

RESOLUTION NO. 2025-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST VILLAGE
18-22, PHASE 4 SUBDIVISION (#5422)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West Village 18-22, Subdivision was approved on May 8, 2024, 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. 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.

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 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.
8. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
9. 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.
10. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. That the City Council hereby approves the Final Map for the Bellevue ranch West Village 18-22, Phase 4 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 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 _____ 2025 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

 12/18/2024

City Attorney Date

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. WE HEREBY CONSENT TO THE PREPARATION AND RECORATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

WESLIE WAY, JEMA WAY, AND MARI CRUZ LANE.

WE FURTHER STATE THAT WE KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED FOR DEDICATION TO THE PUBLIC OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

BY: _____
DATE: _____

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
COUNTY OF } S.S.

20 BEFORE ME

4. 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) WAS, 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: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

PRELIMINARY TITLE REPORT
FIDELITY NATIONAL TITLE COMPANY
FFOM-3012409006
ORDER NUMBER
DATE: SEPTEMBER 5, 2024
AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

SUPERIOR MERCED COUNTY ORDINANCE NO. 1213:

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL, RURAL RESIDENTIAL CENTER (RRC) AND SERVICE CENTER (SC) ZONES. 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, FLOWING, SPRAYING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.

THE COUNTY OF MERCEDES HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF THE COUNTY ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. NONCONFORMANCE OR DISCOMFORT FROM THE NORMAL, NECESSARY, AGRICULTURAL OPERATIONS.

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. ITS NO. 160893.011, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MFRCD.

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 STONEFIELD HOME, INC. IN MAY, 2024. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE MAY 31, 2026, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL HALTERMAN, L.S. 8040

PRELIMINARY FOR REVIEW ONLY

HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING 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

DATE _____

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 SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DARYL R. JORDAN, CITY ENGINEER P.E. 58036

DATE _____

SCOTT MCGRIDE 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 MERCED, STATE OF CALIFORNIA, HELD ON _____ DAY OF _____, 20____, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL THE INFORMATION SUBMITTED TO IT IN CONNECTION WITH THE PROPOSED DEDICATIONS OF _____ OF WESLEY WAY, JENNA WAY, AND MARI CRUZ LANE, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT MCBRIDE, CITY CLERK

DATE _____

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., FOR BELLEVUE RANCH WEST,
VILLAGE 18-22, PHASE 4, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R.
SUB AGREEMENT DOC. 2019-007510 & 2021-057493

FILED THIS _____ DAY OF _____, 202____, AT _____ O'CLOCK ____ M.
 _____ OF VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.
 _____ AT THE REQUEST OF STONEFIELD HOME, INC.

MATT H. MAY, COUNTY RECORDER

BY: _____, DEPUTY

DOC. # _____

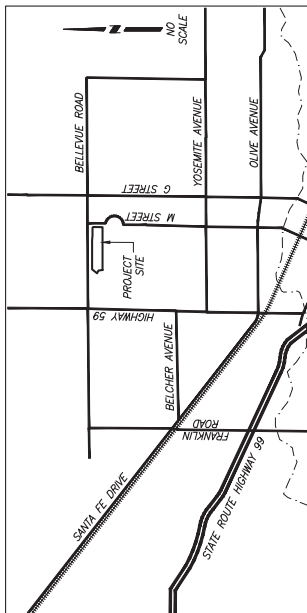


**TENTATIVE MAP NO. 1330
TRACT NO. 5422
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 4**

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 18-22 PHASE 3, VOLUME 88 OF OFFICIAL PLATS, PAGES 18-21, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
FEBRUARY 2025



BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4266 SPITERS WAY, SUITE A, BOSTO, CALIFORNIA, 93338 (214) 640-0000



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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
FEBRUARY 2025



LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
 - FOUND 1/4" IRON PIPE TAGGED LS 8040, IN MONUMENT WELL PER REF (A), UNLESS NOTED OTHERWISE
 - FOUND GPS MONUMENT, AS SHOWN ON REF (C).
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG SHAPED LS 8040
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG TAGGED LS 8040 IN MONUMENT WELL
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - * CALCULATED FROM REFERENCE
 - M.C.R. MERCED COUNTY RECORDS
 - OP OFFICIAL PLATS
 - D.N. DOCUMENT NUMBER

SCALE 1" = 80'

NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. FOR CURVE AND LINE TABLES SEE SHEETS 3 AND 4.

BASIS OF BEARINGS

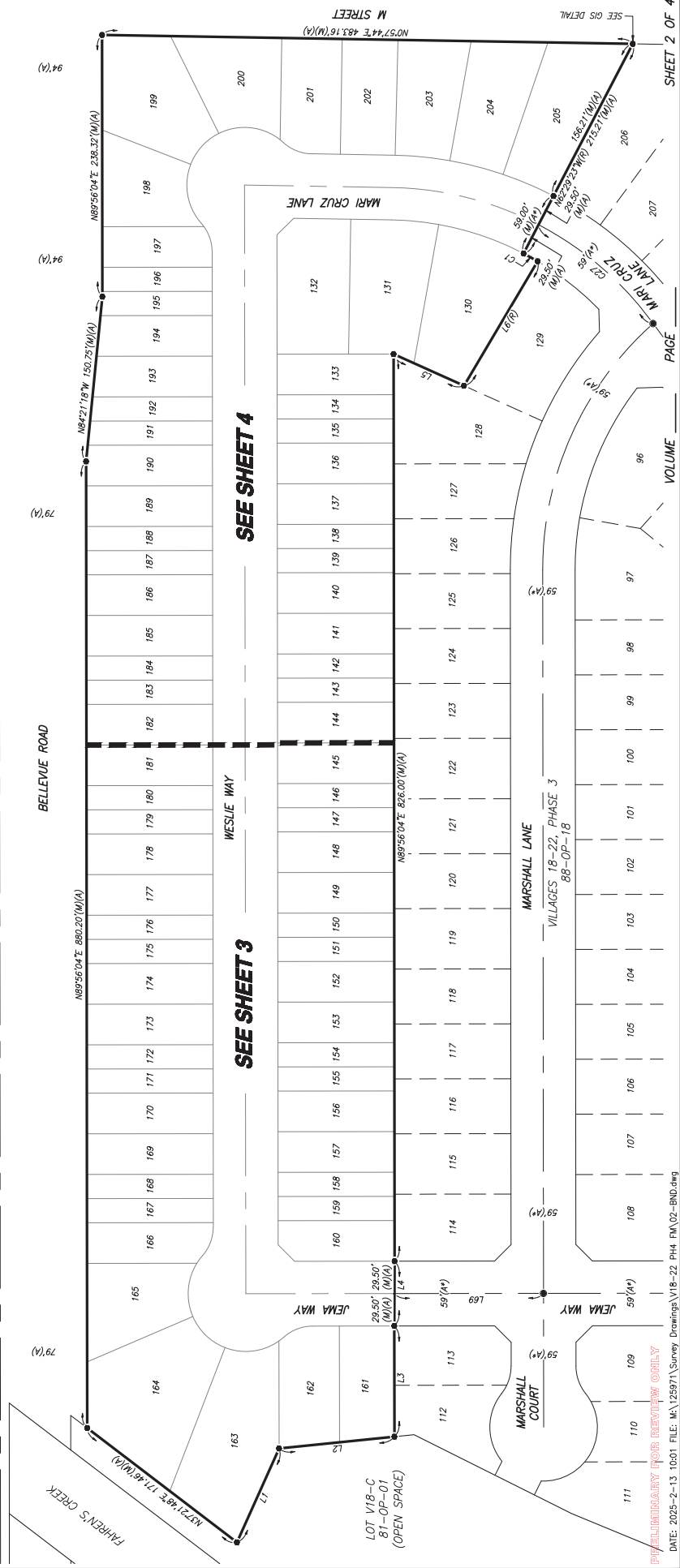
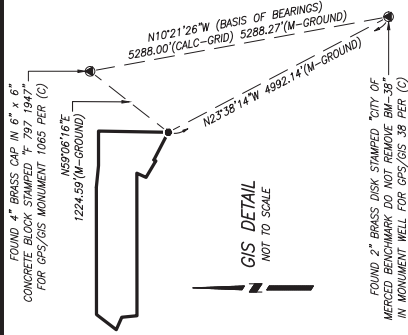
A BEARING OF N107°1'36"W WAS MEASURED FOR THE LINE BETWEEN GPS/GIS MONUMENT 38 AND GPS/GIS MONUMENT 1065 AS PER (C) WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

REFERENCES

- (A) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 3, VOLUME 88, PAGES 18-21, M.C.R.
- (B) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 1, VOLUME 87, PAGES 44-49, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 96 OF SURVEYS, PAGES 38-41, M.C.R.

SUBDIVISION SUMMARY

78 LOTS	7.33 ACRES
STREETS	2.05 ACRES
TOTAL	9.38 ACRES



PRELIMINARY FOR REVIEW ONLY

DATE: 2025-2-13 10:01 FILE: M:\25977\Survey Drawings\18-22 PH4 FM 02-BND.dwg

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TRACT NO. 5422
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 4

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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
FEBRUARY 2025

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4386 BYRNES WAY, SUITE A, MADERA, CALIFORNIA 93698 (209) 544-0800

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND 3/4" IRON PIPE TAGGED LS 8040, IN MONUMENT WELL PER REF (A), UNLESS NOTED OTHERWISE
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(M) MEASURED ON THIS SURVEY

(R) RADIAL BEARING

C42 CURVE TABLE REFERENCE

L99 LINE TABLE REFERENCE

* CALCULATED FROM REFERENCE

M.C.R. MERCED COUNTY RECORDS

OP OFFICIAL PLATS

D.N. DOCUMENT NUMBER

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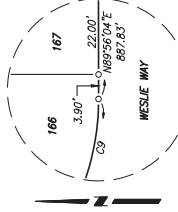
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- (B) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 1, VOLUME 87, PAGES 44-49, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 38 OF SURVEYS, PAGES 38-41, M.C.R.

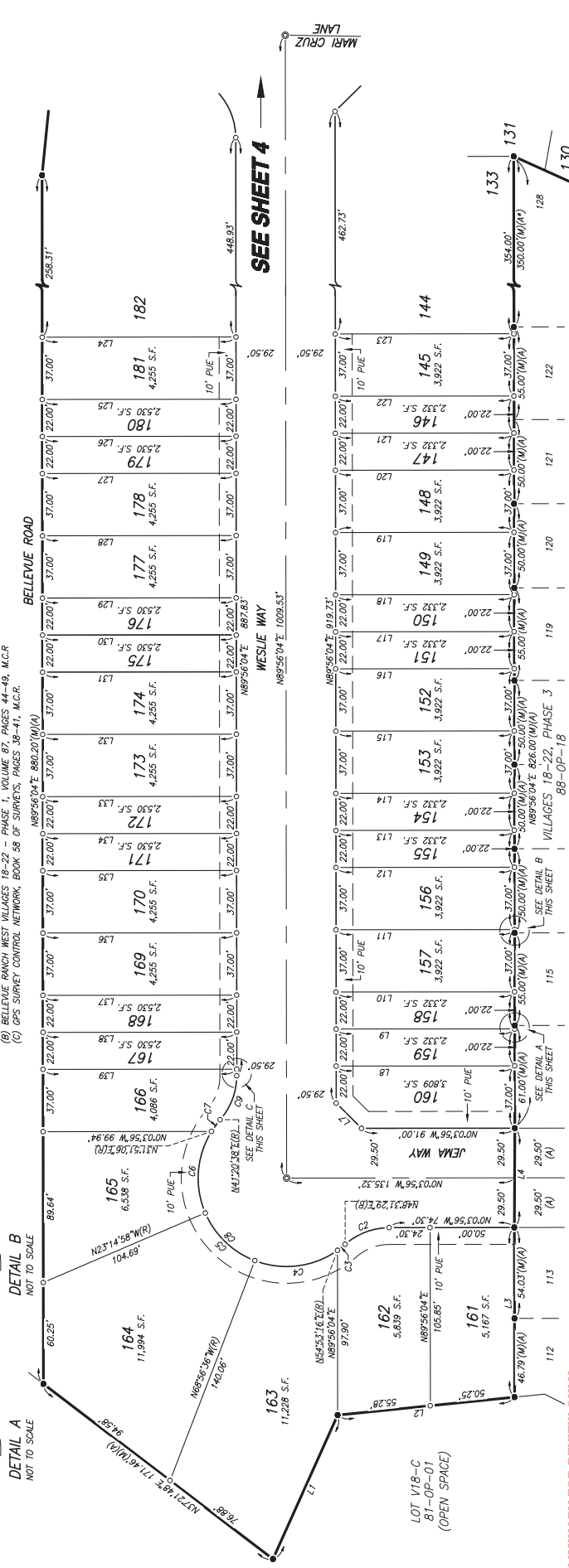
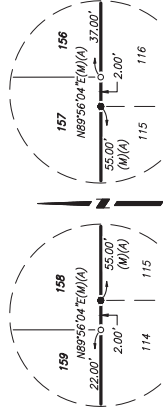
CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	41°24'36"	39.30'	28.65'
C3	6°21'47"	52.30'	5.83'
C4	56°10'08"	52.30'	51.47'
C5	45°41'38"	52.30'	41.87'
C6	55°06'04"	52.30'	50.49'
C7	9°29'33"	52.30'	8.70'
C8	17°24'09"	52.30'	158.35'
C9	41°24'35"	39.30'	28.55'
C27	26°31'53"	300.00'	138.92'

LINE DATA TABLE			
LINE	BEARING	DISTANCE	LINE DATA TABLE
L1	N85°48'24"W	93.74'	(M)(A)
L2	N5°48'22"W	105.53'	(M)(A)
L3	N89°56'04"E	100.82'	(M)(A)
L4	S89°43'25"E	59.00'	(M)(A)
L7	S44°54'04"W	21.21'	(M)(A)
L8	N07°03'56"W	106.00'	(M)(A)
L9	N07°03'56"W	106.00'	(M)(A)
L10	N07°03'56"W	106.00'	(M)(A)
L11	N07°03'56"W	106.00'	(M)(A)
L12	N07°03'56"W	106.00'	(M)(A)
L13	N07°03'56"W	106.00'	(M)(A)
L14	N07°03'56"W	106.00'	(M)(A)
L15	N07°03'56"W	106.00'	(M)(A)
L16	N07°03'56"W	106.00'	(M)(A)
L17	N07°03'56"W	106.00'	(M)(A)
L18	N07°03'56"W	106.00'	(M)(A)
L19	N07°03'56"W	106.00'	(M)(A)
L20	N07°03'56"W	106.00'	(M)(A)
L21	N07°03'56"W	106.00'	(M)(A)

LINE DATA TABLE			
LINE	BEARING	DISTANCE	LINE DATA TABLE
L22	N07°03'56"W	106.00'	(M)(A)
L23	N07°03'56"W	106.00'	(M)(A)
L24	N07°03'56"W	115.00'	(M)(A)
L25	N07°03'56"W	115.00'	(M)(A)
L26	N07°03'56"W	115.00'	(M)(A)
L27	N07°03'56"W	115.00'	(M)(A)
L28	N07°03'56"W	115.00'	(M)(A)
L29	N07°03'56"W	115.00'	(M)(A)
L30	N07°03'56"W	115.00'	(M)(A)
L31	N07°03'56"W	115.00'	(M)(A)
L32	N07°03'56"W	115.00'	(M)(A)
L33	N07°03'56"W	115.00'	(M)(A)
L34	N07°03'56"W	115.00'	(M)(A)
L35	N07°03'56"W	115.00'	(M)(A)
L36	N07°03'56"W	115.00'	(M)(A)
L37	N07°03'56"W	115.00'	(M)(A)
L38	N07°03'56"W	115.00'	(M)(A)
L39	N07°03'56"W	115.00'	(M)(A)
L40	N07°03'56"W	115.00'	(M)(A)

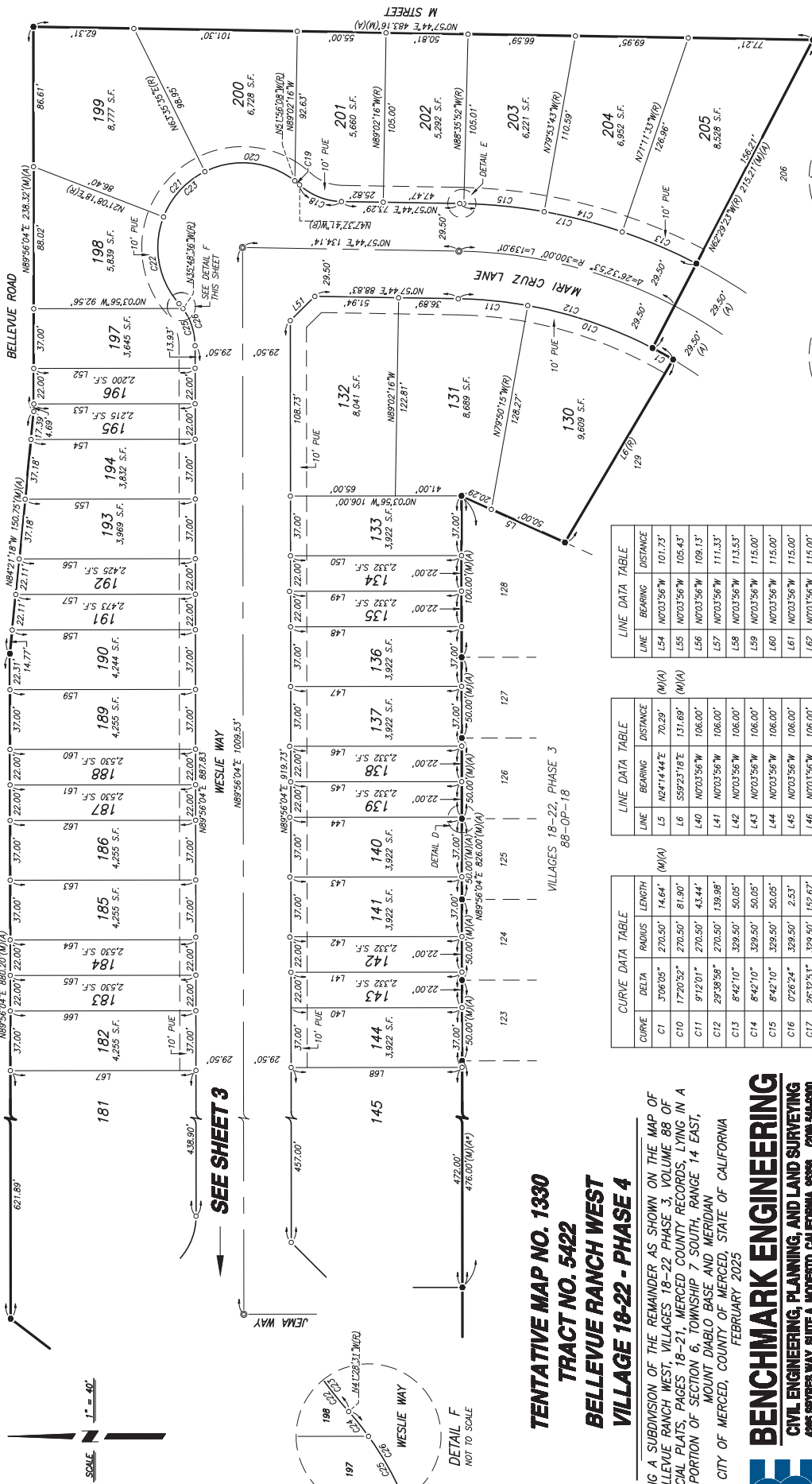


DETAIL C
NOT TO SCALE



PRELIMINARY FOR REVIEW ONLY

DATE: 2025-2-13 10:00 FILE: W:\125971\Survey Drawings\18-22 PH4 FM 03-MAP.dwg



TENTATIVE MAP NO. 1330
TRACT NO. 5422
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 4

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 18-22, PHASE 3, VOLUME 88 OF OFFICIAL PLATS, PAGES 18-21, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 FEBRUARY 2025

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4885 SPURRY WAY, SUITE A, MODESTO, CALIFORNIA 95368 (209) 540-6800

NOTES

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4. FOR LEGEND SEE SHEETS 2 AND 3.

REFERENCES

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- (B) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 1, VOLUME 87, PAGES 44-49, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

PRELIMINARY FOR REVIEW ONLY

DATE: 2025-2-13 10:00 FILE: N:\25971\Survey Drawings\18-22 PH4 PH4 04-WP.dwg

LINE DATA TABLE

LINE	BEARING	DISTANCE
L54	N0°03'56"W	101.73'
L55	N0°03'56"W	105.43'
L56	N0°03'56"W	109.13'
L57	N0°03'56"W	111.33'
L58	N0°03'56"W	113.53'
L59	N0°03'56"W	115.00'
L60	N0°03'56"W	115.00'
L61	N0°03'56"W	115.00'
L62	N0°03'56"W	115.00'
L63	N0°03'56"W	115.00'
L64	N0°03'56"W	115.00'
L65	N0°03'56"W	115.00'
L66	N0°03'56"W	115.00'
L67	S0°03'56"E	115.00'
L68	S0°03'56"E	106.00'
L69	S0°03'56"E	135.08'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L5	N2°41'44"E	70.29'
L6	S59°23'18"E	131.69'
L40	N0°03'56"W	106.00'
L41	N0°03'56"W	106.00'
L42	N0°03'56"W	106.00'
L43	N0°03'56"W	106.00'
L44	N0°03'56"W	106.00'
L45	N0°03'56"W	106.00'
L46	N0°03'56"W	106.00'
L47	N0°03'56"W	106.00'
L48	N0°03'56"W	106.00'
L49	N0°03'56"W	106.00'
L50	N0°03'56"W	106.00'
L51	N44°33'06"W	21.40'
L52	N0°03'56"W	100.00'
L53	N0°03'56"W	100.00'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	3°06'05"	270.50'	14.64'
C10	17°20'52"	270.50'	81.90'
C11	9°12'01"	270.50'	43.44'
C12	29°38'58"	270.50'	139.98'
C13	8°42'10"	329.50'	50.05'
C14	8°42'10"	329.50'	50.05'
C15	8°42'10"	329.50'	50.05'
C16	07°26'74"	329.50'	2.53'
C17	26°32'33"	329.50'	152.67'
C18	41°24'35"	39.50'	28.55'
C19	41°24'35"	39.50'	3.95'
C20	64°28'17"	52.50'	59.08'
C21	42°27'17"	52.50'	36.90'
C22	62°36'49"	52.50'	57.37'
C23	17°30'49"	52.50'	159.30'
C24	5°39'55"	39.50'	3.91'
C25	35°44'39"	39.50'	24.64'
C26	41°24'35"	39.50'	28.55'
C27	26°31'53"	300.00'	138.92'