



NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

• FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE

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- FOUND 3/4" IRON PIPE THAGED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE
- FOUND GPS MONUMENT PER (C)
- SET 3/4" x 24" IRON PIPE WITH PLASTIC PLUG STAMPED LS 8040
- P OPTICAL PLATS
- VE PUBLIC UTILITY EASEMENT
- M MEASURED ON THIS SURVEY
- C.R. MERCED COUNTY RECORDS
- 7) RADIAL BEARING
- 42 CURVE TABLE REFERENCE
- 89 LINE TABLE REFERENCE
- CALCULATED FROM RECORD

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.

A BEARING OF S46°28'59"E MEASURED FOR THE LINE BETWEEN BM-9 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

(A) REMAISSANCE II, VOLUME \_\_\_\_ OF OFFICIAL PLATS, PAGES \_\_\_\_ M.C.R.  
 (B) REMAISSANCE 154 - PHASE 2, VOLUME \_\_\_\_ OF OFFICIAL PLATS, PAGES \_\_\_\_ M.C.R.  
 (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.  
 (D) REMAISSANCE SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-8, M.C.R.

|              |                   |
|--------------|-------------------|
| 31 LOTS      | 3.84 ACRES        |
| STREETS      | 1.31 ACRES        |
| <b>TOTAL</b> | <b>5.15 ACRES</b> |

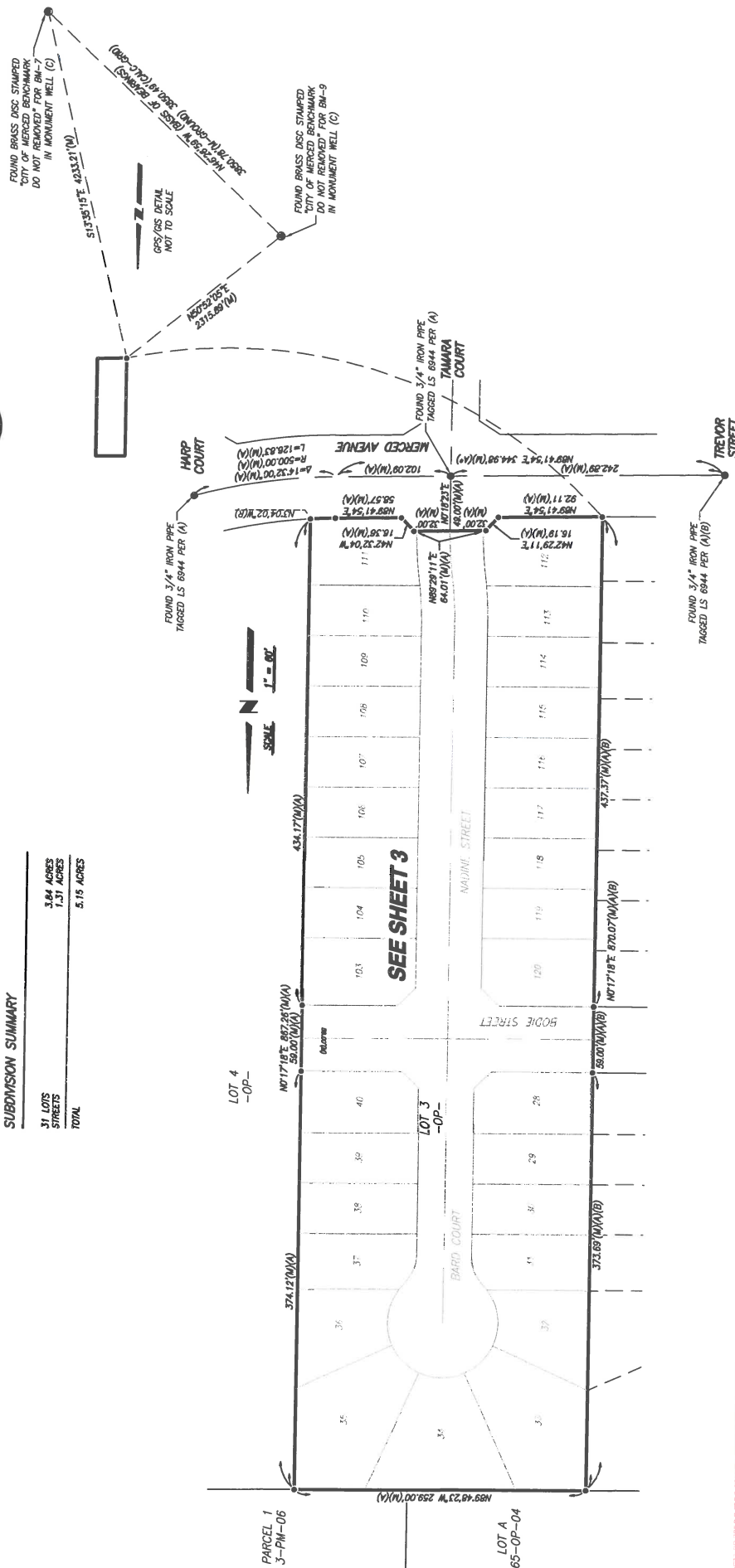
**TENTATIVE MAP NO. 1322  
SUBDIVISION NO. XXXX  
RENAISSANCE 154 - PHASE**

BEING A SUBDIVISION OF LOT 3 AS SHOWN ON THE MAP OF RENAISSANCE II,  
FILED IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_ TO \_\_\_\_ MERCED  
COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH,  
RANGE 14 EAST, MOUNT Diablo MERIDIAN  
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
OCTOBER 2023



**BENCHMARK ENGINEERING, INC.**

4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356



# LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

● FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE

● FOUND GPS MONUMENT PER (C)

● SET 3/4" x 24" IRON PIPE WITH PLASTIC PLUG STAMPED LS 8040

OP

PUE PUBLIC UTILITY EASEMENT

(M) MEASURED ON THIS SURVEY

M.C.R. MERCED COUNTY RECORDS

(R) RADIAL BEARING

C42 CURVE TABLE REFERENCE

L99 LINE TABLE REFERENCE

\* CALCULATED FROM RECORD

## 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.

## REFERENCES

- RENAISSANCE II, VOLUME 154 - PHASE 2, VOLUME 154 - PHASE 2, PAGES 38-41, M.C.R.
- RENAISSANCE II, VOLUME 154 - PHASE 2, VOLUME 154 - PHASE 2, PAGES 38-41, M.C.R.
- GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.
- RENAISSANCE SUBDIVISION PHASE 1, VOLUME 65 OF OFFICIAL PLATS, PAGES 4-6, M.C.R.

# TENTATIVE MAP NO. 1322 SUBDIVISION NO. XXXX RENAISSANCE 154 - PHASE 3

BEING A SUBDIVISION OF LOT 3 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 154 OF OFFICIAL PLATS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
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| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N45°17'18"E | 21.21'   |
| L2   | S44°42'42"E | 21.21'   |
| L3   | S45°17'18"W | 21.21'   |
| L6   | N44°42'42"W | 21.21'   |

| CURVE | DELTA     | RADIUS | LENGTH  |
|-------|-----------|--------|---------|
| C1    | 43°41'01" | 39.50' | 30.12'  |
| C2    | 26°22'03" | 49.00' | 228.66' |
| C3    | 6°04'19"  | 49.00' | 5.19'   |
| C4    | 62°12'46" | 49.00' | 53.21'  |
| C5    | 41°14'39" | 49.00' | 35.27'  |
| C6    | 48°18'43" | 49.00' | 41.32'  |

| CURVE | DELTA     | RADIUS  | LENGTH |
|-------|-----------|---------|--------|
| C7    | 41°14'30" | 49.00'  | 35.27' |
| C8    | 62°12'46" | 49.00'  | 53.21' |
| C9    | 6°04'19"  | 49.00'  | 5.19'  |
| C10   | 43°41'01" | 39.50'  | 30.12' |
| C11   | 7°16'55"  | 270.50' | 34.38' |
| C12   | 7°10'28"  | 329.50' | 32.07' |
| C13   | 5°34'33"  | 329.50' | 32.07' |
| C14   | 5°34'33"  | 329.50' | 32.07' |

| CURVE | DELTA    | RADIUS  | LENGTH |
|-------|----------|---------|--------|
| C15   | 0°57'09" | 270.50' | 4.50'  |
| C16   | 7°13'01" | 329.50' | 41.50' |
| C17   | 2°45'56" | 463.00' | 22.35' |
| C18   | 7°16'55" | 270.50' | 34.38' |
| C19   | 7°10'28" | 329.50' | 32.07' |
| C20   | 5°34'33" | 329.50' | 32.07' |

| CURVE | DELTA    | RADIUS  | LENGTH |
|-------|----------|---------|--------|
| C21   | 7°44'59" | 300.00' | 40.67' |
| C22   | 7°44'59" | 300.00' | 40.67' |
| C23   | 7°44'59" | 300.00' | 40.67' |
| C24   | 7°44'59" | 300.00' | 40.67' |

