

TRACT NO. 5358 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 1

BEING A SUBDIVISION OF A PORTION OF 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

RESTRICTED ACCESS

O.R. OFFICIAL RECORDS

L.A. INSTRUMENT NUMBER

D.A. DOCUMENT NUMBER

R.S. RECORD OF SURVEY

P.M. PARCEL MAP

O.P. OFFICIAL PLATS

(N) MEASURED ON THIS SURVEY

(R) RADIAL BEARING

SPN SEARCHED, FOUND NOTHING

P.U. PUBLIC UTILITY EASEMENT

C42 CURVE TABLE REFERENCE

L99 LINE TABLE REFERENCE

CALC CALCULATED FROM REFERENCE

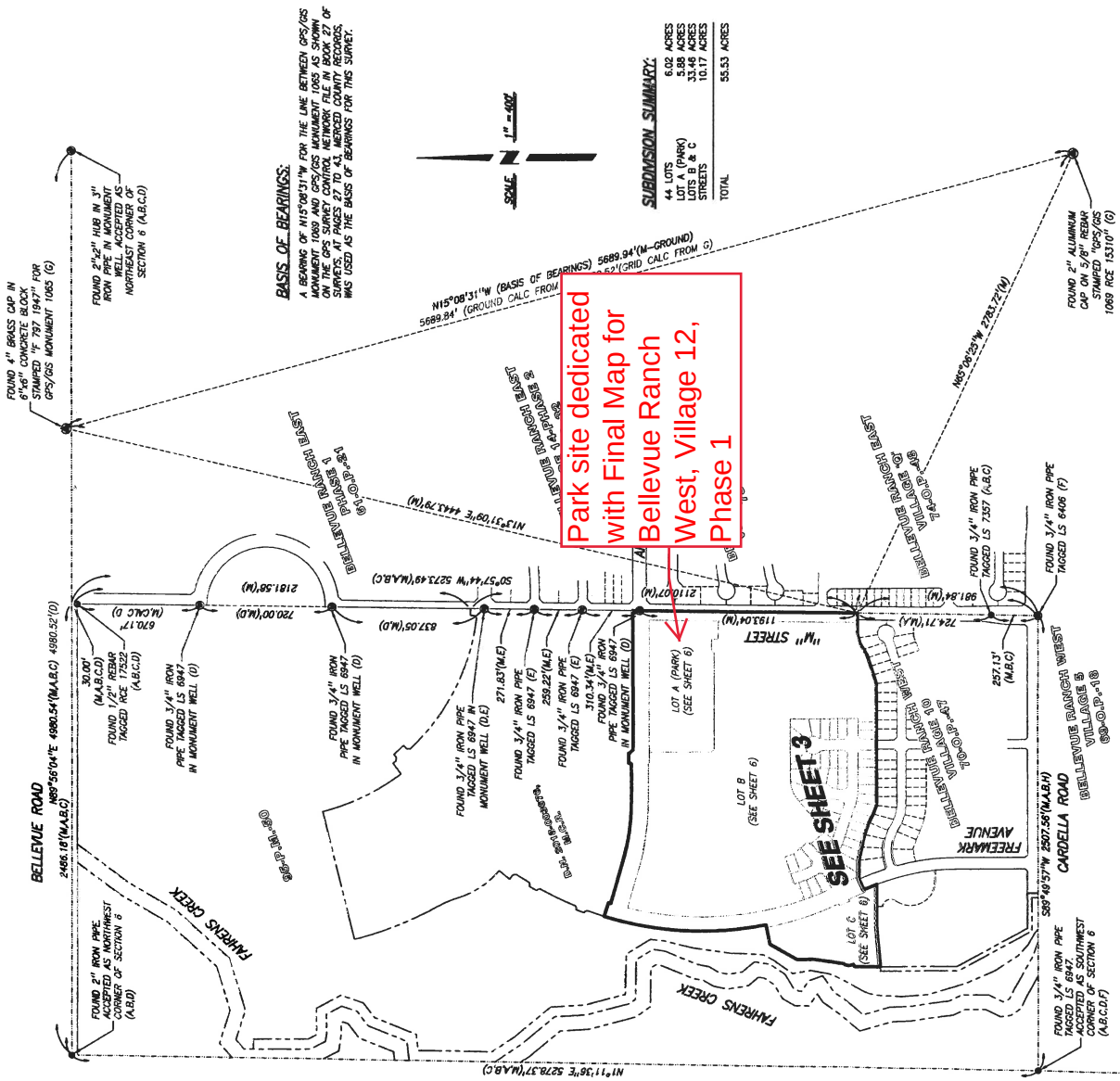
M.C.R. MERCED COUNTY RECORDS

REFERENCES:

- (A) BELLEVUE RANCH WEST, VILLAGE 10, BOOK 70 OF OFFICIAL PLATS, PAGES 47 TO 55, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 5, BOOK 69 OF OFFICIAL PLATS, PAGES 18 TO 28, M.C.R.
- (C) PARCEL MAP NO. 04-02, BOOK 69 OF OFFICIAL PLATS, PAGES 50 TO 51, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 14, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, 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) DOCUMENT NO. 2018-003876, M.C.R.
- (I) DOCUMENT NO. 2012-032101, M.C.R.

NOTES:

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL AREA INFORMATION SHOWN IS BASED ON THE SURVEY RECORDS.
- WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.



SUBDIVISION SUMMARY:

44 LOTS	6.02 ACRES
LOT A (PARK)	5.88 ACRES
LOTS B & C	33.48 ACRES
STREETS	10.17 ACRES
TOTAL	55.53 ACRES