

**OWNER'S STATEMENT:**

I HEREBY STATE THAT I AM THE OWNER OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

I 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 INDICATED ON THIS MAP.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES OVER AND ACROSS THE REAL PROPERTY DESCRIBED BELOW.

A PUBLIC UTILITY EASEMENT OVER ALL PRIVATE STREETS WITHIN THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION MAP.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW TO THE CITY OF MERCED FOR OPEN SPACE, LINEAR PARKWAY, PUBLIC UTILITY EASEMENTS, AND OTHER PUBLIC PURPOSES.

LOT 82.

I ALSO HEREBY RELINQUISH ALL ACCESS RIGHTS OF LOTS 2-7 TO AND FROM G STREET.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE WEST 4.00' OF THE 48-FOOT WIDE STRIP OF LAND SHOWN WITHIN THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION MAP AND AS INDICATED ON THIS MAP FILED IN BOOK 92 OF PARCEL MAPS, AT PAGES 38 TO 42, MERCED COUNTY RECORDS, INCLUSIVE, IS HEREBY BEING ABANDONED.

OWNER: STONEFIELD HOME, INC. A CALIFORNIA CORPORATION

BY: GREG HOSTETLER - PRESIDENT DATE: \_\_\_\_\_

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

BY: SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_

**NOTARY PUBLIC:**

I, 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 } S.S.

COUNTY OF \_\_\_\_\_

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/THEY EXECUTED THE SAME

IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

BY COMMISSION EXPRESS: \_\_\_\_\_

**SUBDIVISION AGREEMENT:**

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC. FOR BELLEVUE RANCH NORTH

VILLAGE 23B, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, M.C.R.

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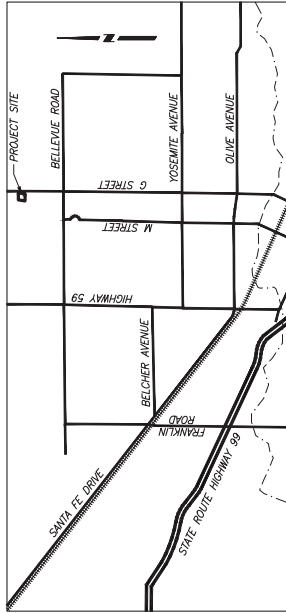
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**TRACT NO. 5373  
BELLEVUE RANCH NORTH  
VILLAGE 23B**

BEING A SUBDIVISION OF LOT V-23B 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, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF MERCED, COUNTY OF CALIFORNIA, OCTOBER 2023

**BENCHMARK ENGINEERING, INC.**

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



**NOTARY PUBLIC:**

I, 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 } S.S.

COUNTY OF \_\_\_\_\_

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/THEY EXECUTED THE SAME

IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

BY COMMISSION EXPRESS: \_\_\_\_\_

**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, CHAPTER 10, DIVISION 10, AND THE SUBDIVISION MAP ACT AND REGULATIONS THEREUNDER. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 31, 2024, OR BEFORE SAID SUBDIVISION IS RETRACTED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE MONUMENTS AND WILL BE SUFFICIENT TO EMBLE THE SURVEY TO BE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**ESCALATING NEW SUBMITTAL FEE REVIEW ONLY**

MICHAEL HALERMAN, P.L.S. 8640

**CITY SURVEYOR STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE FOUND THAT IT CONFORMS WITH THE REQUIREMENTS 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 THE MONUMENTS AND WILL BE SUFFICIENT TO EMBLE THE SURVEY TO BE CONDITIONALLY APPROVED TENTATIVE MAP.

MIKE WEGLEY, INTERIM CITY ENGINEER

R.C.E. 45009

DATE \_\_\_\_\_

**CITY CLERK'S CERTIFICATE:**

I, SCOTT MERRIPE, 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 ACCEPT ON BEHALF OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS, OPEN SPACE, URBAN PARK, AND OTHER PUBLIC EASEMENTS.

LOT 82.

ALL PRIVATE STREETS AS SHOWN WITHIN THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION MAP DEDICATED TO THE CITY AS PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED BUT REJECTED FOR MAINTENANCE.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING DEDICATION IS HEREBY ABANDONED:

THE WEST 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN ON THE PARCEL MAP FILED IN BOOK 92 OF PARCEL MAPS, AT PAGES 38 TO 42, MERCED COUNTY RECORDS, INCLUSIVE, IS HEREBY ABANDONED.

SCOTT MERRIPE, CITY CLERK

DATE \_\_\_\_\_

**RECORDER'S STATEMENT**

NO. \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_\_, M.C.R.

AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

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# TRACT NO. 5373 BELLEVUE RANCH NORTH VILLAGE 23B

BEING A SUBDIVISION OF LOT V-23B 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, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE 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 LS 8040 PER (D), OR AS NOTED
  - FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D) IN MONUMENT WELL, OR AS NOTED
  - FOUND GPS MONUMENT, AS SHOWN ON REF. B.
  - 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
- 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
  - SFN SEARCHED, FOUND NOTHING
  - PUE PUBLIC UTILITY EASEMENT
  - C42 CURVE TABLE REFERENCE
  - L99 LINE TABLE REFERENCE
  - M.C.R. MERCED COUNTY RECORDS
  - I.O.D. IRRELOCABLE OFFER OF DEDICATION
  - 3WC 3-FOOT WITNESS CORNER

### REFERENCES:

- (A) PARCEL MAP, BOOK 103 OF PARCEL MAPS, PAGES 48 TO 52, M.C.R.
- (B) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 56 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (C) BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, PAGES 38 TO 42, M.C.R.
- (D) BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, M.C.R.
- (E) BELLEVUE RANCH NORTH, VILLAGE 23A, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, 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. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. THIS SURVEY IS REFERRED TO AS THE CITY OF MERCED BY THIS MAP FOR OPEN SPACE, LINEAR PARK, AND PUBLIC UTILITY EASEMENT.
5. LOTS 3 AND 4 ARE FOR PRIVATE STREETS AND ARE COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
6. PURSUANT TO SECTION 66434(g) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST 4.00' OF THE 48-FOOT WIDE IRRELOCABLE OFFER OF DEDICATION AS SHOWN ON THE PARCEL MAP FILED IN BOOK 92 OF PARCEL MAPS, AT PAGES 38 TO 42 (REF. C) IS HEREBY WACKED BY THIS MAP.

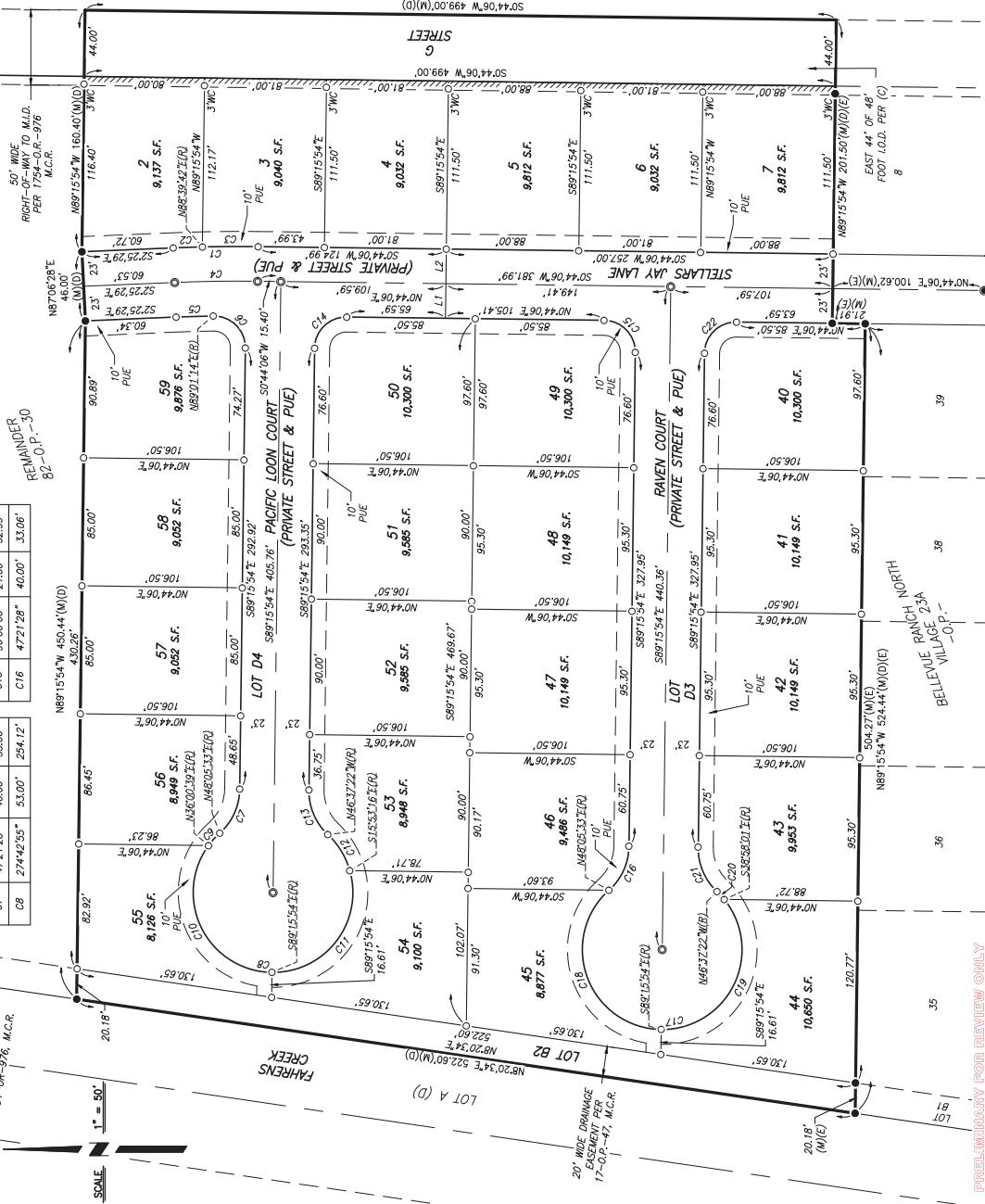
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 3 OF 3

LINE	BEARING	DISTANCE
L1	S89°15'54"E	23.00'
L2	S89°15'54"E	23.00'

CURVE	DELTA	RADIUS	LENGTH
C17	274°42'55"	53.00'	254.12'
C18	137°21'28"	53.00'	127.06'
C19	129°42'06"	53.00'	119.98'
C20	7°39'21"	53.00'	7.08'
C21	47°21'28"	40.00'	33.06'
C22	90°00'00"	21.00'	32.99'

CURVE	DELTA	RADIUS	LENGTH
C9	120°44'55"	53.00'	11.16'
C10	125°16'33"	53.00'	115.88'
C11	106°37'21"	53.00'	98.63'
C12	30°44'06"	53.00'	28.43'
C13	47°21'28"	40.00'	33.06'
C14	90°00'00"	21.00'	32.99'
C15	90°00'00"	21.00'	32.99'
C16	47°21'28"	40.00'	33.06'

CURVE	DELTA	RADIUS	LENGTH
C1	370°35'	1023.00'	56.42'
C2	1°05'11"	1023.00'	19.40'
C3	270°24'	1023.00'	37.02'
C4	370°35'	1000.00'	55.15'
C5	126°43'	977.00'	24.65'
C6	91°42'52"	21.00'	33.62'
C7	47°21'28"	40.00'	33.06'
C8	274°42'55"	53.00'	254.12'



1" = 50'

100' WIDE RIGHT-OF-WAY TO M.D. PER 1754-OR-976, M.C.R.

50' WIDE RIGHT-OF-WAY TO M.D. PER 1754-OR-976, M.C.R.

REMAINDER 82-OP-30

20' WIDE DRAINAGE EASEMENT PER 17-OP-41, M.C.R.

PRELIMINARY FOR REVIEW ONLY  
DATE: 10/26/2023 11:15 FILE: M:\125967\Survey Drawings\1223B FM\23B-5071.dwg