





**TENTATIVE MAP NO. 1335 - TRACT NO. 5431**  
**BELLEVUE RANCH NORTH VILLAGE 24A**

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA NOVEMBER 2025



**LEGEND**

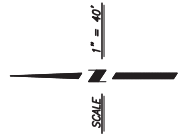
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PER (A)
- FOUND 2" IRON PIPE IN MONUMENT WELL PER (B)
- FOUND GPS MONUMENT, AS SHOWN ON REF (C)
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- RESTRICTED ACCESS
- OFFICIAL RECORDS
- D.N. DOCUMENT NUMBER
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- (P) PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- W.C. WITNESS CORNER, TYPE AND DISTANCE DENOTED
- M.C.R. MERCED COUNTY RECORDS
- (\*) CALCULATED PER REFERENCE

**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. THIS MAP IS A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA NOVEMBER 2025.
4. 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN ON REFERENCE (D) IS HEREBY VACATED BY THIS MAP.
5. VARIABLE WIDTH PUBLIC UTILITY EASEMENT PER D.N. 2025-022383, M.C.R. 2025-11-4, 9:11 FILE: M:\125967\Survey Drawings\24A\_FW\03 - MAP.dwg
6. LOT D5 IS A PRIVATE STREET, AND ENTIRELY COVERED BY A PUBLIC UTILITY EASEMENT.

**REFERENCES**

- (A) BELLEVUE RANCH NORTH VILLAGES 23A AND 23B, VOLUME 82 OF PLATS, PAGES 1-3, M.C.R.
- (B) BELLEVUE RANCH NORTH VILLAGES 23A AND 23B, VOLUME 82, PAGES 30-32, M.C.R.
- (C) CITY OF MERCED GPS SURVEY CONTROL NETWORK, VOLUME 59 OF SURVEYS, PAGES 38-41, M.C.R.
- (D) BELLEVUE RANCH, VOLUME 92 OF PARCEL MAPS, PAGES 38-42, M.C.R.



| LINE | BEARING     | DISTANCE | (M)(A)(B) |
|------|-------------|----------|-----------|
| L2   | N87°06'28"E | 46.00'   | (M)(A)(B) |
| L3   | N4°05'39"E  | 20.35'   |           |
| L4   | S89°15'54"E | 44.00'   |           |
| L5   | N88°00'34"E | 39.94'   |           |
| L6   | S96°00'34"W | 39.94'   |           |
| L7   | N89°15'54"W | 16.61'   | (R)       |

| CURVE | DELTA      | RADIUS  | LENGTH  |
|-------|------------|---------|---------|
| C1    | 51°03'19"  | 21.00'  | 18.71'  |
| C2    | 103°24'1"  | 48.00'  | 9.02'   |
| C3    | 51°03'19"  | 21.00'  | 18.71'  |
| C4    | 224°1'0"   | 523.00' | 21.96'  |
| C5    | 21°19'13"  | 523.00' | 21.18'  |
| C6    | 44°43'32"  | 523.00' | 43.13'  |
| C7    | 202°43'37" | 40.00'  | 14.29'  |
| C8    | 26°56'51"  | 40.00'  | 18.81'  |
| C9    | 47°21'28"  | 40.00'  | 33.06'  |
| C10   | 137°21'28" | 53.00'  | 127.06' |
| C11   | 137°21'28" | 53.00'  | 127.06' |
| C12   | 274°42'55" | 53.00'  | 254.12' |
| C13   | 37°09'44"  | 40.00'  | 25.94'  |
| C14   | 101°11'44" | 40.00'  | 7.12'   |
| C15   | 47°21'28"  | 40.00'  | 33.06'  |
| C16   | 224°29'    | 477.00' | 20.05'  |
| C17   | 21°19'03"  | 477.00' | 19.29'  |
| C18   | 44°43'32"  | 477.00' | 39.34'  |
| C19   | 51°03'19"  | 21.00'  | 18.71'  |
| C20   | 201°14'3"  | 48.00'  | 17.27'  |
| C21   | 51°03'19"  | 21.00'  | 18.71'  |
| C22   | 44°43'32"  | 500.00' | 41.24'  |

