RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING THE BELLEVUE RANCH NORTH VILLAGES 21-36 (FINAL MAP #5408)

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch North, Villages 21-36 Subdivision (also known as the Large Lot Mapping of Bellevue Ranch Phases 3 and 4) was approved on February 8, 2006, 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, a Site Plan Review Permit was approved to modify the Tentative Map on October 13, 2022, by the Site Plan Review Committee; 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 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.
- 8. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
- 9. 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.
- 10. No improvements are required with this Large Lot Subdivision. All improvements will be installed with the subsequent small lot subdivisions and the Bellevue Ranch Master Plan and any alterations thereof.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Bellevue Ranch North Villages 21-36 Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to

Subdivision improvements), all Public Utilities Easements (PUE), Sidewalk Easements (SE), Landscape Easements (LE), and accepted on behalf of the public, in fee, Lot B, Lot E and Lot Z, as shown on the map attached hereto as Exhibit "A' and incorporated herein by this reference.

PASSED AN regular meeting helicalled vote:	ND ADOPTED by the City ld on the day of	Council of the City of Merced at a 2024 by the following
AYES:	Council Members:	
NOES:	Council Members:	
ABSTAIN:	Council Members:	
ABSENT:	Council Members:	
		APPROVED: MATTHEW SERRATTO, MAYOR
ATTEST: D. SCOTT MCBRI	DE, CITY CLERK	Mayor
BY:Assistant/Dep	outy City Clerk	
(SEAL)		
APPROVED AS TO CRAIG J. CORNW	O FORM: ELL, CITY ATTORNEY	
Carrie Consu	ell 5-24-202	24

Date

City Attorney

OWNER'S STATEMENT

WE HERED STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE WITEREST IN THE SUBDIVISION REAL PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS ELEM TITLE TO SAID. LAND, WE HERED CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LIVES.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL THE PUBLIC UTILITY EASEMENTS (PUE), LANDSCAPE EASEMENTS (LE), SIDEMALK EASEMENTS (SE), BIKE PATH EASEMENTS (BPE), AND ANY OTHER 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.

NEMDA STREET, R STREET, SAWYER DRIVE, M STREET, VETERAN'S LOOP, VETERAN'S CIRCLE, FARMLAND ROAD, BARCLAY WAY, LOT H, AND LOT Z AS SHOWN ON THIS MAP.

COMPANY
LIABILITY
СЭШМІТ
CALIFORNIA
¥
777
MERCED,
BELLEVUE
OWNER:

DATE GREG HOSTETLER BY:

COMPANY

TITLE (

TRUSTEE: FIDELITY NATIONAL

DATE: SIGNATURE BY:

NOTARY STATEMENT

PRINT NAME

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE INFORMED, AND NOT THE TRUTHFLUNESS. ACCORDED, AND NOT THE TRUTHFLUNESS. ACCORDED, AND NOT THE TRUTHFLUNESS. ACCORDED, AND NOT THE TRUTHFLUNESS.

STATE OF CALIFORNIA COUNTY OF

BEFORE ME, 2024, A NOTARY PUBLIC, PERSONALLY APPEARED š

WHO PROVED TO ME ON THE BASS OF SATISFACTION'E ENDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE USE/SCROBED TO THE WINNER WISTAMENT, AND ACKNOMBLED TO ME THE SAME THE SECULIED THE SAME IN HES/SCROBED TO THE WITHOUTED CAPACITY(ES), AND THAT BY HIS/ARE/THEN SIGNALINE(S) ON THE WISTAMENT THE PERSON(S), OF THE ENTITY UPON BEHAL OF WHICH THE PERSON(S) ACTED, DECEUTED THE WISTAMENT.

EXHIBIT A

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

COMMISSION NUMBER:	MY COMMISSION EXPIRES:	
SIGNATURE:	PRINCIPAL COUNTY OF BUSINESS:	NOTARY STATEMENT

A NOTAY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE. VERIES ONLY THE IDENTITY OF THE ANCIENCE. IN ATTACHED, AND NOT THE TRUTHFUNESS, ACCOUNTED, AND NOT THE TRUTHFUNESS, ACCOUNTED, AND MOT THE TRUTHFUNESS.

STATE OF CALIFORNIA COUNTY OF

Æ,	
2024, BEFORE ME,	
. 2024,	APPEARED
	PERSONALLY
	OTARY PUBLIC, P
	NOTARY
8	₹

WHO PROVED TO ME ON THE BASS OF SATISFACTORY ENDENCE TO BE THE PERSON(S) WHOSE MAME(S) IS/ARE USBSCHBED TO THE WINNEW MISTRAMENT, AND ACKNOMEDED TO ME THE HE/SHE/THEY EXECUTED THE SATINGENT IN HE/SHER/THEN AUTHORIZED CAPACITY(ES), AND THAT BY HE/PRESON(S) ACTED, EXECUTED THE MISTRAMENT THE PRESON(S), OR THE ENTITY UPON BEHAL OF WHICH THE PRESON(S) ACTED, EXECUTED THE MISTRAMENT.

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

COMMISSION NUMBER:	MY COMMISSION EXPIRES:
	SINESS:
	or BUS
63	COUNTY
SIGNATURE	PRINCIPAL COUNTY OF BUSINESS:

BELLEVUE RANCH NORTH VILLAGES 21-36 TENTATIVE MAP NO. 1280 TRACT NO. 5408

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT HOGES 46–52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA MARCH 2024



BENCHMARK ENGINEERING

CYPIL ENGINEERING, PLANNING, AND LAND SURVEYING 4855 SPYRES WAY, SUITE A, MODESTO, CALFORNIA, 95355 (204) 549-000



PRELIMINARY TITLE REPORT

RECOMMENT THE REPORT METERARED BY: TRELITY WATHOWN, THE COMPANY THE NO. TOTA—507-2001460—LM WHT. ZOZ3—607—208 AFFECTS. OSED METERARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

NOTARY STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE LIEUTITY OF THE NOTABLE MAN GOOD THE TRUTHOLNESS, ALT CHARGES, AND NOT THE TRUTHOLNESS, CHARGING OF THE TRUTHOLNESS.

STATE OF CALIFORNIA COUNTY OF

1.7		
W		
2023, BEFORE ME,		
, 2023,	APPEARED	
	A NOTARY PUBLIC, PERSONALLY APPEARED	
	PUBLIC,	
1	NOTARY	
8	4	

WHO PROVED TO ME ON THE BASS OF SATISFACTION' ENDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SACROGISTO THE WITHIN MISTRUMENT, AND ACKNOWIDED ON METH MEY/SHE/THE ENECUTED THE SAME IN HES/HER/THERE AUTHORIZED CARACTIVIES), AND THAT BY HIS/HES/THERE SIGMURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WINCH 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.

HAND	
¥	
WITNESS	

COMMISSION NUMBER:	MY COMMISSION EXPIRES:
SIGNATURE:	PRINCIPAL COUNTY OF BUSINESS:

SURVEYOR'S STATEMENT

THIS JAPA WAS PREDARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A RELUGIATE OF THE SEBBARISON MAY A RELUGIATE OF THE SEBBARISON MAY ACT AND LOCAL CORNAWACE MY THE RECOLEST OF RELLIEUT BATA LLI HE MOVIMENTS ARE OF CHARGITER AND COCCUPY THE PASTINANS MOVINTED OF THE MOVIMENTS ARE OF CHARGITER AND COCCUPY THE PASTINANS MOVINTED OF THE MOVIMENTS ARE OF CHARGITER AND COCCUPY THE PASTINANS MOVINTED OF THE MOVIMENTS ARE OF MILL BEST SUFFICIENT TO BASEL THE THE STANDARD TO SUBSTANTIALLY CONFORMS OF THE LAND LAND HAS THE MILL BASE OF THE MAY HAVE AND THAT HE MAY HAVE THE MOVIMENTS ARE OF MILL BEST SUFFICIENT TO BASEL THE THE SUBSTANTIALLY CONFORMS OF THE MAY HAVE SUBSTANTIALLY CONFORMS OF THE MAY.

No. 8040

, 20 DAY OF DATED THIS

MICHAEL HALTERNAN P.L.S. 8040

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFIDENT WITH MARPHAL PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFED SAID MAP IS TECHNOLLY COPPRET.

, 20 DAY OF DATED THIS

JOE M. CARDOSO, P.L.S. 8851

CITY ENGINEER'S STATEMENT:

1. HEEROS NITE THAT I HAVE EDUMINED THIS FROM, LAME AND STATE THAT THE STRUMENON STOOM HEERON IS SUBSTANDILLY THE SAME OF IT APPEARED ON THE ETITINITIES LAW, AND AM PROPOSED, AT ETITINITIES IN ALL OLD, THE CULTURAN SUBDINISION MAP AND AND LOCAL ORDWINGS SPICINISIES SPICINISIES THE THE OF APPROVIDING THE ETITINITIE MAP HAVE EERO COMPLETE WITH.

MICHAEL A. WEGLEY, INTERIM CITY ENGINEER R.C.E. 45009

CITY CLERK'S CERTIFICATE: DATE

I, SCOTT MESPOE, CITY CLERK OF THE CITY OF MERCED, STATE OF CALLFORMA, DO HEREBY CERTEY THAT TI.
ALM MAS APPROVED AT RECLIAR MERCED, STATE OF COUNCIL OF THE CITY OF MERCED, STATE OF
CHACKBOWN HERED, STATE OF
DAY OF
BEAUC OF THE PUBLO NEXULA STREET, R. STREET, SAWINED DRIVE, M. STREET, KETRAW'S LOOP, VETERWY'S
CHICLE, FAMILADOR FOOD, BARCLAY MIN, LOT A, LOT Z, AND ALL ENSEMBINS AND OTHER DEDICATIONS
WINGOLEZE ON THIS MAP.

PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT THE FOLLOWING EASEMENTS AND/OR DEDICATIONS ARE HEREBY ABANDONED:

THE STREET EXEMENT ON IN STREET AN BELLEVIE ROOM AS SYOMN WITHIN THE BOUNDARIES OF THIS SUBDINSTON. MAD EXPONENTED TO THE OTH OF MENCED. PER MAP THEN IN BOOK 103, OF PARCEL MAPS, IT PARES 48-52, MENCED COUNTY RECORDS MILLISIFE ARE HERREN BUNDONED.

SCOTT MCBRIDE, CITY CLERI

SOIL REPORT DATE

ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR 1 20, 2006 BY TECHNICON ENGINEERING SERVICES, INC. TES NO. THE CITY ENGINEER OF THE CITY OF MERCED. IN ACCORDANCE WITH THE SUBDIVISION MAP SUBDIVISION WAS PREPARED ON SEPTEMBER 16336.003, AND IS ON FILE IN THE OFFICE I

SUBDIVISION AGREEMENT

NORTH M.C.R. SUBDINISION AGREEMENT BETWEEN THE CITY OF WERCED AND BELLEVUE WERCED, LLC, FOR BELLEVUE RANCH , DATE , ACCORDED AS DOCUMENT NUMBER

RECORDER'S STATEMENT

SHEET 1 OF

. BY:

PAGE

VOLUME

DATE: 5/13/2024 14:22 FILE: M:\125972\Survey Drawings\LLFW\SHEET 01.dwg

TENTATIVE MAP NO. 1280 TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUSTS 28TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48–52, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA MARCH 2024



BENCHMARK ENGINEERING CIVIL ENGINEEFING, PLANNING, AND LAND SURYEYING 4265 SPYRES WAY, SUITE 4, HODESTO, CALFORNA, 80366 (2019 549-200)

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66436 OF THE SUBDINISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

RIGHTS, PRINTECES, AND ESCRIENTS, IF ANY CROCKER-HUTHAW LUDA AND WITTER COMPANY CORPOCKER-HUTHAW LUDA. AND WITTER COMPANY FECOMPED FEBRUARY 1, 1922. TYPE OF INTEREST: IN FAVOR OF: DEED REFERENCE: TYPE OF INTEREST:

EJSEMENT FOR TELEPHONE AND TELEGRAPH LINES, INGRESS AND EGRESS AND INCIDENTAL PHOROSES.
THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
BOOK 64 OF OFFICH, RECORDS, PAGE 88, M.C.R. RECORDED, JAHUARY 7, 1924. IN FAVOR OF: DEED REFERENCE:

PEREMET FOR ELECTRICAL TRANSMISSION LINES, MORESS AND EGRESS, AND INCIDENTAL PURPOSES.

FURNISHE TRETENP FORMER COMMAN, COLUTIONIAL, A CORPORATION BOOK 130 OF OFFICIAL RECORDS, PAGE 282, M.C.R. RECORDED OCTOBER 31, 1925. DOCUMENT NO. 2015—0-28859, M.C.R.

TYPE OF INTEREST:

IN FAVOR OF: DEED REFERENCE: MODIFIED BY: MODIFIED BY: TYPE OF INTEREST:

EASEMENT FOR UNDERGROUND AERAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS FOR COMMUNICATION FAUROSES. THE PLANCE TELEPHONE AND TELEPHONE COMPANY. A CORPORATION THE PLANCE TELEPHONE AND THE PLANCE TELEPHONE AND THE PLANCE TELEPHONE TO SECURIOR AND THE PLANCE TELEPHONE TO SECURIOR DATE. IN FAVOR OF: DEED REFERENCE: DEED REFERENCE: TYPE OF INTEREST:

EJSEMENT FOR CONSTRUCTION, MANTAINING, REPAIRING AND USING CANALS FLUMES AND MERCATION PPEL UTINES AND MERCES IN THE SAME MERCED REACTION DISTINCT. BOOK 1754 OF OFFICIAL RECORDS, PAGE 976, M.C.R. RECORDED OCTOBER 23, 1967. EJSEMENT FOR ELECTRICAL TRANSLANSION LINES, INGRESS AND EGRESS, AND INCIDENTAL PURPORT STATES AND EGRESS, AND INCIDENTAL PURPORT COMPANY OF CALIFORNIA, A CORPORATION BOOK 215 OF OFFICIAL RECORDS, PAGE 238, M.C.R. RECORDED MAY 9, 1928. TYPE OF INTEREST: IN FAVOR OF: DEED REFERENCE: IN FAVOR OF: DEED REFERENCE:

LESEMBYT FOR CAMUS, DITCHES, PIPELINES, AND OTHER CONDUITS, AND INCIDENTAL PURPOSES MERCED IRRIGATION DISTINCT, AND INFRICATION OF OFFICIAL RECORDS, MICH. RECORDS, JANUARY 23, 2004 ESECIAENT FOR RIGHT OF MAY PURPOSES. OITY OF WEREED, A CULTIONIAN CHAFTER MUNICIPAL CORPORATION DOCUMENT NO. 2007–20204, OF PITCHAL RECORDS, M.C.R. RECORDED APRIL 25, 2007 TYPE OF INTEREST: IN FAVOR OF: DEED REFERENCE:

RIGHT TO FARM STATEMENT

PER MERCED COUNTY ORDINANCE NO. 1213:

THE PROPERTY DESCRIBED ON THE METERN SHOWN MAP IS IN THE WOMITY OF LAND UTLZED FOR JABICULTHRU. PLINFOSES AND RESIDENTS OF THIS PROPERTY HER BESIDENCE, OF MONOMERICAE ON A DESCRIPTION OF ADMINISTRATION OF A DESCRIPTION OF THE PROPERTY OF A DESCRIPTION OF THE PROPERTY OF A DESCRIPTION OF THE PROPERTY OF A SHOULDING, BIT NOT LIMITED TO, PESTIONIS, SHOWN FIRE DESCRIPTION AND ENDINING WHEN OCCIONALLY WE GENERAL SHOWS AND A DESCRIPTION OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE BURNING WHEN OCCIONALLY WE GENERAL DESCRIPTION OF THE PROPERTY OF T

THE COUNT OF MERCED HAS ESTABLISHED AGRICULTINE AS A PROPRIY USE IN AGRICULTINELL ZONES WINCH ARE OUTSING OUTSING OF AM ESTABLISHED SEPECIFIC URBAN DEPLECAMENT, CRUBE (RESOURCE) CENTER (RES) DOUBLINGHY, HIGHAN THEORYMICE CENTER (HES) BOUNDARY, OR AGRICULTINEL STRING ESTIFIC (SCI) BOUNDARY, AND MESSIENTS OF PROPERTY WITH ME HOWINT OF SUCH AGRICULTINEL STRING ESTIFIC (STRING AGRICULTINEL STRING ESTIFIC (STRING AGRICULTINEL STRING ESTIFIC AGRICULTINEL STRING ESTIFICATION OF AGRICULTURAL STRING ES

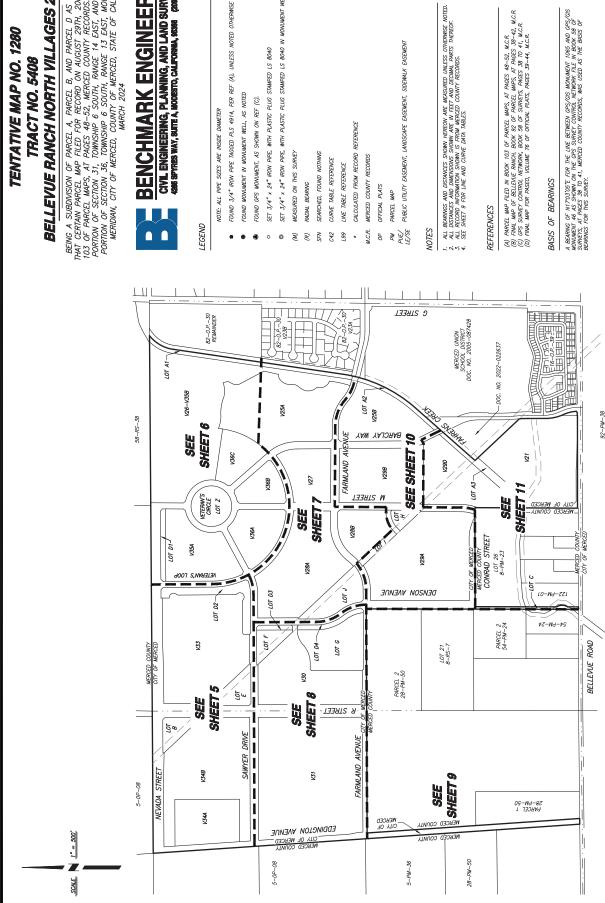
SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO PROVISONS OF COVERMENT CODE. SECTION 66477.5, THE CITY OF WERCED SHULL RECOMEY TO THE SUBMISHED OF THE SUCCESSOR IN WITERSELS, THE CITY OF MERCED WICES OF DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WIRCH LOT H AND LOT 2 BEING DEDICATED HERCON NO LONGER EXISTS, OF THE PROPERTY OF ANY PORTIONS HERGOS ARE NOT MEEDED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC DILITIES.

OWNER: BELLEVUE MERCED LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 923 E PACHECO BLVD, SUITE C, LOS BANOS, CA, 93635

SHEET 2 OF



TENTATIVE MAP NO. 1280

BELLEVUE RANCH NORTH VILLAGES 21-36 TRACT NO. 5408

BEING A SUBDIVISION OF PARCEL A, PARCEL B, AND PARCEL D AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED OUGUST 22TH, 2006, IN BOOK 104 OF PARCEL MAPS, AT PAGES 48-52, MERCED S, LYNG IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DABLO MERDIAN, CITY OF MERCED, STATE OF CALIFORNIA MARCH 2024

BENCHMARK ENGINEERING

CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING 486 SPITES WAY, SUITE 4, MODESTO, CALFORNA, 80388 (209) 546-0300

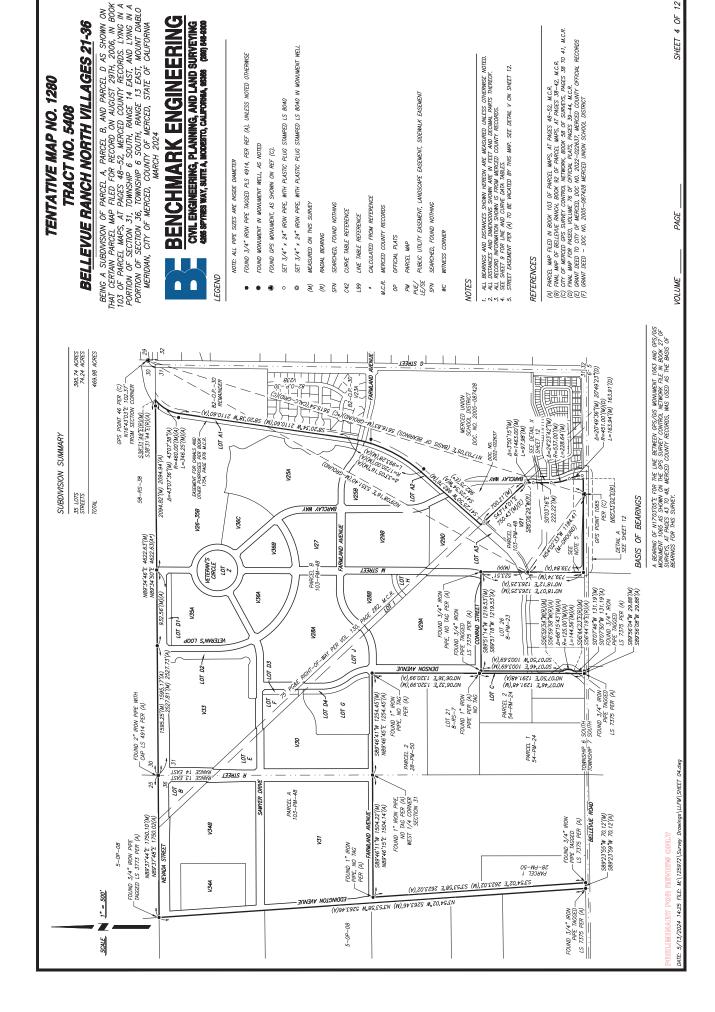
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF (C).
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 - MEASURED ON THIS SURVEY
- SEARCHED, FOUND NOTHING
- LINE TABLE REFERENCE
- CALCULATED FROM RECORD REFERENCE

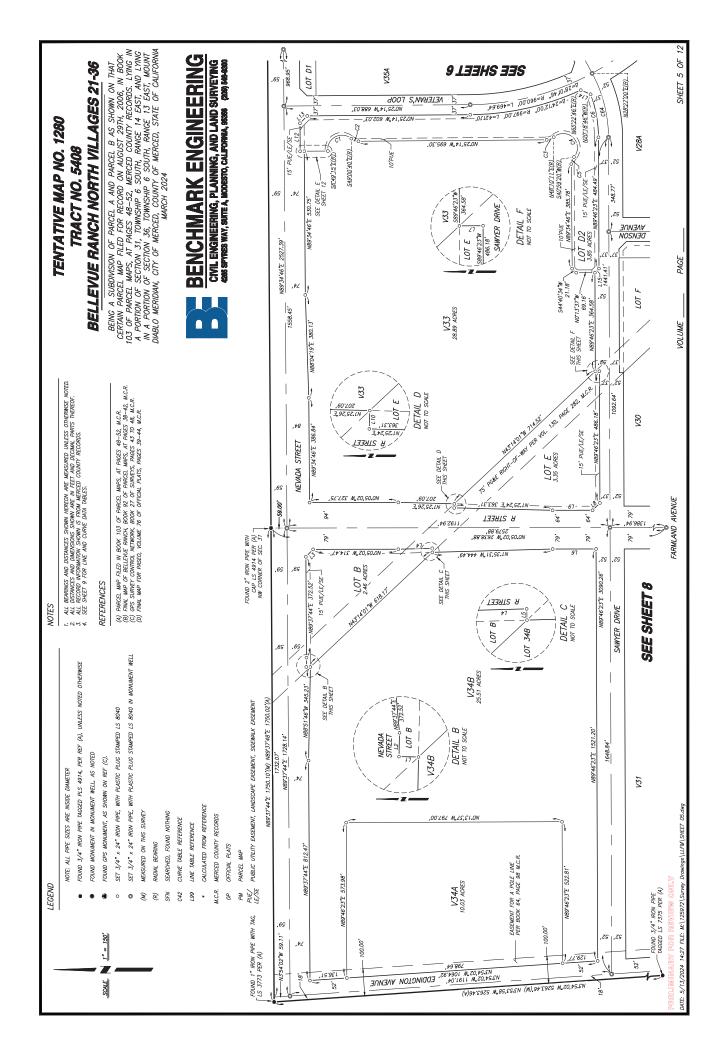
PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT

- ALL BEJANGS AND DISTANCES SHOWN HEREON ARE MENSURED UNLESS OTHERWISE IN ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL DISTANCES AND DIMENSIONS SHOWN ARE UN FEED MENCED COUNTY RECORDS. SEE SHEET 9 FOR LIME AND CORRE, DATA HBBLES.
- PARCEL MAP FILD W BOOK 103 OF PARCEL MAPS, AT PAGES 48–52, M.C.R. FINLW MAP OF BELEVIVE RANCH, BOOK 92 OF PARCEL MAS, AT PAGES 35–42, M.C.R. CPS SINFOCK CONTROL, NETWORK, BOOK 93 OF SINROES, PAGES 35 TO 41, M.C.R. FINLM MAP FOR PASCS VOLUME 79 OF OFFICIAL PAIRS, PAGES 53 4–44, M.C.R.

A BEARNG OF NITO3'05'T FOR THE UNE BETWEEN GPS/GIS MONUMENT 1065 AND GPS/GIS MONUMENT 1065 AND GPS/GIS SURVINCENT AS SHOWN ON THE GPS SURVINCE NETWORK FILE IN BOOK '88 OF SURVINCES, AT PAGES 38 TO 41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BERNINGS FOR THIS SURVER.

SHEET 3 OF





BELLEVUE RANCH NORTH VILLAGES 21-36 TENTATIVE MAP NO. 1280 TRACT NO. 5408

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECARD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT AGES 48-52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DABLO MERIDAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA FOWN OF SECTION 36, 1914 MARCH 2024

NOTES

- ALL BEARNISS AND DISTANCES SHOWN HERGON ARE MEJSURED UNLESS OTHERWISE NOTED.
 ALL DISCANCES AND UNINCHOOKS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 ALL RECORD INFORMATION SHOWN IS FROM MERGED COUNTY RECORDS.
 A. SEE SHEET 9 FOR LINE AND CHARE DAIL ANGES.

REFERENCES

(4) PAROZE JUAP FILED IN BOOK 103 OF PARCEL JUAPS, AT PARES 48–52, M.C.R. [8) FINL JUAP OF BELEVIE RANCH, BOOK 92 OF PARCEL JUAPS, TA PARES 38–42, M.C.R. (C) GOS SURPEY CONTILLON RETINDER, BOOK 27 OF SURPEYS, PARCES 43 TO 48, M.C.R. OF FINLEY DEPRESS 59–44, M.C.R. OF FINLEY PARES 39–44, M.C.R.



