

**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.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2024 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR

\_\_\_\_\_  
Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

BY: Craig Cornwell 1/4/24  
City Attorney Date



TRACT NO. 5373  
BELLEVUE RANCH NORTH  
VILLAGE 23B

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 MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
OCTOBER 2023

BENCHMARK ENGINEERING, INC.

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

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D), OR AS NOTED
- FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D) IN MONUMENT WELL OR AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF. B.
- 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

RESTRICTED ACCESS

- 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
- (R) RADIAL BEARING
- SFN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION

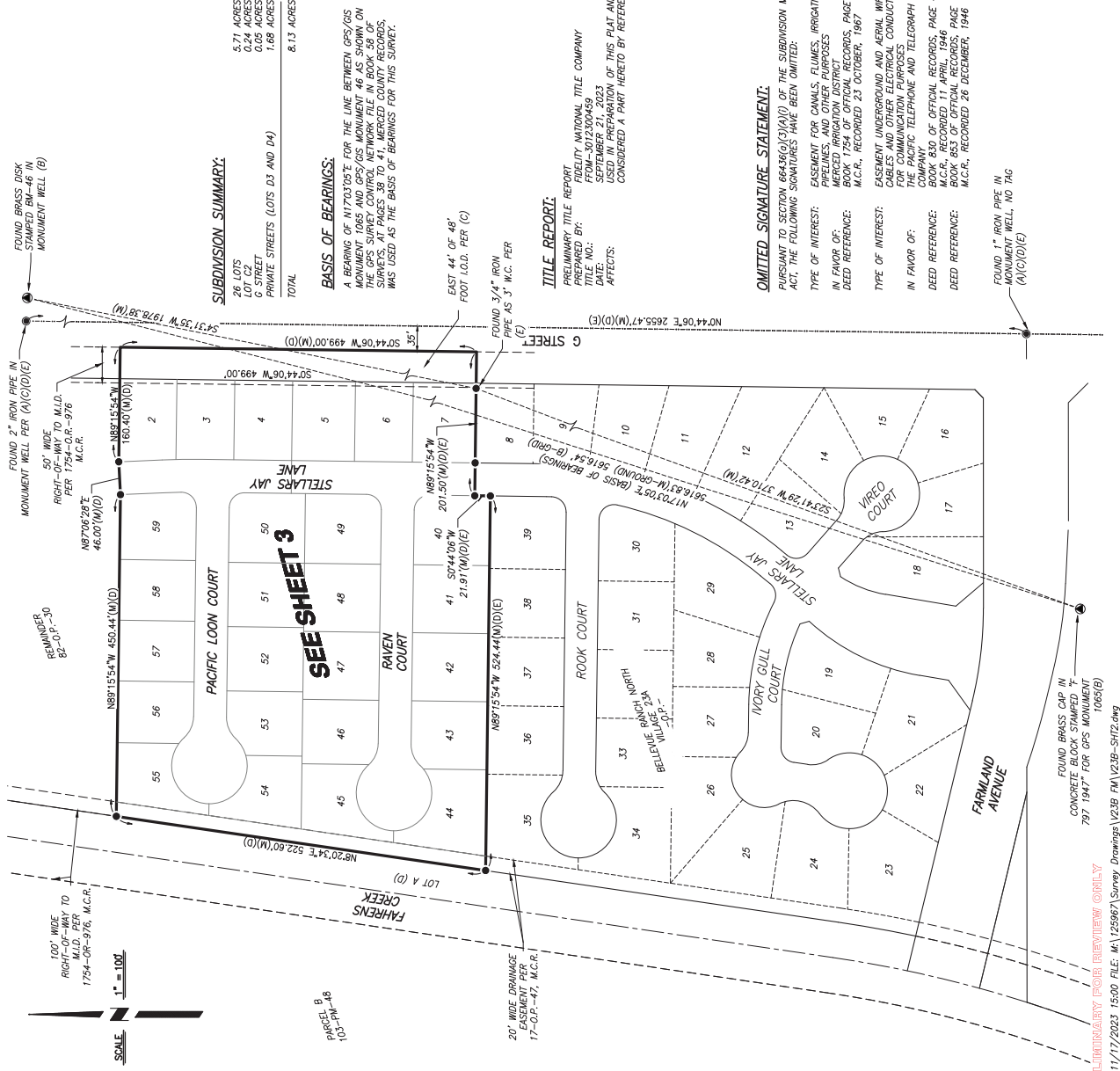
REFERENCES:

- (A) PARCEL MAP, BOOK 103 OF PARCEL MAPS, PAGES 48 TO 52, M.C.R.
- (B) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (C) "BELLEVUE RANCH", BOOK 92 OF PARCEL MAPS, PAGES 38 TO 42, M.C.R.
- (D) BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, M.C.R.
- (E) BELLEVUE RANCH NORTH, VILLAGE 23A, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, 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.
- ALL DISTANCES ARE TO THE CITY OF MERCED BY THIS MAP FOR OPEN SPACE, LINEAR PARK, AND PUBLIC UTILITY EASEMENT.
- LOTS D3 AND D4 ARE FOR PRIVATE STREETS AND ARE COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
- PURSUANT TO SECTION 661416 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST 4.00' OF THE PARCEL MAP HEREIN IS HEREBY OFFERED OF DEDICATION AS SHOWN ON THE PARCEL MAP FILED IN BOOK 92 OF PARCEL MAPS, AT PAGES 38 TO 42 (REF C) IS HEREBY VACATED BY THIS MAP.

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 2 OF 3



TITLE REPORT:

PRELIMINARY TITLE REPORT  
FIDELITY NATIONAL TITLE COMPANY  
FROM-301200459  
PREPARED BY:  
DATE: SEPTEMBER 27, 2023  
THIS REPORT IS THE PROPERTY OF THIS FIRM AND IS TO BE USED FOR THE PURPOSES SPECIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THIS FIRM. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THIS FIRM. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THIS FIRM.

OMITTED SIGNATURE STATEMENT:

PURSUANT TO SECTION 66438(6)(3)(A)(V) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- TYPE OF INTEREST: EASEMENT FOR CANALS, FLUMES, IRRIGATION PIPELINES, AND OTHER PURPOSES
- IN FAVOR OF: IN FAVOR OF
- DEED REFERENCE: BOOK 1754 OF OFFICIAL RECORDS, PAGE 976, M.C.R., RECORDED 23 OCTOBER, 1967
- TYPE OF INTEREST: EASEMENT UNDERGROUND AND AERIAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS FOR COMMUNICATION PURPOSES
- IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
- DEED REFERENCE: BOOK 830 OF OFFICIAL RECORDS, PAGE 460, M.C.R., RECORDED 11 APRIL, 1946
- DEED REFERENCE: BOOK 653 OF OFFICIAL RECORDS, PAGE 160, M.C.R., RECORDED 26 DECEMBER, 1946

FOUND 1" IRON PIPE IN MONUMENT WELL NO TAG (A)(C)(D)(E)

PRELIMINARY FOR REVIEW ONLY  
DATE: 11/17/2023 15:00 FILE: M:\125967\Survey Drawings\23B FM\23B-5H12.dwg



TRACT NO. 5373  
BELLEVUE RANCH NORTH  
VILLAGE 23B

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IN THE CITY OF MERCED, COUNTY OF CALIFORNIA  
OCTOBER 2023

BENCHMARK ENGINEERING, INC.

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- L99 LINE TABLE REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- 3"WC 3-FOOT WITNESS CORNER

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VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 3 OF 3

