

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, LOT A SUBDIVISION (#5371)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 12, Lot A Subdivision was approved on August 8, 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.

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, Lot A 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)

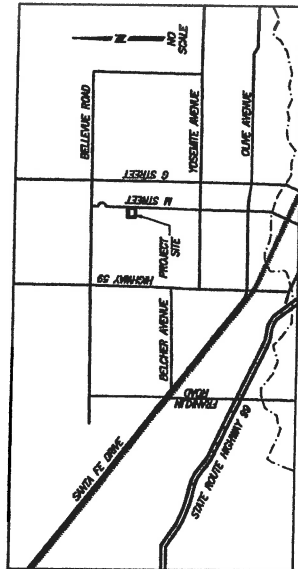
APPROVED AS TO FORM:

BY: Rueda Ce Ntra 4-12-19
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, BELIEVING THAT THE DIRECT IMPROVING OF ACCESS OF LOTS 24 THROUGH 43 TO AND FROM M STREET AND ARROW WOOD DRIVE, AND HEREBY PREVIOUSLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, LANKES, AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP, WILL BE BENEFICIAL TO THE PUBLIC.

DATE _____
GREG HOSTETLER - PRESIDENT

915 17TH STREET, MODESTO, CALIFORNIA 95354



**TRACT NO. xxxx
BELLEVUE RANCH WEST
VILLAGE 12 - LOT A**

BEING A SUBDIVISION OF LOT 4 AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 1, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 1 TO 65, MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERRIDAY CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBSWAMP MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GREG POSTELER IN JULY 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONTRACTED APPROVED TERRAINE MAP. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2020, AND THAT THE MONUMENTS SHOWN OR WILL BE SUFFICIENT TO EMULATE THE SURVEY TO BE RETAINED.

2019

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

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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.

0021/24 2525

STEVEN S. CARROLL, CITY CLERK OF THE CITY OF MENLO, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED AT A REGULAR MEETING BY THE CITY COUNCIL OF THE CITY OF MENLO, STATE OF CALIFORNIA HELD ON THE _____ DAY OF _____, 20____, AND THAT COUNCIL DID SO IN ACCEPTANCE ON BEHALF OF THE PUBLIC ALL STREETS, COURTS, PUBLIC UTILITY EASEMENTS (PUE), SIDEWALK EASEMENTS (SE), AND LANDSCAPE EASEMENTS (LE), AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

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I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLATS, AT _____ O'CLOCK _____ M.
 VOLUME _____ OF ORIGINAL PLATS, AT PAGES _____, A.C.R.
 THE REQUEST OF BENCHMARK ENGINEERING, INC.
 E: _____
 FRANK J. LENEY, COUNTY RECORDER DT: _____

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE POSSESSION OF LAND OWNERS WHOSE PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO CONVICITION OR JUDGMENT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE COURSE OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, PLOWING, SPRINKLING, 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 TO BE USED FOR THE PURPOSE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDU) BOUNDARY, RURAL RESERVATION CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. ANY RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT THE CONSEQUENCE OF DISPROPORTIONATE OR DISPROFIT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

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.

... of ...

NOTARY PUBLIC, PERSONALLY APPOINTED

WHO PROVED TO ME ON THE BASIS OF SUBSTANTIAL EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY 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 INFORMATION IS TRUE AND CORRECT.

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NOTE: 8/15/2018 12:33 FILE: M:\125977\Survey Drawings\V12 LOT A\V12 LOT A PLOT SHEET.dwg

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 41 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 22 OF OFFICIAL PLATS, PAGES 22 TO 23, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 23 OF OFFICIAL PLATS, PAGES 23 TO 24, M.C.R.

NOTES:

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF AT THE DISTANCE NOTED.

SUBDIVISION SUMMARY:

43 LOTS	4.72 ACRES
STREETS	1.16 ACRES
TOTAL	5.88 ACRES

TRACT NO. 5363 BELLEVUE RANCH WEST VILLAGE 12 - LOT A

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

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT PER (C) OR AS NOTED
- 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
- 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

- O.E. OFFICIAL RECORDS
- L.H. INSTRUMENT NUMBER
- D.H. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (F) ADJACENT BOUNDARY
- S.F. SEARCHED, FOUND NOTHING
- P.U. PUBLIC UTILITY EASEMENT
- C.R. CURVE TABLE REFERENCE
- L.R. LINE TABLE REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- C.A.C. CALCULATED FROM REFERENCE LISTED
- W.C. WITNESS CORNER

BASIS OF BEARINGS:

A BEARING OF N170°31'W FOR THE LINE BETWEEN GPS/ODS MONUMENTS AND GPS/ODS MONUMENT 1800 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, AT PAGES 41 TO 48, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

