

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 4 SUBDIVISION (#5362)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 12, Phase 4 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 4 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 Fincher 12/11/18
City Attorney Date

OWNER'S STATEMENT:
THE UNDERSIGNED, BEING A PARTIES HAVING ANY LEGAL TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP, HEREBY CERTIFY THAT THE SUBDIVISION IS A RECREATION OF THIS MAP, RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 81 THROUGH 82 TO AND FROM FARMER AVENUE, AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, DRIVES, AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

OWNER: STONEMAN HOME, INC., A CALIFORNIA CORPORATION
BY: GREG HOSTETLER - PRESIDENT
DATE: _____

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

BY: _____
SIGNATURE
PRINT NAME AND TITLE
DATE: _____

NOTARY STATEMENT:
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 SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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.
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
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

NOTARY STATEMENT:
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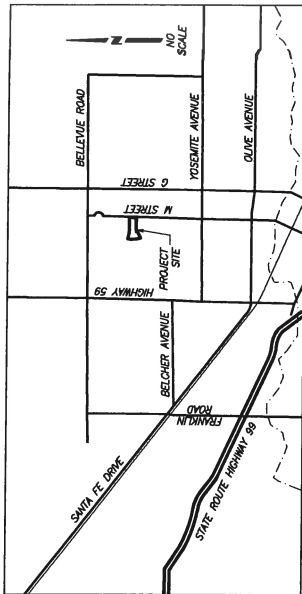
WITNESS MY HAND
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____
DATE: 8/10/2018 8:33 FILE: M:\25971\Survey Drawings\12 PH4 FV\12EN PH4 SHEET.dwg

TRACT NO. 5362 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 4

BEING A SUBDIVISION OF LOT E AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 3, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 12 TO 16, 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



TITLE REPORT:

PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FNM-2011000007-0N
DATE: APRIL 2018
ATTACHED: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

OMITTED SIGNATURE STATEMENT:

PURSUANT TO SECTION 664.6(g)(3)(A)(X) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES
REASON FOR OMISSION: DEATH OF SIGNATORY
DEED REFERENCE: BOOK 210 OF OFFICIAL RECORDS, PAGE 258, M.C.R., RECORDED 9 MAY, 1928

RIGHT TO FARM STATEMENT:

PER MERCED COUNTY ORDINANCE NO. 1213:
THE PROPERTY DESCRIBED ON THE HEREIN SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES. THE PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL MACHINERY, EQUIPMENT, AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, FLOWING, SPRINKLING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.

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

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 AT THE REQUEST OF STONEMAN HOME, INC. IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, 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 ACCORDANCE WITH THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL HALTERMAN L.S. 8840

DATE: _____

CITY SURVEYOR STATEMENT:

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

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

DATE: _____

CITY ENGINEER'S STATEMENT:

I 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 EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP HAVE BEEN COMPLIED WITH.

STEVEN SON, ACTING CITY ENGINEER
LICENSE #071869

DATE: _____

CITY CLERK'S CERTIFICATE:

STEVEN S. CHARRAN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE STATE OF CALIFORNIA HELD ON THE _____ DAY OF _____, 20____, AND THE MAP ACT, ACCEPT ON BEHALF OF THE PUBLIC ALL STREETS, COURTS, PUBLIC UTILITY EASEMENTS, PUBLIC FACILITY EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CHARRAN, CITY CLERK
DATE: _____

SOILS REPORT:

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON 8 MARCH, 2017 BY TECHNICON ENGINEERING SERVICES, INC. TEST NO. 160881.001, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT:

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEMAN HOME, INC. FOR BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 4, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R.

RECORDER'S STATEMENT:

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

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT PER (C) AND (D), OR AS NOTED
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND OPS MONUMENT, AS SHOWN ON REF. A.
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUS STAMPED LS 8040 IN MONUMENT WELL
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUS STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
- RESTRICTED ACCESS

- O.P. 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
(R) PLURAL BEARING
SPN SEARCHED, FOUND NOTHING
PUE PUBLIC UTILITY EASEMENT
LE LANDSCAPE EASEMENT
C42 CURVE TABLE REFERENCE
L89 LINE TABLE REFERENCE

REFERENCES:

- (A) OPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 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 80 OF OFFICIAL PLATS, 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.

NOTES:

- 1. ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES AND DIMENSIONS SHOWN ARE MEASURED ALONG THE CENTER LINE OF THE LOT.
- 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.

TRACT NO. 5362

BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 4

BEING A SUBDIVISION OF LOT E AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 3, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 12 TO 16, 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.

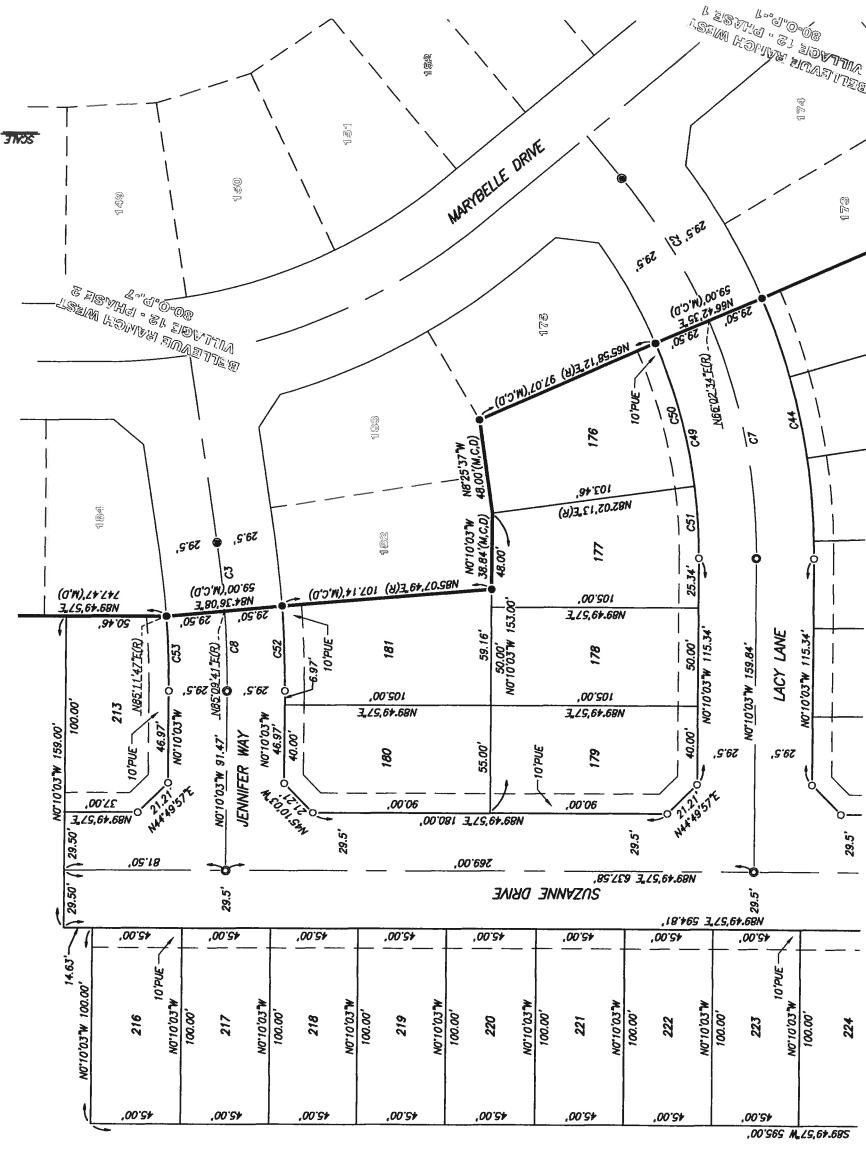
915 17TH STREET, MODESTO, CALIFORNIA 95354

CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH
C2	16°18'25"	300.00'	85.38'
C3	4°01'40"	500.00'	35.15'
C7	23°47'24"	300.00'	124.56'
C8	4°40'17"	500.00'	40.76'
C44	23°43'48"	329.50'	136.47'
C49	23°31'46"	270.50'	112.66'
C50	16°04'01"	270.50'	75.65'
C51	7°47'45"	270.50'	36.80'
C52	4°42'09"	529.50'	43.46'
C53	4°38'11"	470.50'	36.07'

LOT AREA TABLE

LOT	SF
176	8250
177	5764
178	5250
179	5663
180	5663
181	5795
213	5068
216	4500
217	4500
218	4500
219	4500
220	4500
221	4500
222	4500
223	4500



LOT F
(SEE SHEET 2)

SEE SHEET 3