

RESOLUTION NO. 2021-____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGE
18-A, PHASE 3 SUBDIVISION (#5394)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 18-A, Phase 3 Subdivision was approved on February 20, 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 West, Village 18-A, Phase 3 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 _____ 2021 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Kimberly _____ 11/18/21
City Attorney Date

OWNER'S STATEMENT

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 RECORDATION 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.

ALL THE PUBLIC UTILITY EASEMENTS AS INDICATED IN THIS MAP.

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

STEPHANIE DRIVE, ATHENA DRIVE, SAMI JO DRIVE, IRMA DRIVE, ANNETTE COURT, AND JOVAN COURT AS SHOWN ON THIS MAP.

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: GREG HOSTETLER - PRESIDENT DATE:

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED IN DOCUMENT 2021-040632, M.C.R.

BY: DATE:

PRINT NAME AND TITLE:

NOTARY STATEMENT

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.

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 SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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) 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.

WITNESS MY HAND

SIGNATURE: COMMISSION NUMBER:

PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION EXPIRES:

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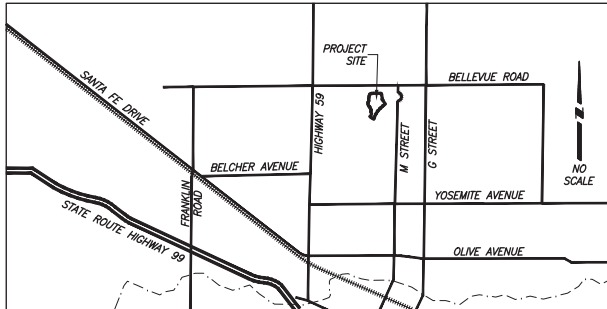
TENTATIVE MAP NO. 1310 TRACT NO. 5394 BELLEVUE RANCH WEST VILLAGE 18A, PHASE 3

BEING A SUBDIVISION OF LOT A, AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, FILED IN VOLUME 85 OF OFFICIAL PLATS, PAGES 24 THROUGH 27, MERCED COUNTY RECORDS, LYING IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA NOVEMBER 2021



BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT PREPARED BY: FIDELITY NATIONAL TITLE COMPANY ORDER NUMBER: FDOM-3011901634 DATE: 25 FEBRUARY, 2021 AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

RIGHT TO FARM STATEMENT

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 GENERATE DUST, SMOKE, NOISE, AND ODOR.

THE COUNTY OF MERCED 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 INCONVENIENCE OR DISCOMFORT FROM THE NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

SURVEYOR'S STATEMENT

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 OCTOBER, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, THAT 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 ON OR BEFORE 31 APRIL, 2022, 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 DATE

CITY SURVEYOR'S STATEMENT

I 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

CITY ENGINEER'S STATEMENT

I 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.

MICHAEL R. BELTRAN II, CITY ENGINEER R.C.E. 83916

DATE

CITY CLERK'S CERTIFICATE

I, STEPHANIE R. DIETZ 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 THE DAY OF , 2021, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL OF STEPHANIE DRIVE, ATHENA DRIVE, SAMI JO DRIVE, IRMA DRIVE, ANNETTE COURT, AND JOVAN COURT IN FEE (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), ALL PUBLIC UTILITY EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

STEPHANIE R. DIETZ, CITY CLERK

DATE

SOILS REPORT

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON 8 MARCH, 2017 BY TECHNIQON ENGINEERING SERVICES, INC. TES NO. 160893.011, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., FOR BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 3, RECORDED AS DOCUMENT NUMBER , DATE , M.C.R. SUBDIVISION AGREEMENT 2019-007510 TO ALLOW CREATION OF SINGLE FAMILY LOTS IS HEREBY MADE A PART OF THIS MAP

RECORDER'S STATEMENT

FILED THIS DAY OF , 2021, AT O'CLOCK IN BOOK OF OFFICIAL PLATS, AT PAGES , M.C.R. AT THE REQUEST OF STONEFIELD HOME, INC.

RECORDER:

MATT H. MAY, COUNTY RECORDER BY: , DEPUTY

VOLUME PAGE

SHEET 1 OF 5

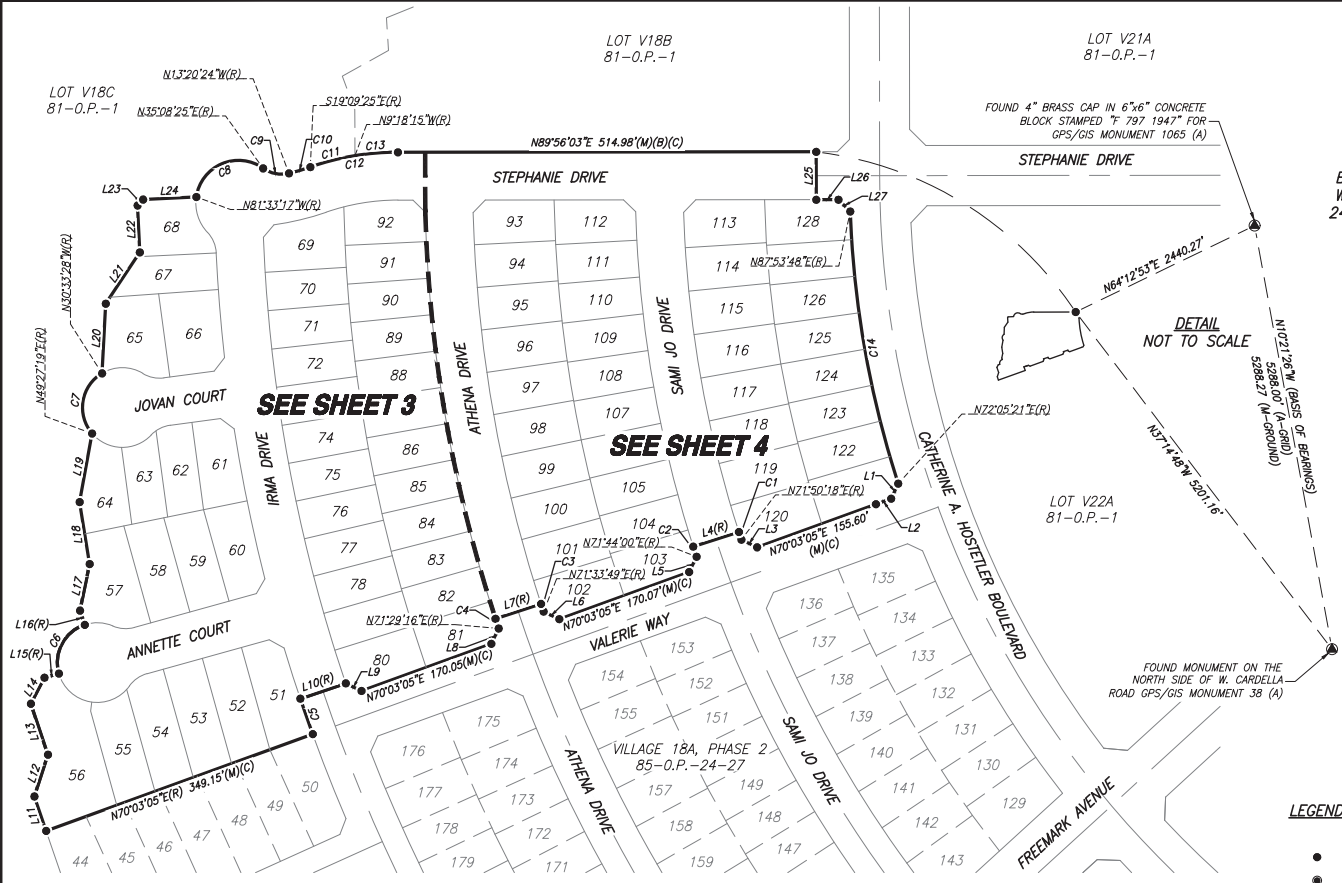
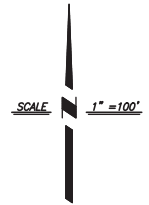


**TENTATIVE MAP NO. 1310
TRACT NO. 5394
BELLEVUE RANCH WEST
VILLAGE 18A, PHASE 3**

BEING A SUBDIVISION OF LOT A, AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGE 18A, PHASE 2, FILED IN VOLUME 85 OF OFFICIAL PLATS, PAGES 24 THROUGH 27, MERCED COUNTY RECORDS, LYING IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
NOVEMBER 2021

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



SEE SHEET 3

SEE SHEET 4

FOUND 4" BRASS CAP IN 6"x6" CONCRETE BLOCK STAMPED 7 797 1947" FOR GPS/GIS MONUMENT 1065 (A)

LOT V21A 81-O.P.-1

LOT V22A 81-O.P.-1

FOUND MONUMENT ON THE NORTH SIDE OF W. CARDELLA ROAD GPS/GIS MONUMENT 38 (A)

- 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. WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
 5. SEE SHEET 5 FOR CURVE AND LINE DATA TABLES.

SUBDIVISION SUMMARY:

78 LOTS	9.47 ACRES
STREETS	3.88 ACRES
TOTAL	13.35 ACRES

- REFERENCES:**
- (A) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
 - (B) BELLEVUE RANCH WEST, VILLAGE 17-22 LFM, VOLUME 81 OF OFFICIAL PLATS, PAGES 1 TO 9, M.C.R.
 - (C) BELLEVUE RANCH WEST, VILLAGE 18A PHASE 2, VOLUME 85 OF OFFICIAL PLATS, PAGES 24 TO 27, M.C.R.

BASIS OF BEARINGS:
A BEARING OF N10°21'26"W FOR THE LINE BETWEEN GPS/GIS MONUMENT 38 AND GPS/GIS MONUMENT 1065 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 58 OF SURVEYS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

- LEGEND:**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PER (B) AND (C)
 - FOUND 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL, PER (B) AND (C)
 - FOUND GPS MONUMENT, AS SHOWN ON REFERENCE (A)
 - 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
- O.R. OFFICIAL RECORDS
D.N. DOCUMENT NUMBER
O.P. OFFICIAL PLATS
(M) MEASURED ON THIS SURVEY
(R) RADIAL BEARING
SFN SEARCHED, FOUND NOTHING
PUE PUBLIC UTILITY EASEMENT
C99 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE

**TENTATIVE MAP NO. 1310
TRACT NO. 5394
BELLEVUE RANCH WEST
VILLAGE 18A, PHASE 3**

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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
NOVEMBER 2021

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



LEGEND:

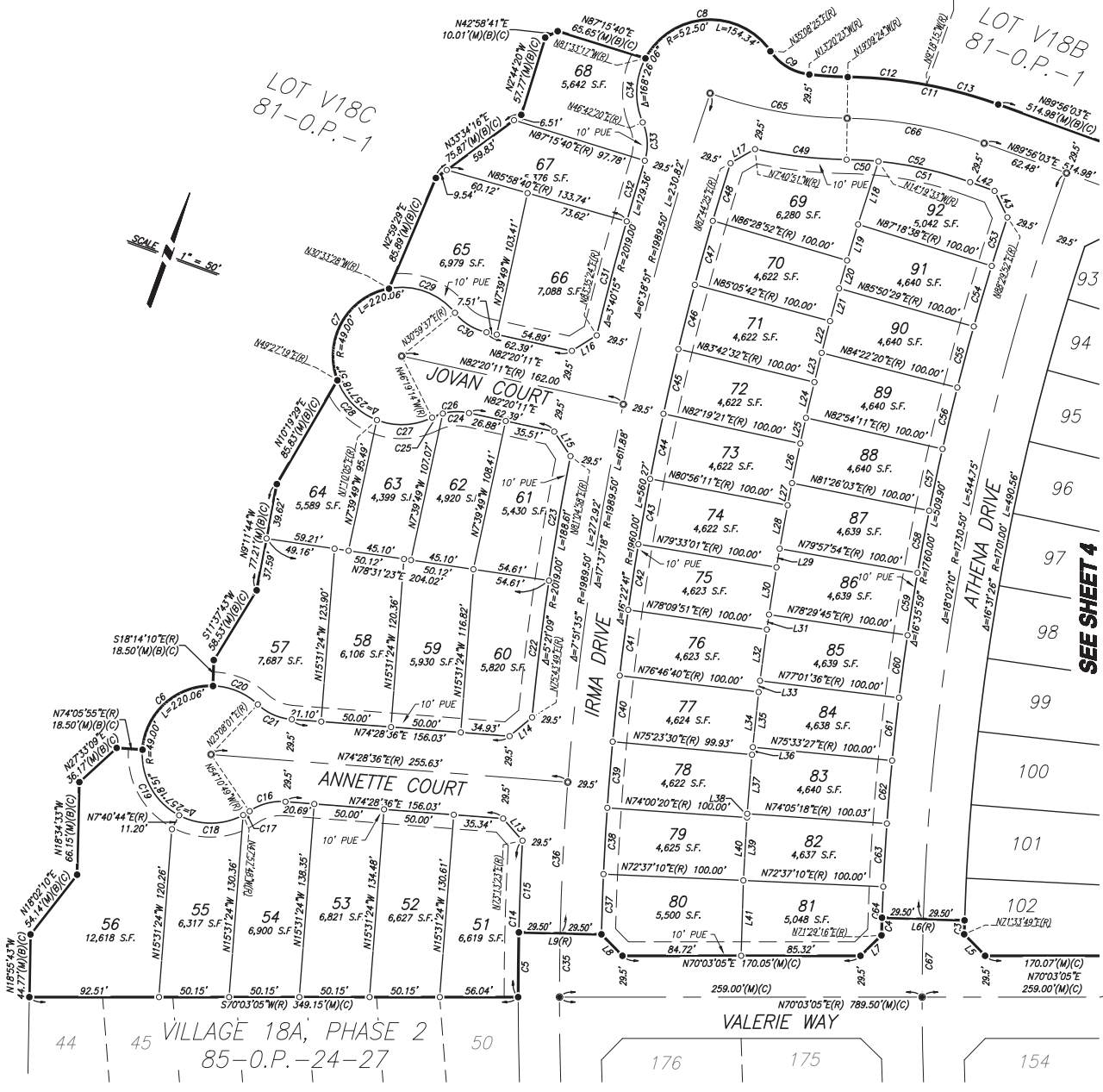
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D.N. DOCUMENT NUMBER
O.P. OFFICIAL PLATS
(M) MEASURED ON THIS SURVEY
(*) CALCULATED FROM RECORD
(R) RADIAL BEARING
SFN SEARCHED, FOUND NOTHING
PUE PUBLIC UTILITY EASEMENT
C99 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE

NOTES:

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5. SEE SHEET 5 FOR CURVE AND LINE DATA TABLES.

REFERENCES:

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- (C) BELLEVUE RANCH WEST, VILLAGE 18A PHASE 2, VOLUME 85 OF OFFICIAL PLATS, PAGES 24 TO 27, M.C.R.



SEE SHEET 4

LOT V18B
81-O.P.-1

**TENTATIVE MAP NO. 1310
TRACT NO. 5394
BELLEVUE RANCH WEST
VILLAGE 18A, PHASE 3**

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NOVEMBER 2021



BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

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- O.R. OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (*) CALCULATED FROM RECORD
- (R) RADIAL BEARING
- SFN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- C89 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE

NOTES:

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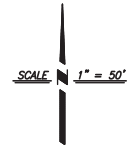


EXHIBIT A - Page 4

