

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE MERZOIAN ESTATES, PHASE 1
SUBDIVISION (#5398)**

WHEREAS, a Tentative Subdivision Map for the Merzoian Estates, Phase 1 Subdivision was approved on November 8, 2006, by the Planning Commission; and,

WHEREAS, a Modification to the Tentative Map was approved on October 3, 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 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 Merzoian Estates, Phase 1 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 _____ 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 4/15/24
City Attorney Date

ACRIS/BLDG/REMGENT

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 _____

On _____, 2023, 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) _____ appeared to the within instrument and acknowledged to me that he/she/they _____ executed the same in their own 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) acted, executed the instrument.

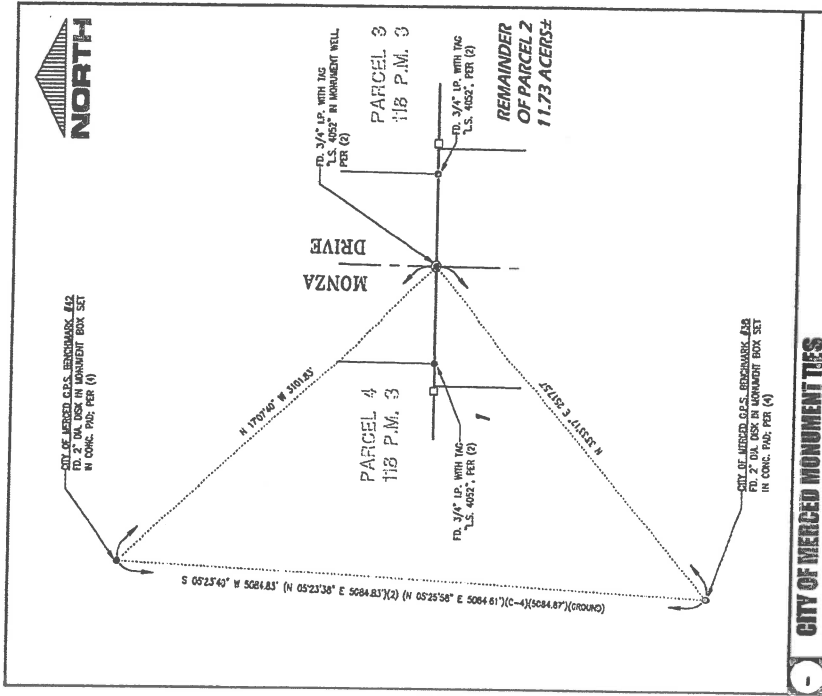
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature _____

Commission No. _____

Commission Expires _____

(DO NOT STAMP)



VESTING TENTATIVE MAP No. 1291
MAJOR SUBDIVISION No. 5398
MERZOIAN ESTATES PHASE 1
BEING A SUBDIVISION OF PARCELS 2 & 3, AS SHOWN ON PARCEL MAP
RECORDED IN BOOK 97 OF PARCEL MAPS AT
PAGES 15-17, MERCED COUNTY, CALIFORNIA, Lying IN SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.

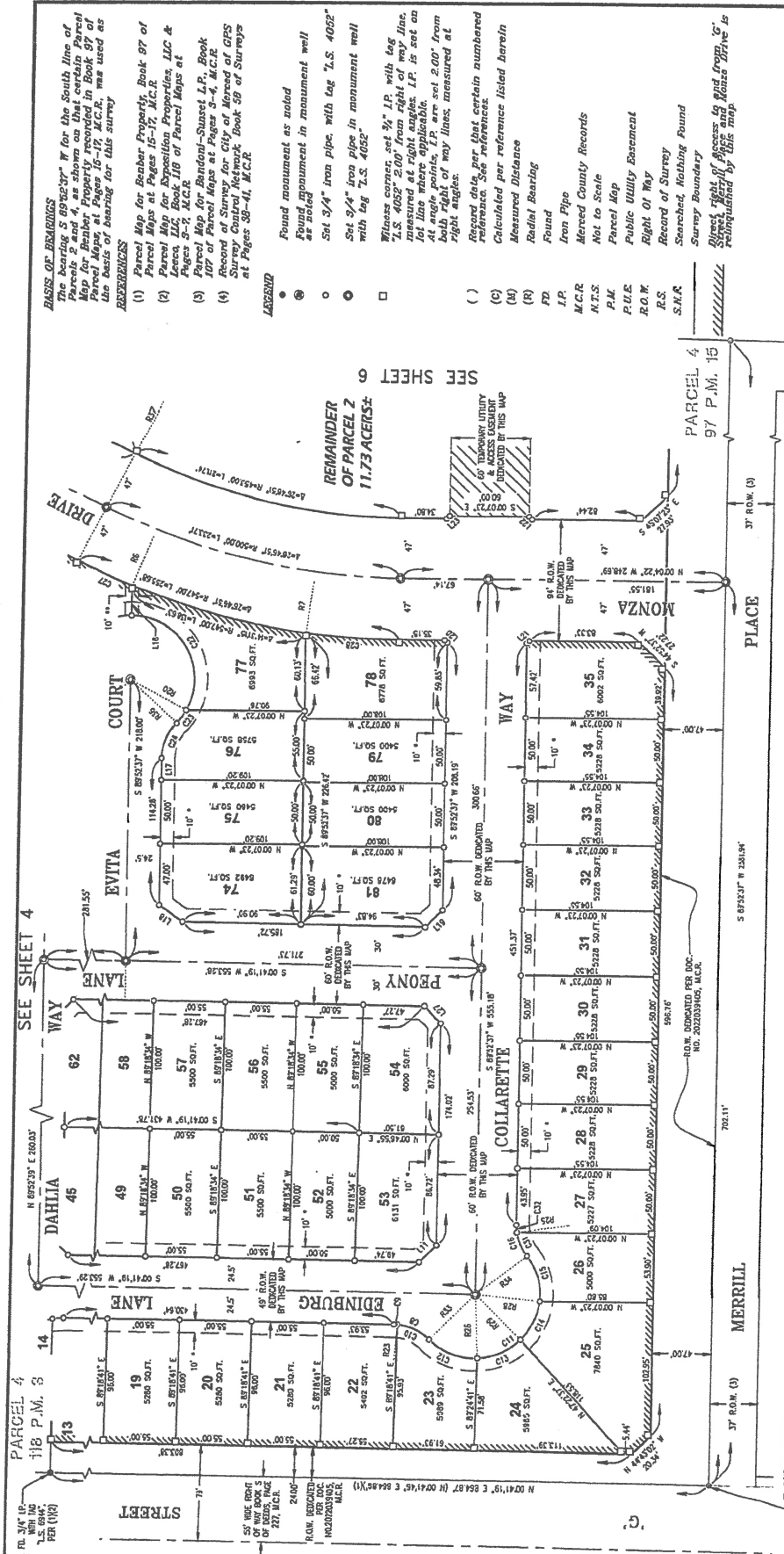
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Job No. 21011 F.B. 227 Pg. 1-7

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L11	S 44°30'2"E	18.51'	L21	S 42°09'57"E	2.68'
L12	N 00°41'1"E	10.69'	L22	N 42°25'11"E	3.87'
L13	N 89°52'3"E	3.87'	L23	N 42°09'57"E	18.25'
L14	S 89°52'3"E	22.73'	L24	S 45°16'55"W	18.25'
L15	N 89°52'3"E	17.28'	L25	S 45°16'55"W	18.25'
L16	S 35°14'25"W	22.46'	L26	S 45°16'55"W	18.25'
L17	N 44°30'2"E	18.51'	L27	S 45°16'55"W	18.25'
L18	S 44°30'2"E	18.51'	L28	S 45°16'55"W	18.25'
L19	S 44°30'2"E	18.51'	L29	S 45°16'55"W	18.25'
L20	S 44°30'2"E	18.51'	L30	S 45°16'55"W	18.25'

CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
C1	043°31'16"	40.00'	36.41'	C21	65°03'29"	49.00'	55.71'
C2	002°21'45"	40.00'	2.35'	C22	118°47'49"	49.00'	101.69'
C3	040°11'50"	40.00'	28.66'	C23	14°45'27"	49.00'	12.82'
C4	172°30'18"	49.00'	147.53'	C24	43°33'16"	49.00'	30.41'
C5	046°51'49"	49.00'	40.00'	C25	04°49'16"	547.00'	41.03'
C6	042°20'14"	49.00'	36.31'	C26	007°26'20"	547.00'	71.02'
C7	037°18'58"	49.00'	33.84'	C27	007°26'20"	547.00'	71.02'
C8	042°58'17"	49.00'	37.66'	C28	007°26'20"	547.00'	71.02'
C9	037°08'30"	49.00'	26.63'	C29	007°26'20"	547.00'	71.02'
C10	267°08'33"	49.00'	228.41'	C30	007°26'20"	547.00'	71.02'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C21	65°08'23"	49.00'	55.71'
C22	118°47'49"	49.00'	101.60'
C23	14°45'27"	49.00'	12.62'
C24	34°33'16"	40.00'	30.41'
C27	04°46'16"	547.00'	41.03'
C28	00°26'50"	547.00'	71.02'
C31	02°28'32"	40.00'	20.55'
C32	00°41'49"	40.00'	6.07'

MAP NOTES
** P.U.E. DEDICATED BY THIS MAP
** P.U.E. AND SIDEWALK DEDICATED BY THIS MAP

VESTING TENTATIVE MAP No. 1291
MAJOR SUBDIVISION No. 5398
MERZOIAN ESTATES PHASE 1
BEING A SUBDIVISION OF PARCELS 2 & 3, AS SHOWN ON PARCEL MAP FOR BENBER PROPERTY, RECORDED IN BOOK 97 OF PARCELS, AT PAGES 15-17, MERCED COUNTY RECORDS, LIVING IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE & MERIDIAN IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

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SCALE: 1"=50'
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