

TRACT NO. 5359
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 2

BEING A SUBDIVISION OF LOT B AS SHOWN ON BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 1, 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
MAY 2017

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

OWNER'S STATEMENT:
THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORDED TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR
BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP, HEREBY CONSENT TO THE PREPARATION AND
RECORDATION OF THIS MAP, AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS
AN EASEMENT, THE ROADS, STREETS, DRIVES, PUBLIC UTILITY EASEMENTS (PUE), AND ALL PUBLIC AREAS AS SHOWN
ON THIS MAP.

OWNER: STONESTED HOME, INC., A CALIFORNIA CORPORATION
BY: GREG HOSTETTER - PRESIDENT
DATE: 3-6-18

TRUSTEE: UNBANKING MORTGAGE CORPORATION, A CALIFORNIA CORPORATION
BY: Scott D. Lisle
DATE: 3-08-18

PRINT NAME AND TITLE
Scott D. Lisle, DIRECTOR

NOTARY STATEMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE VERACITY 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 Merced }
ON March 6, 2018, BEFORE ME, A. Gonzalez
A NOTARY PUBLIC, PERSONALLY APPEARED Greg Hostetter

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/IT/ THEY EXECUTED THE SAME
IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/IT/ 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: A. Gonzalez
PRINCIPAL COUNTY OF BUSINESS: Merced
COMMISSION NUMBER: 2125812
MY COMMISSION EXPIRES: 12/6/19

NOTARY STATEMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE VERACITY 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 Fresno }
ON March 8, 2018, BEFORE ME, Lisa L. Fielding
A NOTARY PUBLIC, PERSONALLY APPEARED Scott D. Lisle

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/IT/ THEY EXECUTED THE SAME
IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/IT/ 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: Lisa L. Fielding
PRINCIPAL COUNTY OF BUSINESS: Fresno
COMMISSION NUMBER: 2098025
DATE: 2/26/2018 14:35 FILE: N\125971\Survey Drawings\12 PH2 PLAN\PH2 PH2 SHEET.009
MY COMMISSION EXPIRES: FEB. 21, 2019

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON
A FIELD SURVEY IN ACCORDANCE WITH THE REQUEST OF BAXTER RANCHES, LLC IN
NOVEMBER, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY
COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION MAP ACT, THAT
THE SURVEY IS TRUE AND CORRECT, SHOWING THAT ALL EASEMENTS, RIGHTS OF
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE
SET IN THOSE POSITIONS ON OR BEFORE JULY 31, 2019, OR BEFORE SAID
THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.

MICHAEL VALERIANO, L.S. 8040
DATE: 13 MARCH 2018

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLES WITH
ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM
SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOE M. CARROSSO, P.L.S. 0851
DATE:

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE
TECHNICAL INFORMATION THEREON COMPLES WITH THE REQUIREMENTS OF THE
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 S. CARREAN, CITY ENGINEER
R.C.E. #071269
DATE:

CITY CLERK'S CERTIFICATE:

I, STEVEN S. CARREAN, 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
APPROVE THE MAP AND ALL THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS SHOWN
OTHER PUBLIC AREAS HEREIN SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CARREAN, 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 TECHCON ENGINEERING SERVICES, INC. (TES NO. 1808SL001),
AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT:

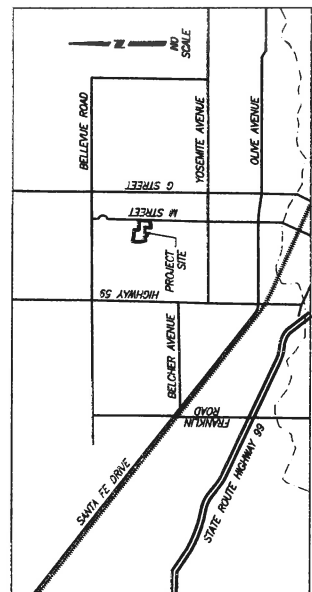
SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND BAXTER RANCHES, LLC, FOR BELLEVUE RANCH WEST,
VILLAGE 12 - PHASE 2, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R.

RECORDER'S STATEMENT:

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.
FEE: _____
BARBARA J. LEVY, COUNTY RECORDER BY: _____, DEPUTY

SHEET 1 OF 5

VOLUME _____ PAGE _____



TITLE REPORT:

PRELIMINARY TITLE REPORT
PREPARED BY:
FRANCIS NATIONAL TITLE COMPANY
DATE: 31 MARCH 2017
AFFECTS:
USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

COMPLETED SIGNATURE STATEMENT:

PURSUANT TO SECTION 864.36(c)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN
OMITTED:
TYPE OF INTEREST:
EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES
IN FAVOR OF:
GREAT WESTERN POWER COMPANY OF CALIFORNIA
DEED REFERENCE:
BOOK 215 OF OFFICIAL RECORDS, PAGE 238, M.C.R., RECORDED 9 MAY, 1928

RIGHT TO FARM STATEMENT:

PER MERCED COUNTY ORDINANCE NO. 1213:
THE PROPERTY DESCRIBED ON THE HEREIN SHOWN MAP IS IN THE MOUNTAIN OF LAND UTILIZED FOR AGRICULTURAL
PURPOSES. THE PROPERTY IS NOT TO BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, ESTABLISHING AND FROM
THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, FLOWING, 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 (SUD) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC)
BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY.
THE PROPERTY DESCRIBED ON THE HEREIN SHOWN MAP IS NOT WITHIN ANY OF THE ABOVE BOUNDARIES AND SHOULD BE PREPARED TO ACCEPT
INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

TRACT NO. 5359 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 2

BEING A SUBDIVISION OF LOT B AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 1, 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 MAY 2017

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT AS NOTED
- FOUND MONUMENT IN MONUMENT WELL AS NOTED
- FOUND GPS MONUMENT AS SHOWN ON REF. G.
- 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 AT ALL REAR LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER

3/4" O CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER

RESTRICTED ACCESS

O.R. OFFICIAL RECORDS

I.N. INSTRUMENT NUMBER

D.N. DOCUMENT NUMBER

R.S. RECORD OF SURVEY

P.M. PARCEL MAP

O.P. OFFICIAL PLATS

(M) MEASURED ON THIS SURVEY

(R) RADIAL BEARING

SPN SEARCHED, FOUND NOTHING

PUE PUBLIC UTILITY EASEMENT

LE LANDSCAPE EASEMENT

C42 CURVE TABLE REFERENCE

L99 LINE TABLE REFERENCE

REFERENCES:

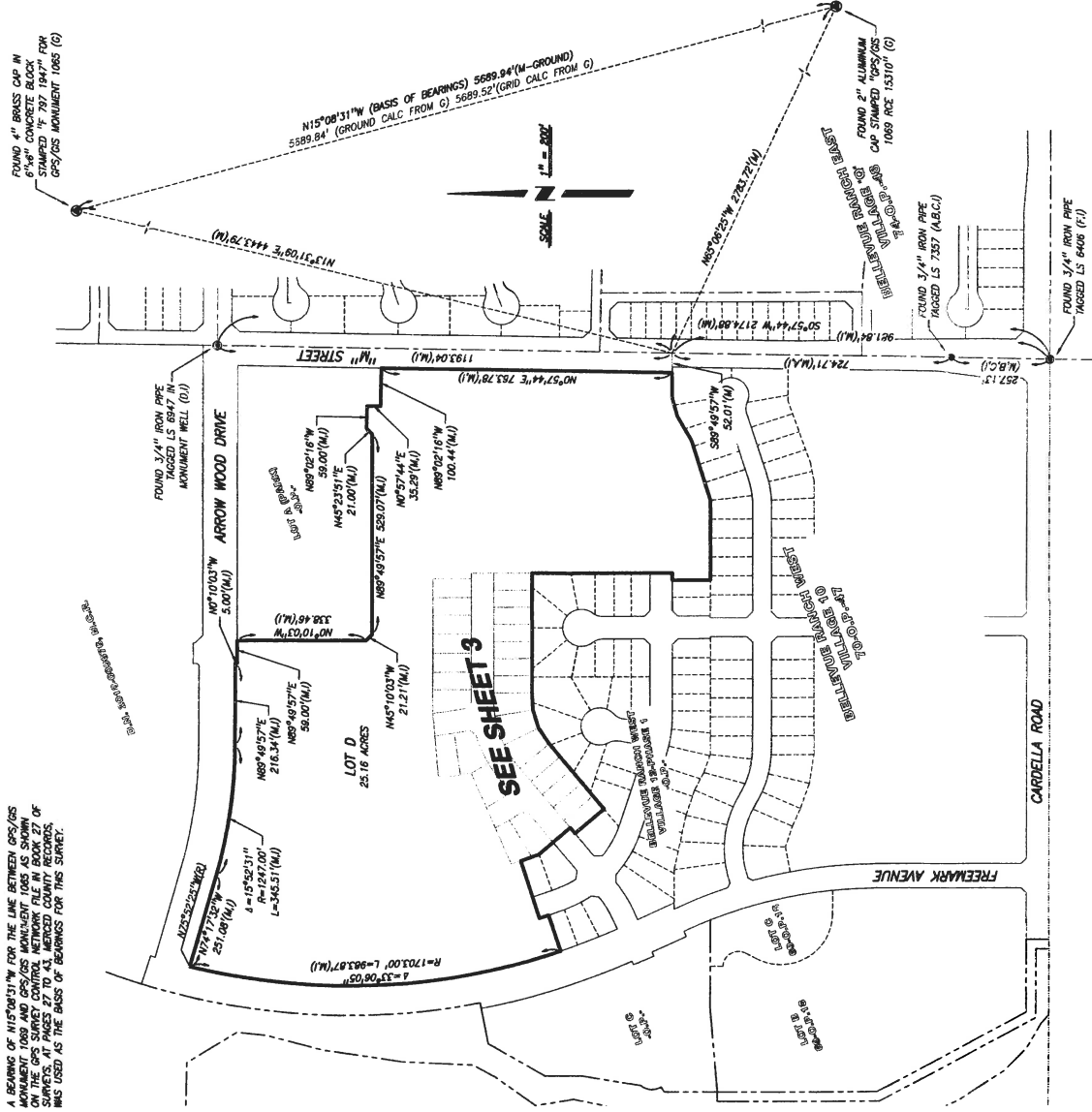
- (A) BELLEVUE RANCH WEST, VILLAGE 10, BOOK 70 OF OFFICIAL PLATS, PAGES 47 TO 55, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 11, BOOK 71 OF OFFICIAL PLATS, PAGES 16 TO 28, M.C.R.
- (C) PARCEL MAP NO. 14-102, BOOK 95 OF PARCEL MAPS, PAGES 10 TO 12, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 1, BOOK 81 OF OFFICIAL PLATS, PAGES 21 TO 29, M.C.R.
- (E) BELLEVUE RANCH WEST, VILLAGE 14 - PHASE 2, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
- (F) BELLEVUE RANCH WEST, VILLAGE 1, BOOK 68 OF OFFICIAL PLATS, PAGES 41 TO 51, M.C.R.
- (G) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (H) 2016 COUNTY OF MERCED, CALIFORNIA, M.C.R.
- (I) BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 1, VOLUME OF OFFICIAL PLATS, PAGES TO M.C.R.

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. MONUMENTS ARE SHOWN AS NOTED. MONUMENTS NOT SHOWN ARE ASSUMED TO BE AT THE DISTANCE NOTED.
4. WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF.
5. SEE SHEET 3 FOR COURSES ALONG SOUTHERLY BOUNDARY OF SUBDIVISION.

BASIS OF BEARINGS:

A BEARING OF N15°08'31"W FOR THE LINE BETWEEN GPS/GS MONUMENT 1089 AND GPS/GS MONUMENT 1085 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R. WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



TRACT NO. 5359 **BELLEVEUE RANCH WEST** **VILLAGE 12 - PHASE 2**

BEING A SUBDIVISION OF LOT B AS SHOWN ON BELLEVEUE RANCH WEST, VILLAGE 12 - PHASE 1, 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 MAY 2017

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
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- FOUND GPS MONUMENT, AS SHOWN ON REF. G.
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
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===== RESTRICTED ACCESS

- O.R. OFFICIAL RECORDS
- I.N. INSTRUMENT NUMBER
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- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SPN SEARCHED, FOUND NOTHING
- PME PUBLIC UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- C42 CURVE TABLE REFERENCE
- L09 LINE TABLE REFERENCE

CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH
C2	31°23'51"	300.00'	164.40'
C3	40°05'49"	300.00'	209.95'
C4	4°01'40"	300.00'	35.15'
C5	16°18'25"	300.00'	85.30'
C7	16°51'47"	270.50'	79.61'
C8	14°02'02"	270.50'	66.26'
C9	40°05'49"	270.50'	169.30'
C10	7°22'58"	320.50'	42.45'
C11	6°11'20"	320.50'	35.59'
C12	13°34'16"	320.50'	78.03'
C13	12°27'50"	270.50'	58.84'
C14	9°39'29"	320.50'	55.54'
C15	14°19'04"	320.50'	82.34'
C16	23°59'33"	320.50'	137.88'
C17	3°59'48"	520.50'	36.94'

LOT AREA TABLE

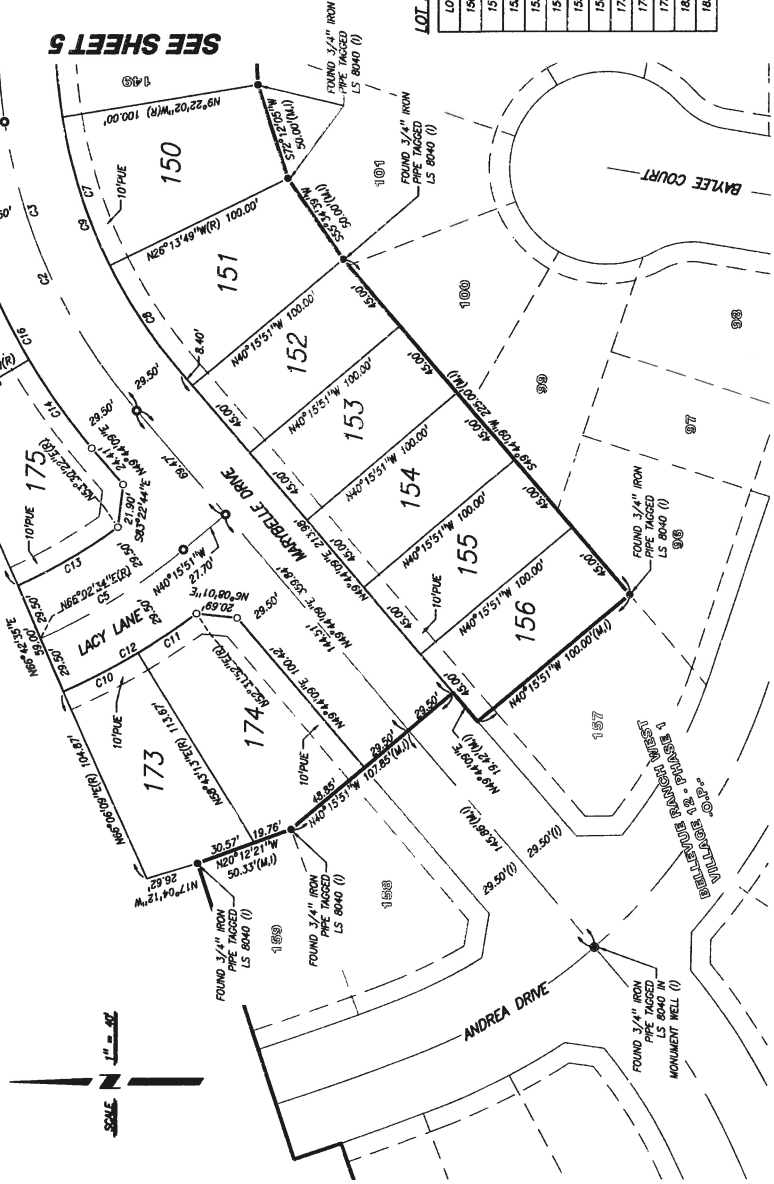
LOT	SF
150	6551
151	6297
152	4500
153	4500
154	4500
155	4500
156	4500
173	5395
174	6731
175	5919
182	5569
183	6509

LOT D
(SEE SHEET 2)

- REFERENCES:**
- (A) BELLEVEUE RANCH WEST, VILLAGE 10, BOOK 70 OF OFFICIAL PLATS, PAGES 47 TO 55, M.C.R.
 - (B) BELLEVEUE RANCH WEST, VILLAGE 5, BOOK 69 OF OFFICIAL PLATS, PAGES 18 TO 28, M.C.R.
 - (C) BELLEVEUE RANCH WEST, VILLAGE 11, BOOK 68 OF OFFICIAL PLATS, PAGES 30 TO 31, M.C.R.
 - (D) BELLEVEUE RANCH WEST, VILLAGE 14-PHASE 2, BOOK 71 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
 - (E) BELLEVEUE RANCH WEST, VILLAGE 14-PHASE 2, BOOK 71 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
 - (F) BELLEVEUE RANCH WEST, VILLAGE 14-PHASE 2, BOOK 71 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
 - (G) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
 - (H) DOCUMENT NO. 2018-00076, M.C.R.
 - (I) BELLEVEUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME OF OFFICIAL PLATS, PAGES TO , M.C.R.

NOTES:

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- 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.



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LEGEND

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I.N. INSTRUMENT NUMBER

D.N. DOCUMENT NUMBER

R.S. RECORD OF SURVEY

P.M. PARCEL MAP

O.P. OFFICIAL PLATS

(M) MEASURED ON THIS SURVEY

(R) MANUAL BEARING

SFN SEARCHED, FOUND NOTHING

PUE PUBLIC UTILITY EASEMENT

LE LANDSCAPE EASEMENT

C42 CURVE TABLE REFERENCE

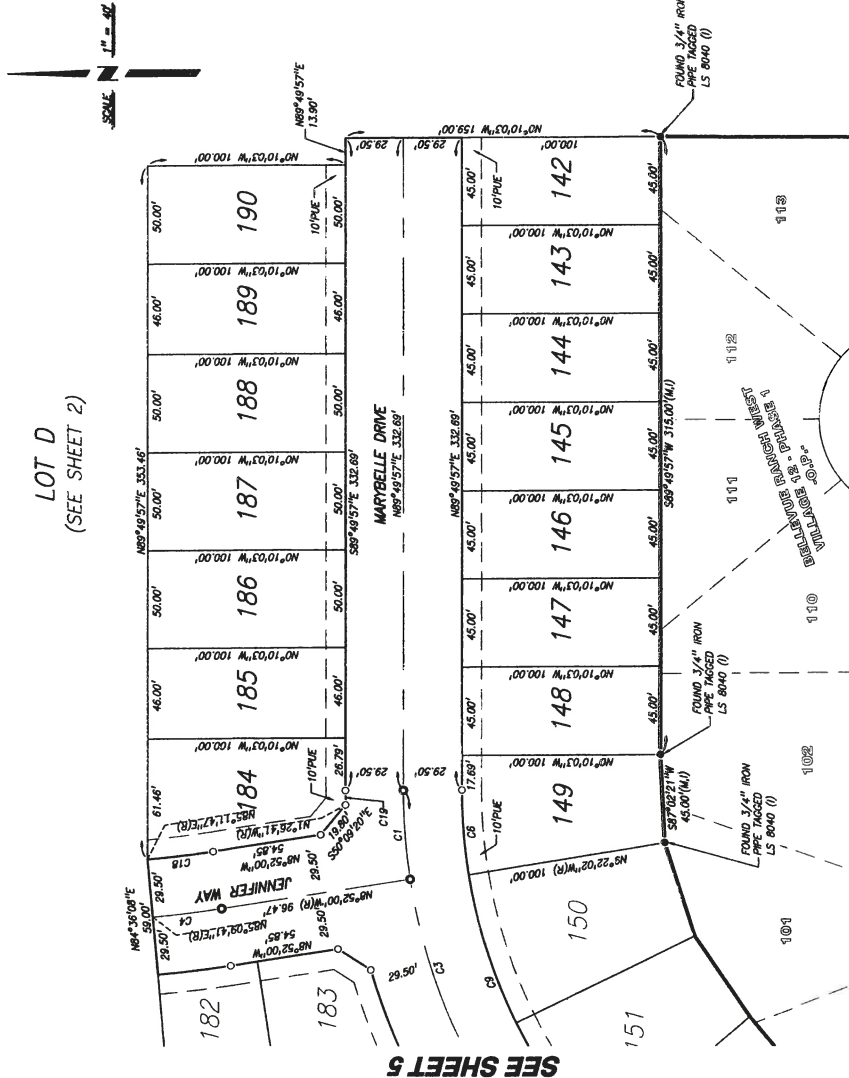
L99 LINE TABLE REFERENCE

CURVE DATA TABLE

CURVE	DELTA	PIVOTS	LENGTH
C1	8°41'57"	300.00'	45.55'
C3	40°05'49"	300.00'	209.95'
C4	4°01'40"	300.00'	35.15'
C5	8°11'59"	270.50'	43.43'
C6	40°05'49"	270.50'	169.30'
C18	4°03'46"	470.50'	33.36'
C19	1°16'59"	320.50'	7.35'

LOT AREA TABLE

LOT	SF
142	4500
143	4500
144	4500
145	4500
146	4500
147	4500
148	4500
149	3339
150	5405
151	4600
152	5000
153	5000
154	5000
155	4600
156	5000
157	5000
158	4600
159	5000



REFERENCES:

- (A) BELLEVUE RANCH WEST, VILLAGE 10, BOOK 70 OF OFFICIAL PLATS, PAGES 47 TO 55, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 11, BOOK 69 OF OFFICIAL PLATS, PAGES 18 TO 28, M.C.R.
- (C) PARCEL MAP NO. 04-02, BOOK 85 OF PARCEL MAPS, PAGES 50 TO 51, M.C.R.
- (D) BELLEVUE RANCH WEST - PHASE 1, BOOK 61 OF OFFICIAL PLATS, PAGES 21 TO 29, M.C.R.
- (E) BELLEVUE RANCH WEST - PHASE 2, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
- (F) BELLEVUE RANCH WEST, VILLAGE 12, BOOK 68 OF OFFICIAL PLATS, PAGES 41 TO 51, M.C.R.
- (G) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 46, M.C.R.
- (H) DOCUMENT NO. 2018-00076, M.C.R.
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