

RESOLUTION NO. 2019-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGE
12, PHASE 5 SUBDIVISION (#5363)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 12, Phase 5 Subdivision was approved on March 23, 2016, 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 West, Village 12, Phase 5 Subdivision, as shown on the map attached as Exhibit A and incorporated herein by this reference, and does hereby accept on behalf of the public all streets, courts, avenues, public

utility easements, public facility easements, and other public areas as shown on the map.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2019 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Kelly Fincher 12/11/18
City Attorney Date

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR OF THE SUBDIVISION, AS SHOWN ON THIS MAP, HEREBY CONSENT TO THE PREPARATION AND REPRODUCTION OF THIS MAP, BEING TO ALL DIRECT RIGHTS OF ACCESS OF LOTS 57 THROUGH 59 TO AND FROM M STREET, AND HEREBY IRREVOCABLE OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, DRIVES, AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

OWNER: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

DATE: _____

BY: _____ GREG HOSTETLER - PRESIDENT

BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY

BY: _____ DATE: _____

SIGNATURE _____

PRINT NAME AND TITLE _____

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 } S.S.
COUNTY OF _____

ON _____, 20____, 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) IS/ARE IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON 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: _____

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 } S.S.
COUNTY OF _____ }
IN _____, 20____, BEFORE ME, _____,
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 THAT HE/SHE/HY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIE(S), 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. CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

FITNESS MY HAND

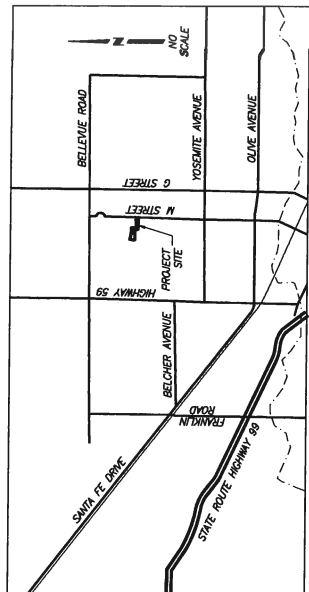
SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

DATE: 8/10/2018 8:38 FILE: M:\2597\Survey Drawings\V12 PH5 FW\V12FM PH5 SHEET.dwg

BEING A SUBDIVISION OF LOT F AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 4, FILED IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES ____ TO ____ MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF CALIFORNIA
JANUARY 2018

915 17TH STREET, MODESTO, CALIFORNIA, 95354



PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FFCM-3011800607-ON
4: 5 APRIL 2018
AFFECTS: USED IN PREPARATION OF THIS PLAN

PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN COMMITTED:

TYPE OF INTEREST:
IN FAVOR OF:
DEED REFERENCE:

PER MERCED COUNTY ORDINANCE NO. 1213:

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM 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, PLOWING, SPRAYING, AND BURNING WHICH OCCASIONALLY MAY CONSTITUTE AN OBSTACLE TO THE ENJOYMENT OF THE PROPERTY.

THE COUNTY OF MERCER HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

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 STONEFRED HOME, INC. IN NOVEMBER, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS PRIOR TO DECEMBER 31, 2018, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE

PRELIMINARY SUBMITTAL FOR REVIEW ONLY
MICHAEL HALTERMAN L.S. 8040

DATE _____

HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLIES WITH ALL 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 CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

STEVEN SON, ACTING CITY ENGINEER

DATE _____

STEVENS S. CARRISGAN, 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 THE CITY OF MERCED, STATE OF CALIFORNIA HELD ON THE _____ DAY OF _____, 20____ AND THAT COUNCIL DID SO IN ACCEPTANCE OF THE PUBLIC UTILITY EASEMENTS, PUBLIC FACILITY EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CARRIGAN, CITY CLERK

DATE _____

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON 8 MARCH, 2017 BY TECHCON ENGINEERING SERVICES, INC. TES NO. 160893.001, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONETFIELD HOME, INC. FOR BELLEVUE RANCH WEST,
VILLAGE 12 - PHASE 5, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R. _____

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.
IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.
AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

BY: _____
BARBARA J. LEVEY, COUNTY RECORDER

SHEET 1 OF 3

VOLUME _____ PAGE _____

TRACT NO. 5363 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 5

BEING A SUBDIVISION OF LOT F AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 4, FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES TO MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA 95354

- LEGEND:**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
 - FOUND MONUMENT PER (E) OR AS NOTED
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - FOUND OPS MONUMENT, AS SHOWN ON REF. A.
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
 - RESTRICTED ACCESS

- REFERENCES:**
- (A) OPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
 - (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
 - (C) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
 - (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
 - (E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 4, VOLUME 80 OF OFFICIAL PLATS, PAGES 17 TO 21, 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.
 - WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

LOT AREA TABLE

LOT	SF
197	5022
198	4530
199	5022
200	5163
201	5000
202	5000
203	5000
204	5000
205	5000

LOT AREA TABLE

LOT	SF
206	4500
207	5000
208	5000
209	5000
210	5000
211	5000
212	5000
214	4887
215	4700

