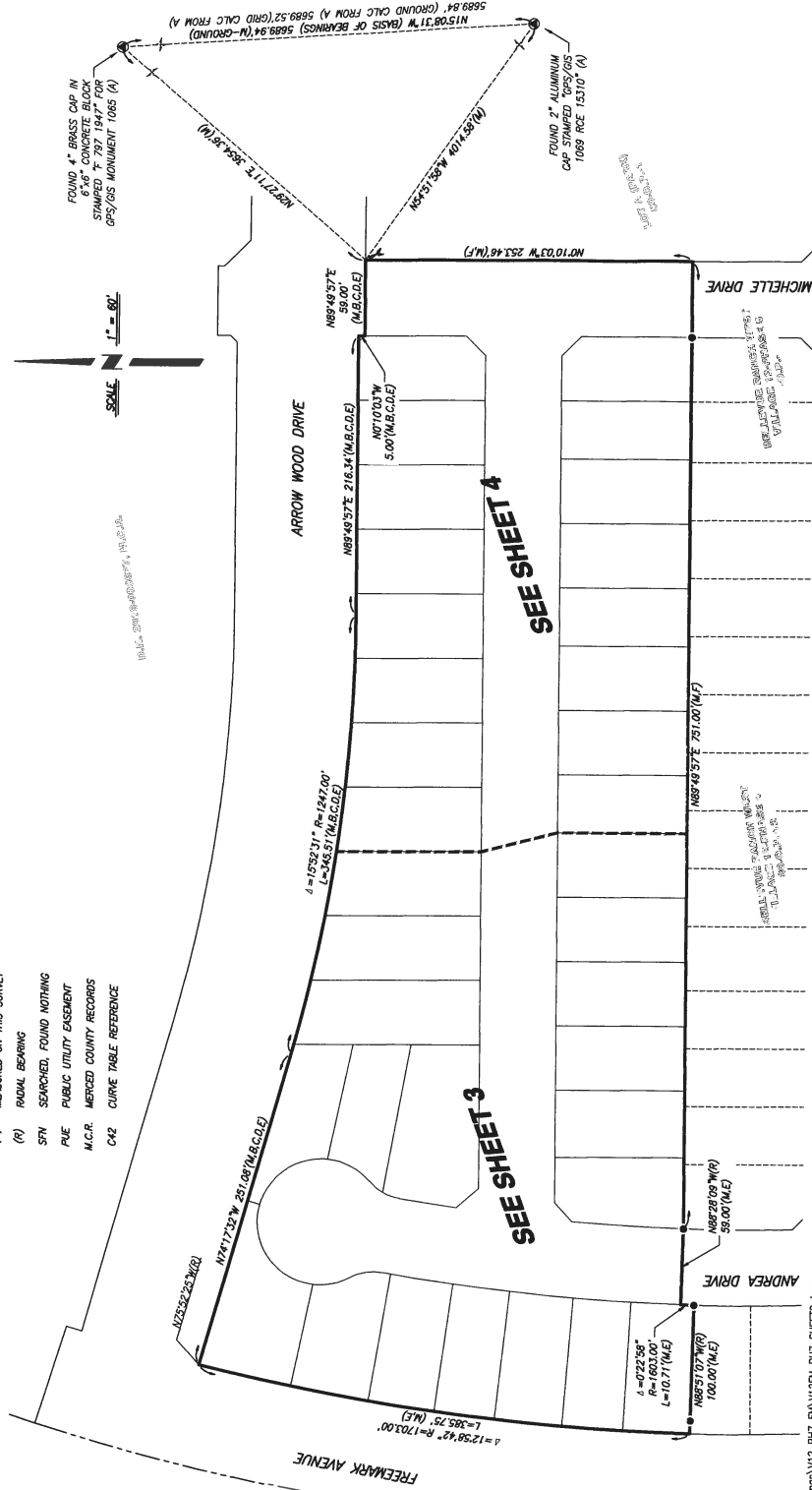
TRACT NO. 5364

BELLEVUE RANCH WEST VILLAGE 12 - PHASE 7

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 5, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES TO MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



LEGEND:

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 - 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 8640 IN MONUMENT WELL
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8640 AT CORNER

- RESTRICTED ACCESS
- SE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

REFERENCES:

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- (E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 4, VOLUME 80 OF OFFICIAL PLATS, PAGES 17 TO 21, M.C.R.
- (F) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 5, VOLUME 80 OF OFFICIAL PLATS, PAGES 22 TO 26, M.C.R.

- O.R. OFFICIAL RECORDS
- I.N. INSTRUMENT NUMBER
- D.N. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (P) RADIAL BEARING
- SPN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- M.C.R. MERCED COUNTY RECORDS
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE

NOTES:

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TRACT NO. 5364

BELLEVUE RANCH WEST VILLAGE 12 - PHASE 7

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 5, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 22 TO 26, MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

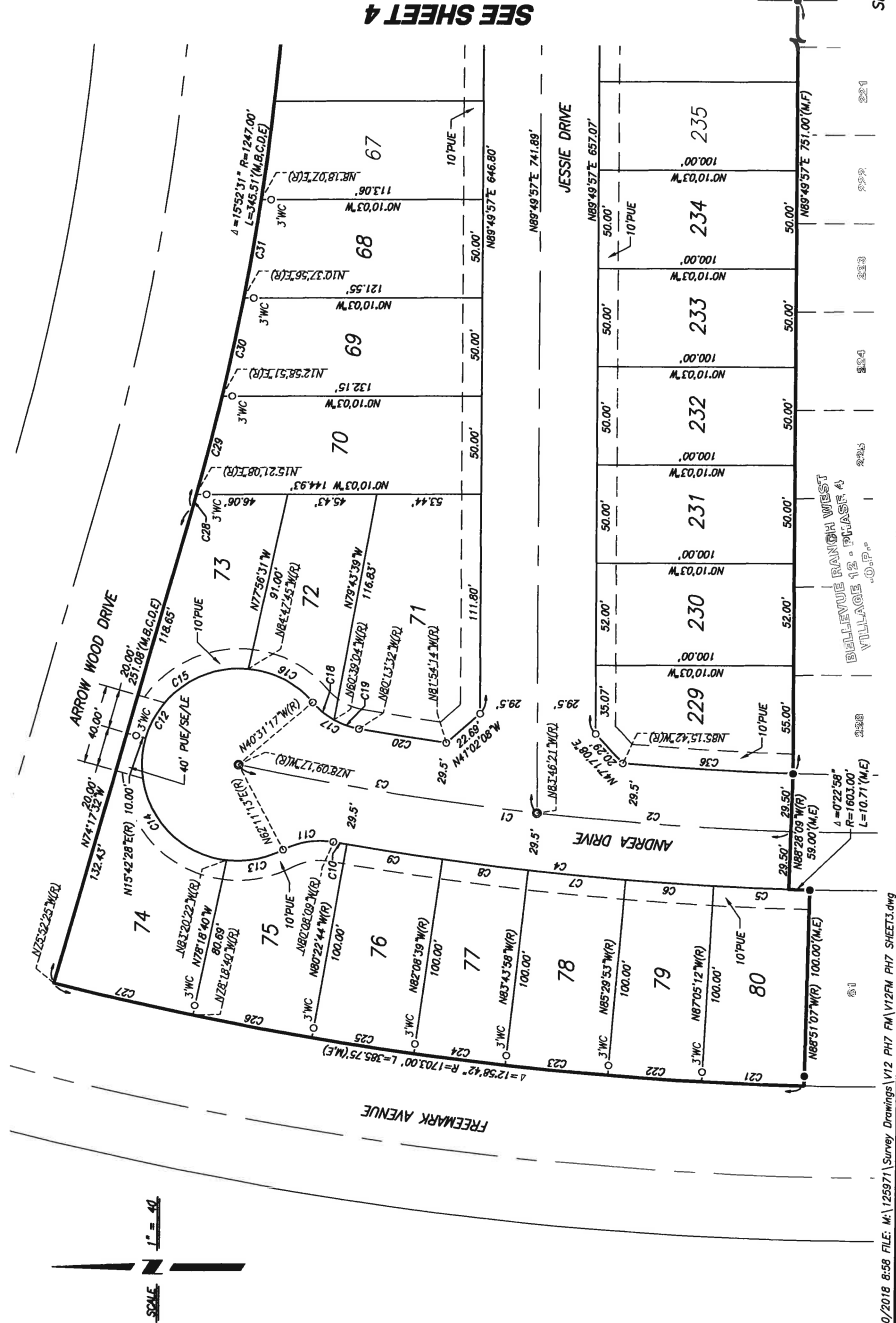
915 17TH STREET, MODESTO, CALIFORNIA 95354

CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH
C1	107°18'52"	1573.50'	283.26'
C2	4°41'48"	1573.50'	128.99'
C3	5°37'04"	1573.50'	154.28'
C4	8°19'59"	1603.00'	233.14'
C5	1°45'55"	1603.00'	49.39'
C6	1°35'19"	1603.00'	44.45'
C7	1°45'55"	1603.00'	49.39'
C8	1°35'19"	1603.00'	44.45'
C9	1°45'55"	1603.00'	49.39'
C10	0°14'35"	1603.00'	6.90'
C11	37°40'38"	48.00'	28.30'
C12	25°17'39"	48.00'	220.04'
C13	34°28'25"	48.00'	29.48'
C14	99°02'50"	48.00'	84.71'
C15	79°29'42"	48.00'	67.99'
C16	44°16'27"	48.00'	37.88'
C17	39°42'15"	40.00'	27.72'
C18	20°07'42"	40.00'	14.05'
C19	19°34'28"	40.00'	13.67'
C20	1°40'42"	1544.00'	45.23'
C21	1°45'55"	1703.00'	52.47'
C22	1°35'19"	1703.00'	47.22'
C23	1°45'55"	1703.00'	52.47'
C24	1°35'19"	1703.00'	47.22'
C25	1°45'55"	1703.00'	52.47'
C26	2°04'04"	1703.00'	61.46'
C27	2°28'15"	1703.00'	72.45'
C28	0°21'20"	1247.00'	7.74'
C29	2°22'17"	1247.00'	51.61'
C30	2°20'55"	1247.00'	51.12'
C31	2°19'49"	1247.00'	50.72'
C36	3°12'27"	1544.00'	66.44'

LOT AREA TABLE

LOT	SF
68	5856
69	6334
70	6918
71	7835
72	4658
73	4987
74	8710
75	5465
76	5083
77	4583
78	5083
79	4583
80	5083
229	5149
230	5200
231	5000
232	5000
233	5000
234	5000



TRACT NO. 5364 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 7

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 5, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 1 TO 6, M.C.R. RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

- LEGEND:**
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 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - ⊙ FOUND GPS MONUMENT, AS SHOWN ON REF. L
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 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
 - RESTRICTED ACCESS
 - SE SIDEWALK EXISTENT
 - LE LANDSCAPE EXISTENT

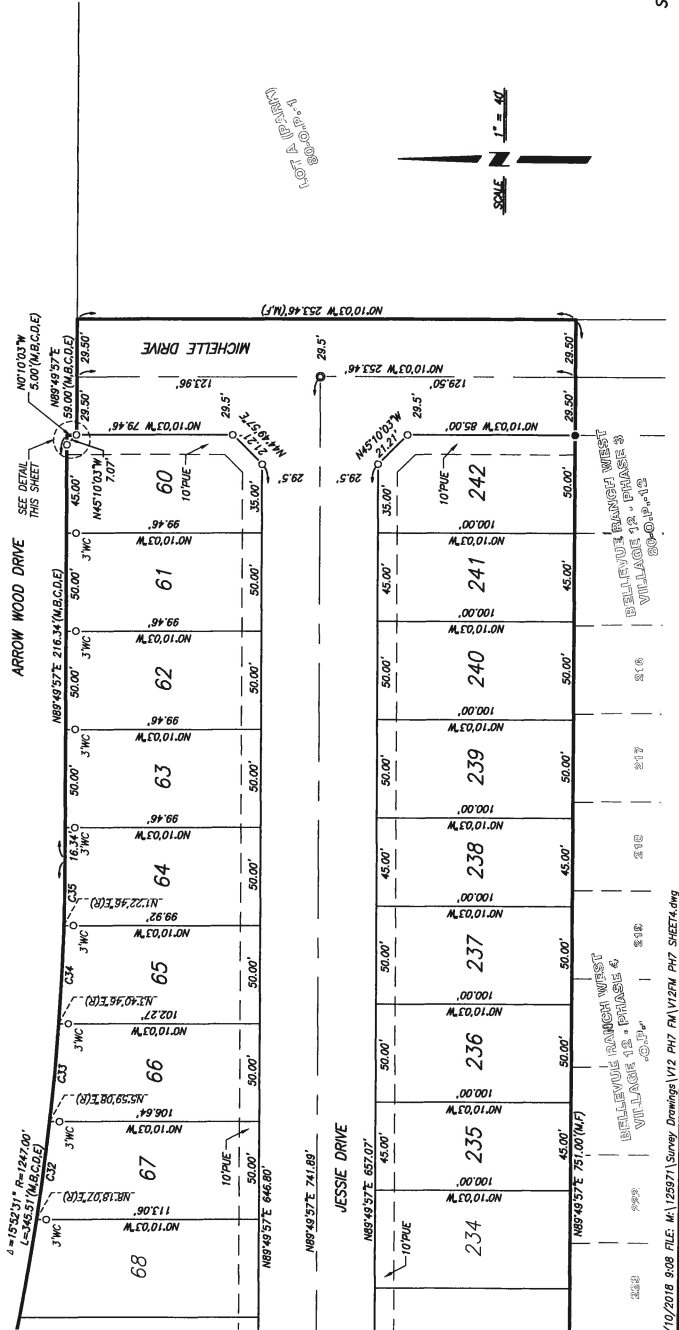
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CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH	AREA
C32	2°18'59"	1247.00'	50.41'	4848
C33	2°18'53"	1247.00'	50.19'	4973
C34	2°18'00"	1247.00'	50.06'	4973
C35	1°32'46"	1247.00'	33.66'	4973

LOT AREA TABLE

LOT	SF
60	4848
61	4973
62	4973
63	4973
64	4978
65	5046
66	5214
67	5464
68	5000
235	4500
237	5000
238	4500
239	5000
240	5000
241	4500
242	4888



SEE SHEET 3

DETAIL
(NOT TO SCALE)

ARROW WOOD DRIVE

AREA DEDICATED AS
RIGHT-OF-WAY
(12.50 SQUARE FEET)

N89°49'57"E 216.34' (M.B.C.D.E.)
N10°03'31"W 45.00'
N89°49'57"E 58.00' (M.B.C.D.E.)
N10°03'31"W 5.00' (M.B.C.D.E.)
N89°49'57"E 28.50'

MICHELLE DRIVE

60

SCALE
1" = 40'

SHEET 4 OF 4

VOLUME

PAGE

DATE: 8/10/2018 9:08 FILE: \\A125871\SURVEY\Drawings\12 PH7 EN\12PH PH7 SHEET4.dwg