

PETITION TO THE CITY COUNCIL OF THE CITY OF MERCED
REQUESTING INITIATION OF PROCEEDINGS FOR THE
ESTABLISHMENT OF A COMMUNITY FACILITIES DISTRICT
OF THE CITY OF MERCED FOR THE PROVISION OF
SERVICES AND THE LEVY OF SPECIAL TAXES

1. As of the date hereof, Hostetler Investments, LLC, a California Limited Liability Company (the "Owner") is the owner of the property located in the City of Merced described in Exhibit "A" attached hereto (the "Property") and as shown on the map on Exhibit "B" hereto.

2. The Owner, in fulfillment of the conditions of approval of Owner's development, Owner hereby petitions the City Council of the City of Merced (the "City") requesting the initiation of proceedings pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act") to include the property in the formation of or annexation to one or more community facilities districts (the "CFD") pursuant to the Act for the provision of services as set forth below to development on the property.

3. The City of Merced requires that new development provide for the funding of certain public services and maintenance, including, but not limited to, public safety services, landscape maintenance, park and parkway maintenance, and flood control services. ("Services"), through the formation of a community facilities district or the annexation to an existing community facilities district sufficient to support the provision of Services to the development on the property.

4. The Owner represents to the City Council that it is the owner of all of the Property.

5. In the event the proposed formation of or annexation to the CFD is not completed, the undersigned shall be responsible for the reasonable costs and expenses incurred by the City in the preparation of such formation or annexation.

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DATED: 3-3-21

OWNER:
HOSTETLER INVESTMENTS, LLC,
A California Limited Liability Company

By: RANCHWOOD HOLDINGS, INC.,
A California Corporation, its Manager

BY: 
Greg Hostetler, President

Taxpayer I.D. No. 26-2863036

ADDRESS: 923 E. Pacheco Blvd., Ste. C
Los Banos, CA 93635

TELEPHONE: 209-826-6200

FAX: _____

E-MAIL: almondranch@gmail.com

EXHIBIT 'A'

**FORMATION OF THE BELLEVUE RANCH NORTH, VILLAGE 23A, 23B & 24 SUBDIVISIONS
COMMUNITY FACILITIES DISTRICT**

LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Merced, County of Merced, State of California and is described as follows:

in the City of Merced, County of Merced, State of California, being a portion of Section 31, Township 6 South, Range 14 East, Mount Diablo Base and Meridian, according to the official plat thereof, being a portion of Parcel C as shown in Book 103 of Parcel Maps, Pages 48 to 52, filed in the Recorder's Office of the County of Merced, more particularly described as follows:

Commencing at the northeast corner of said Section 31, thence along the north line of Section 31 South 89°34'46" West, 79.02 feet to the point of beginning; thence leaving the north line of Section 31 South 00°44'06" West, 2582.82 feet; thence South 45°20'26" West, 16.78 feet; thence South 89°56'47" West, 294.16 feet to a tangential curve to the right with a radius of 548.00 feet; thence along said curve a central angle of 13°38'41" a distance of 130.50 feet; thence North 76°24'32" West, 339.10 feet to a non-tangential curve concave westerly having a radius of 1770.00 feet and to which point a radial line bears North 78°05'29" West; thence northerly along said curve a central angle of 03°33'57" a distance of 110.15 feet; thence North 08°20'34" East, 2110.60 feet to a tangential curve to the right with a radius of 410.00 feet; thence along said curve a central angle of 53°13'03" a distance of 380.82 feet to a point on the north line of Section 31; thence North 46°34'46" East along the north line on Section 31 a distance of 262.11 feet to the point of beginning.

Containing: 35.06 acres, more or less.

BELLEVUE RANCH NORTH VILLAGE 23A, 23B & 24 COMMUNITY FACILITIES DISTRICT

BEING A SUBDIVISION OF A PORTION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 48 TO 52, 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 NOVEMBER, 2019

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

- O.R. OFFICIAL RECORDS
- D.H. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (P) PUBLIC BOUNDARY
- P.U. PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L39 LINE TABLE REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- M.I.D. MERCED IRRIGATION DISTRICT
- P.O.B. POINT OF BEGINNING

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 DIMENSIONS ARE TO THE CENTER OF THE ROAD OR RAILROAD UNLESS OTHERWISE NOTED.
4. LOT A AND B WILL BE CONVEYED TO THE CITY OF MERCED FOR THE SPACE AND PUBLIC UTILITY EASEMENTS BY SEPARATE INSTRUMENT CONCURRENT WITH THE RECORDING OF THIS MAP.

SUBMISSION SUMMARY:

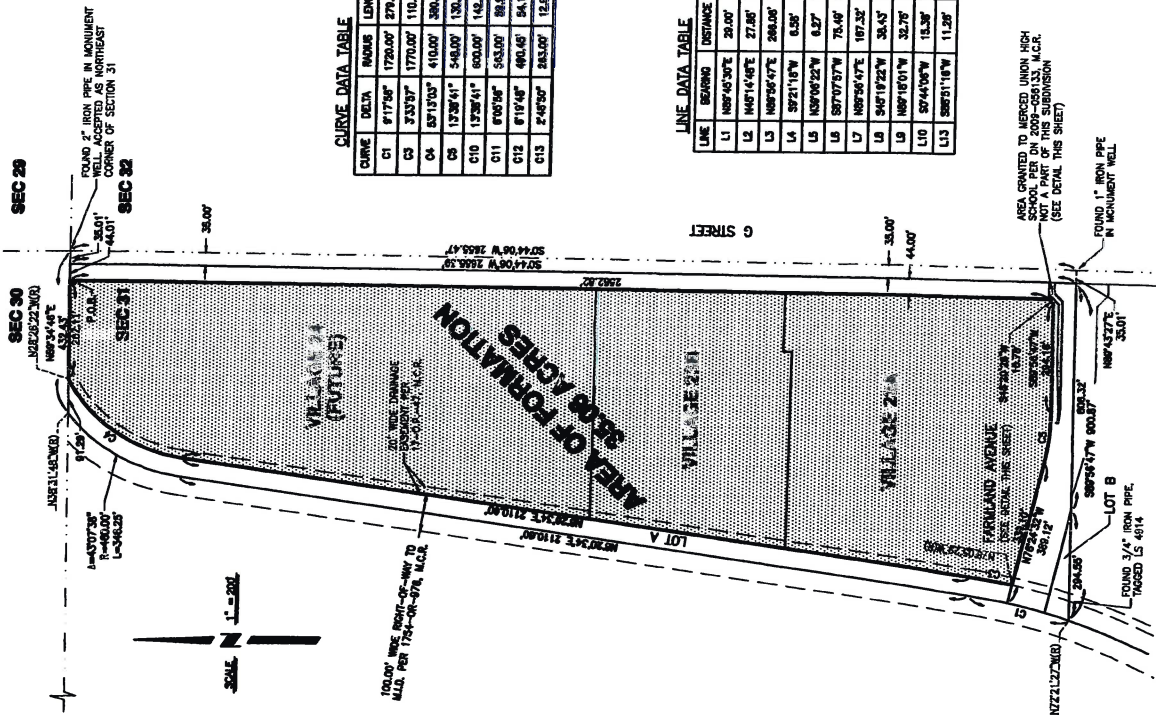
VILLAGE 23A
11.23 ACRES
VILLAGE 23B
7.53 ACRES
VILLAGE 24
15.20 ACRES
TOTAL AREA OF FORMATION
33.96 ACRES

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	91°17'58"	1726.00'	275.17'
C2	3°33'57"	1770.00'	110.19'
C3	87°15'03"	410.00'	380.88'
C4	17°28'41"	540.00'	130.00'
C5	13°28'41"	600.00'	140.38'
C6	8°07'08"	543.00'	88.83'
C7	91°14'48"	490.00'	54.18'
C8	2°48'50"	263.00'	12.82'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°40'30"E	28.00'
L2	N45°14'46"E	27.85'
L3	N89°54'47"E	288.00'
L4	S92°11'16"W	6.25'
L5	N30°06'22"W	6.27'
L6	S87°07'27"W	75.40'
L7	N89°54'47"E	187.32'
L8	S45°19'22"W	38.43'
L9	N89°18'01"W	32.78'
L10	N0°44'06"W	13.38'
L11	S89°51'18"W	11.58'



DATE: 11/15/2019 9:52 P.M. FILE: R:\25897\G03\23A-23B L23A.dwg