RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING THE FINAL SUBDIVISION MAP FOR THE BELLEVUE RANCH NORTH, VILLAGE 23, PHASE B SUBDIVISION (#5373)

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch North, North 23, Phases A and B Subdivision was approved on January 9, 2019, 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 North, Village 23, Phase B 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 at Exhibit "A" attached hereto and incorporated herein by this reference.

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	NOES:	Council M	embers:	
	ABSTAIN:	Council M	embers:	
	ABSENT:	Council M	embers:	
			APPROVED: MATTHEW SE	RRATTO, MAYOR
			Mayor	
ATTE	ST: OTT MCBRIDE, C	CITY CLER	K	
BY:	Assistant/Deputy C	City Clerk		
(SEAL)			
	OVED AS TO FOR J. CORNWELL,		ORNEY	
BY:	Jaig Cou	well 1	14/24 ate	

OWNER'S STATEMENT.

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I ALSO HEREBY IRRENOCABLY 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 ON THIS MAP.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES OVER AND ACROSS THE REAL PROPERTY DESCRIBED BELOW.

I ALSO HEREBY IRRENOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW TO THE CITY OF WERCED FOR OPEN SPACE, LINEAR PARKWAY, PUBLIC UTLITY EASEMENTS, AND OTHER PUBLIC PURPOSES. A PUBLIC UTILITY EASEMENT OVER ALL PRIVATE STREETS WITHIN THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION MAP.

I ALSO HEREBY RELINQUISH ALL ACCESS RIGHTS OF LOTS 2-7 TO AND FROM G STREET.

LOT B2.

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OWNER: STONEFIELD HOME, INC, A CALIFORNIA CORPORATION

BY: GREO HOSTETLER – PRESDENT TRUSTEE: FIDELITY NATIONAL TILLE COMPANY	DATE:
SIGNATURE	DATE:

NOTARY STATEMENT:

PRINT NAME AND TITLE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERHES ONLY THE IDENTITY OF THE MONDALE WAS SOKED THE TROTHED WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TROTHEDLESS, CORP. LOTTY OF THAT DOCUMENT.

EXHIBIT A

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VIM } S.S.	, 20	NOTARY PUBLIC, PERSONALLY APPEARED
STATE OF CALIFORNIA COUNTY OF	NO	A NOTARY PUBLIC,

WHO PROVED TO ME ON THE BASS OF SATISFACTION'E ENDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE USESCENDED TO THE WINNER USEFULLIES. AND ACKNOMEDED TO ME WITH HE/SHE/THEY EXECUTED THE SAME IN HOSTRAWENT IN HOSTROMENT OR ADMITTINGES. TO THAT IT IN HIG/HER/THEN SOMITHE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHAL OF WHICH THE PERSON(S), ACTED, EXECUTED THE MISTRUMENT.

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

WIINESS MT HAND	
SIGNATURE:	COMMISSION NUMBER:
PRINCIPAL COUNTY OF BUSINESS:	MY COMMISSION EXPIRES:
SUBDIVISION AGREEMENT.	

RANCH NORTH SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC. FOR BELLEVUE DATE VILLAGE 23B, RECORDED AS DOCUMENT NUMBER

COVENANTS, CONDITIONS, AND RESTRICTIONS:

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PHASE 1 OF BELLEVIE RANCH EAST, RECORDED 8 SEPTEMBER, 2004 AS DOCUMENT NO. 2004—058487, MERCED COUNTY RECORDS.

CERTIFICATE OF FIRST AMENDARENT TO DECLARATION OF CONEMWITS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF LESSEARING PROPERTY OF RELIEVUE RANCH, RECORDED 28 JULY, 2005 AS DOCUMENT NO. 2005–567980, MERGED COUNTY RECORDED.

SOILS REPORT:

IN ACCREDANCE WITH THE SUBDINISION JURP ACT AND LOCAL GREIMANCE, A PRELIMINARY SOLIS REPORT FOR SUBDINISION WAS REPRARED ON SETFLABER 20, 2006 BT TICHNICON BIGINEERING SERVICES, INC., TES NO. 16538-6033, AMD IS ON HELE IN THE OFFICE OF THE OTT ENVINEER OF THE OTT OF MERCED.

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DATE: 11/17/2023 15:00 FILE: M:\125967\Survey Drawings\V23B FM\V23B—SHT1.dwg

BELLEVUE RANCH NORTH TRACT NO. 5373

BEING A SUBDIVISION OF LOT V-23B AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA OCTOBER 2023 VILLAGE 23B

BENCHMARK ENGINEERING, INC.

4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356



NOTARY STATEMENT:

A NOTARY PUBLIC OR OTHER PATICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE NOTARIAL WAS SONED THE COCKNINGTO OF WHICH THIS CERTIFICATE IS ATTICHED, AND NOT THE IRUTHFULNESS, ACCUMENT, OR WALLT OF THAT DOCUMENT.

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

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RIGHT TO FARM STATEMENT:

PER MERCED COUNTY ORDINANCE NO. 1213:

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THE COUNTY OF MERCED HIS ESTABLISHED AGRICULTHER AS A PROBRIT USE IN AGRICULTURAL ZOMES WHICH ARE OUTSDE OF AM ESTABLISHED SECRETOR DEPENDENT CONTROL CONTROL

SURVEYOR'S STATEMENT

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No. 8040

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MICHAEL HALTERMAN, P.L.S. 8040

CITY SURVEYOR STATEMENT:

HAVE FOUND TA I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND . IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT

	69 AI	HICH M	BELCHER AVENUE					
BELLEVUE ROAD		1338T2 1338T2	9 W	YOSEMITE AVENUE		OLIVE AVENUE		//////////////////////////////////////
_	JOE M. CARDOSO, P.L.S. 8851	DATE	SHICKE ALIO	I HERERY STATE	SUBDIVISION SHC	PROVISIONS OF THE CALLFOR ODDIANOCS APPLICABLE AT	TAVE BEEN COM	,
	9, P.L.S. 8851		CIVE CALCINIECES'S STATISMENT.	HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THI	SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED OF THE STORY THEREOFF THAT ALL SUBSTANTIAL SAME SERVICES STREET OF THAT ALL SUBSTANTIAL SAME SERVICES STREET SAME SERVICES SAME SAME SAME SAME SAME SAME SAME SA	*ROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LUCAL SUBDIVINICES PREJUGBLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP	וירובט אווח.	MKE WEGLEY, INTERIM CITY ENGINEER

7HE ON

CITY CLERK'S CERTIFICATE.

DATE

THIS I, SCOTT MEBROE, OTY CLERK OF THE OTY OF MERCED, STATE OF CALIFORMA, DO HEREBY CERTIFY THAT ? WAS APPROVED AT A RECULAN MEETING BY THE CITY COUNCIL. PHE OTY OF MERCED, STATE OF CALIFORMA HELD ON THE TO ANY OF THE CITY COUNCIL. DO ACCEPT ON SECURIFY. SO AND THAT COUNCIL DO ACCEPT ON SECURIFY. SO AND SECURIFY.

LOT B2.

ALL PRIVATE STREETS AS SHOWN WITHIN THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION MAP DEDICATED TO THE CITY AS PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED BUT REJECTED FOR MAINITEWANCE. РИКВИАТ ТО SECTION 66434(g) OF THE SUBDIVISION ИАР АСТ, THE FOLLOWING DEDICATION IS HEREBY ABANDONED:

THE WEST 4.00° OF THE 48-FOOT WIDE IMPEDIOLABLE OFFER OF DEDICATION AS SHOWN ON THE PARCEL IMPRED IN THE DROK 92 OF PARCEL IMPS, AT PAGES 38 TO 42, MERCED COUNTY RECORDS, INCLUSINE, IS HEREBY ADMINISTRY.

SCOTT MCBRIDE, CITY CLERK
DATE
RECORDER'S STATEMENT
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FILED THIS DAY OF, 20, AT
IN VOLUME OF OFFICIAL PLATS, AT PAGES , M.C.R.
AT THE REQUEST OF BENCHMARK ENGINEERING, INC.
MIT H WY COUNTY BECORDER

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BEING A SUBDIVISION OF LOT V-23B AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIBLO BASE AND MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL

