



SCALE 1" = 300'

APN 170-060-019
BELLEVUE NORTH 250 LLC
AGRICULTURAL
253.14 AC
CITY OF MERCED

APN 170-080-002
PENDERS THOMAS P & J. DIANE TRUSTEE
AGRICULTURAL
18.5 AC

APN 170-080-004
BELLEVUE MCGILL LLC
AGRICULTURAL
9.0 AC

APN: 170-080-020
HDR: 0.52 AC
OS: 0.92 AC
FUTURE M ST: 0.04 AC
1.49 AC
MERCED COUNTY

APN: 170-080-007
HDR: 12.53 AC
OS: 2.2 AC
FUTURE M ST: 1.81 AC
COMMERCIAL: 0.33 AC
16.87 AC
MERCED COUNTY

PARCEL D
103-PM-48

FAHRENS CREEK

APN: 170-080-008
COMMERCIAL OFFICE: 3.77 AC
OS: 0.71 AC
FUTURE ROAD WIDENING: 4.56 AC

APN: 170-080-011
COMMERCIAL OFFICE: 3.35 AC
OS: 0.33 AC
FUTURE ROAD WIDENING: 0.08 AC
3.75 AC

APN: 170-080-009
COMMERCIAL OFFICE: 3.33 AC
OS: 0.33 AC
FUTURE ROAD WIDENING: 0.04 AC
3.70 AC

APN: 170-080-013
COMMERCIAL OFFICE: 3.47 AC
OS: 0.31 AC
FUTURE ROAD WIDENING: 0.87 AC
4.64 AC

APN 170-060-021
BELLEVUE NORTH 250 LLC
VACANT
26.93 AC

APN 170-080-005
BELLEVUE NORTH 250 LLC
SINGLE-FAMILY RESIDENTIAL
4.40 AC

APN 170-080-006
STEINER LOUIS
JOSEPH TRUSTEE
4.5 AC

APN: 170-080-010
COMMERCIAL OFFICE: 0.95 AC
FUTURE ROAD WIDENING: 0.06 AC
1.0 AC

APN: 170-080-012
COMMERCIAL OFFICE: 0.91 AC
FUTURE ROAD WIDENING: 0.09 AC
1.0 AC

MERCED COUNTY

CITY OF MERCED

WEST BELLEVUE ROAD

APN 224-010-011
BAXTER RANCHES LLC
VACANT
46.60 AC

APN 224-010-021
BAXTER RANCHES LLC
VACANT/AGRICULTURE
82.07 AC

APN 224-020-001
REGENTS OF THE UNIVERSITY OF CALIFORNIA THE GOVERNMENT
22.75 AC

LEGEND

- COMMERCIAL OFFICE DISTRICT (CO): 16.1 ACRES
- HIGH DENSITY RESIDENTIAL (R-4): 13.05 ACRES
- OPEN SPACE (OS): 4.8 ACRES

- FUTURE STREETS: 3.06 AC
- CITY OF MERCED LIMITS

MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
607 J STREET • LOS BANOS, CALIFORNIA 95365
(209) 648-9300 FAX: (209) 648-9305

PRE-ZONE EXHIBIT
'M' STREET ANNEXATION
MERCED COUNTY, CALIFORNIA

DRAWN BY:	BB
DATE:	10/15/20
SHEET:	1 / 1
JOB:	125983