

**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR THE BELLEVUE RANCH WEST VILLAGE  
18-22, PHASE 1 SUBDIVISION (#5416)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West Village 18-22, Subdivision was approved on May 8, 2024, by the Planning Commission; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

2. The Final Map is in substantial compliance with the Tentative Map.
3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.
4. The Final Map is consistent with applicable general and specific plans.
5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
6. The site is physically suitable for the proposed type of development.
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.
8. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
9. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
10. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Bellevue Ranch West Village 18-22, Phase 1 Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to Subdivision improvements), and all easements and dedications as shown on the map as shown on the map at Exhibit "A" attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2024 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR

\_\_\_\_\_  
Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

 9/16/2024  
\_\_\_\_\_  
City Attorney Date

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO RECONSTRUCT THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

WE 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 AS INDICATED IN THIS MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ISABELLA COURT, ALEXANDRA COURT, JENIA WAY, MARI CRUZ LANE, THE 15' WIDENING ALONG STEPHANE DRIVE, THE 15' WIDENING ALONG FREEMARK AVENUE, THE 15' WIDENING ALONG BELLEVUE ROAD, THE 15' WIDENING ALONG M STREET AND THE ALONG WIDENING OF M STREET.

WE FURTHER STATE THAT WE KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED FOR DEDICATION TO THE PUBLIC OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

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

NOTARY STATEMENT

A 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 \_\_\_\_\_

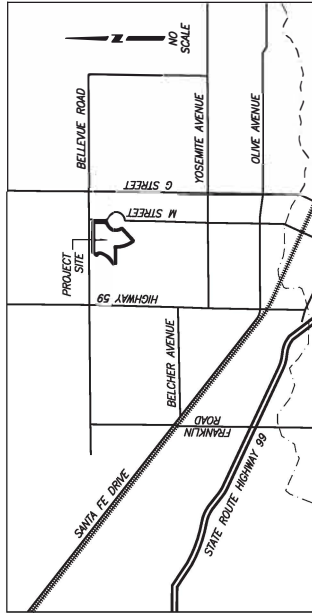
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HEZ/HE/THY/THY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), 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: \_\_\_\_\_

TENTATIVE MAP NO. 1330  
TRACT NO. 5416  
BELLEVUE RANCH WEST  
VILLAGE 18-22 - PHASE 1

BEING A SUBDIVISION OF LOT V18-B, LOT V21-A, AND LOT V22-A AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 17-22, VOLUME 81 OF OFFICIAL PLATS, PAGES 1 THROUGH 9, MERCED COUNTY RECORDS, LYING IN 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  
SEPTEMBER 2024

**BENCHMARK ENGINEERING**  
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 548-8300



PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT  
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY  
ORDER NUMBER: FFCM-301240806  
DATE: SEPTEMBER 5, 2024  
AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

RIGHT TO FARM STATEMENT

PER MERCED COUNTY ORDINANCE NO. 1213:  
THE PROPERTY DESCRIBED ON THE HEREIN SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND IS SUBJECT TO THE PROVISIONS OF THE RIGHT TO FARM ACT. THE PROPERTY IS NOT SUBJECT TO THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, 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 (SUP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY, AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM THE NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

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 TECHNICON ENGINEERING SERVICES, INC. TES NO. 16083.011, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

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 AND THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL HALTERMAN, L.S. 8040  
PRELIMINARY FOR REVIEW ONLY  
DATE: \_\_\_\_\_

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF CHAPTER 2 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 PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES COMPLIED WITH.

RICHARD A. MADDOX, INTERIM CITY ENGINEER P.E. 64705  
DATE: \_\_\_\_\_

CITY CLERK'S CERTIFICATE

I, SCOTT MERRIE, 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 MERCED, STATE OF CALIFORNIA, HELD ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL OF ISABELLA COURT, ALEXANDRA COURT, JENIA WAY, MARI CRUZ LANE, THE 15' WIDENING ALONG STEPHANE DRIVE, THE 15' WIDENING ALONG FREEMARK AVENUE, THE 15' WIDENING ALONG BELLEVUE ROAD, THE 15' WIDENING ALONG M STREET, AND THE ALONG WIDENING OF M STREET, AND THAT THE CITY ENGINEER'S AND OTHER DEDICATIONS INDICATED ON THIS MAP, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

PURSUANT TO SECTION 66464(g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING DEDICATION IS HEREBY ABANDONED:

THAT PORTION OF JENIA WAY (FORMERLY CATHERINE HOSTETLER BOULEVARD) AND THE 15' PUE/SE/LE AS SHOWN WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP AND DEDICATED TO THE CITY OF MERCED PER MAP FILED IN VOLUME 81 OF OFFICIAL PLATS, AT PAGES 1-8, MERCED COUNTY RECORDS IS HEREBY ABANDONED

SCOTT MERRIE, CITY CLERK  
DATE: \_\_\_\_\_

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., FOR BELLEVUE RANCH WEST, VILAGE 18-22, PHASE 1, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, M.C.R.

SUB AGREEMENT DOC. 2019-007510 M.C.R. & 2021-057493 M.C.R.

RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_\_, M.C.R.  
AT THE REQUEST OF STONEFIELD HOME, INC. DOC. # \_\_\_\_\_  
FEE: \_\_\_\_\_  
MAIT H. MAY, COUNTY RECORDER  
BY: \_\_\_\_\_, DEPUTY

**TENTATIVE MAP NO. 1330**  
**TRACT NO. 5416**  
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**VILLAGE 18-22 - PHASE 1**

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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
 SEPTEMBER 2024



**BENCHMARK ENGINEERING**  
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
 4500 SEPTEMBER WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 666-0000

**LEGEND**

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND 3/4" IRON PIPE, WITH PLASTIC PLUG TAGGED LS 8040 IN MONUMENT WELL PER (A), UNLESS NOTED OTHERWISE
- FOUND GPS MONUMENT, AS SHOWN ON REF (C).
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG TAGGED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG TAGGED LS 8040 IN MONUMENT WELL
- MEASURED ON THIS SURVEY
- RADIAL BEARING
- CURVE TABLE REFERENCE
- LINE TABLE REFERENCE
- CALCULATED FROM RECORDS
- M.C.R. MERCED COUNTY RECORDS
- OP OFFICIAL PLATS
- P.U.E. PUBLIC UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- SE SIDEWALK EASEMENT

**REFERENCES**

- BELLEVUE RANCH WEST VILLAGES 17-22 LTRM, VOLUME 81 OFFICIAL PLATS, PAGES 1-9, M.C.R.
- BELLEVUE RANCH WEST VILLAGE 18A - PHASE 3, VOLUME 85 OFFICIAL PLATS, PAGES 34-37, M.C.R.
- GPS SURVEY CONTROL NETWORK, BOOK 98 OF SURVEYS, PAGES 38-41, M.C.R.
- CERTIFICATE OF CORRECTION 2024-015654, M.C.R.

**NOTES**

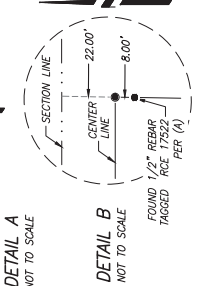
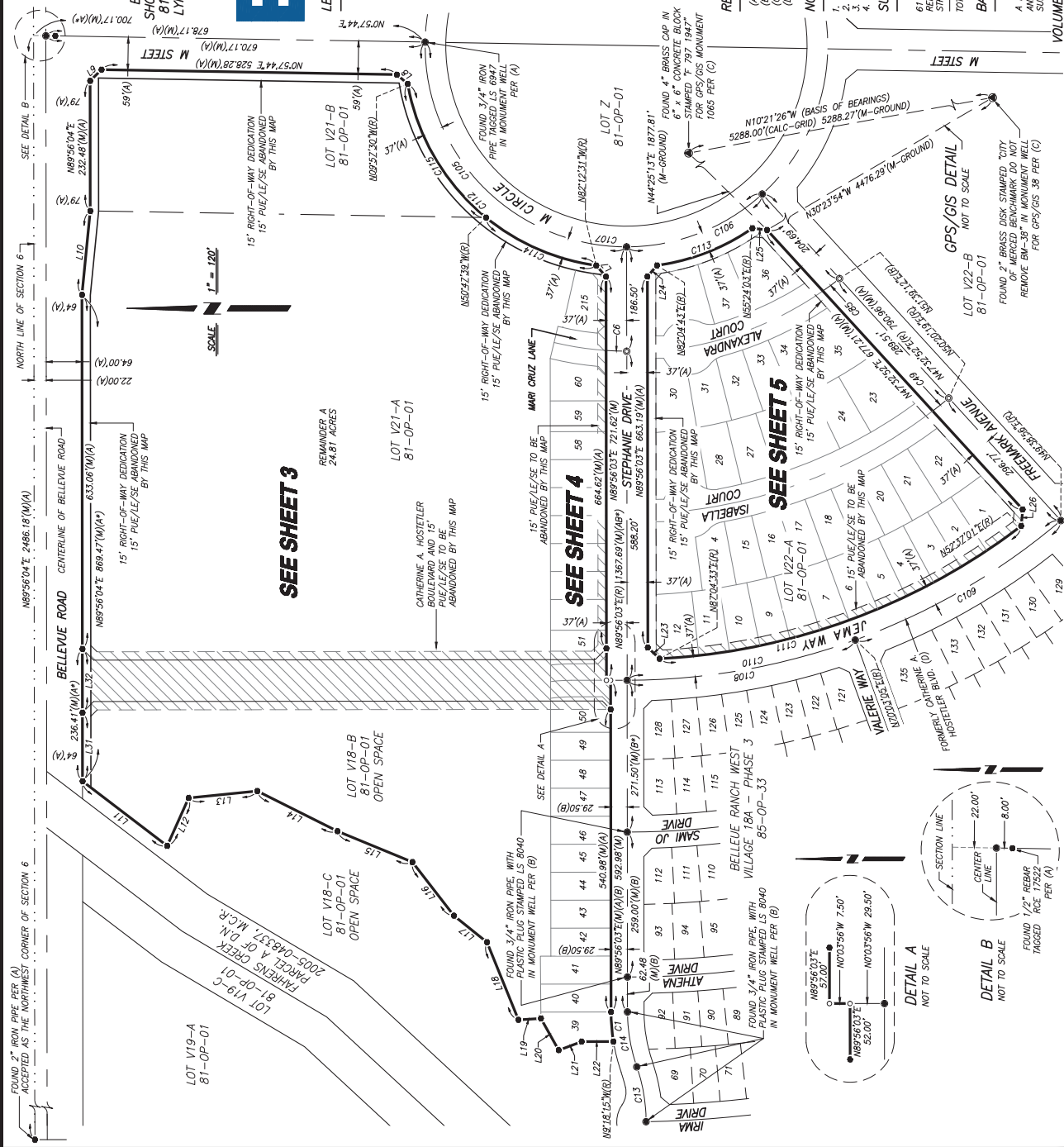
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- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- SEE SHEET 6 FOR CURVE AND LINE TABLE DATA.

**SUBDIVISION SUMMARY**

|         |             |
|---------|-------------|
| 61 LOTS | 8.99 ACRES  |
| STREETS | 24.76 ACRES |
| TOTAL   | 2.83 ACRES  |
|         | 36.59 ACRES |

**BASIS OF BEARINGS**

A BEARING OF N10°21'26"W WAS MEASURED FOR THE LINE BETWEEN GPS/GIS MONUMENT 38 AND GPS/GIS MONUMENT 1065 AS PER (C) WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY



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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
SEPTEMBER 2024

**LEGEND**

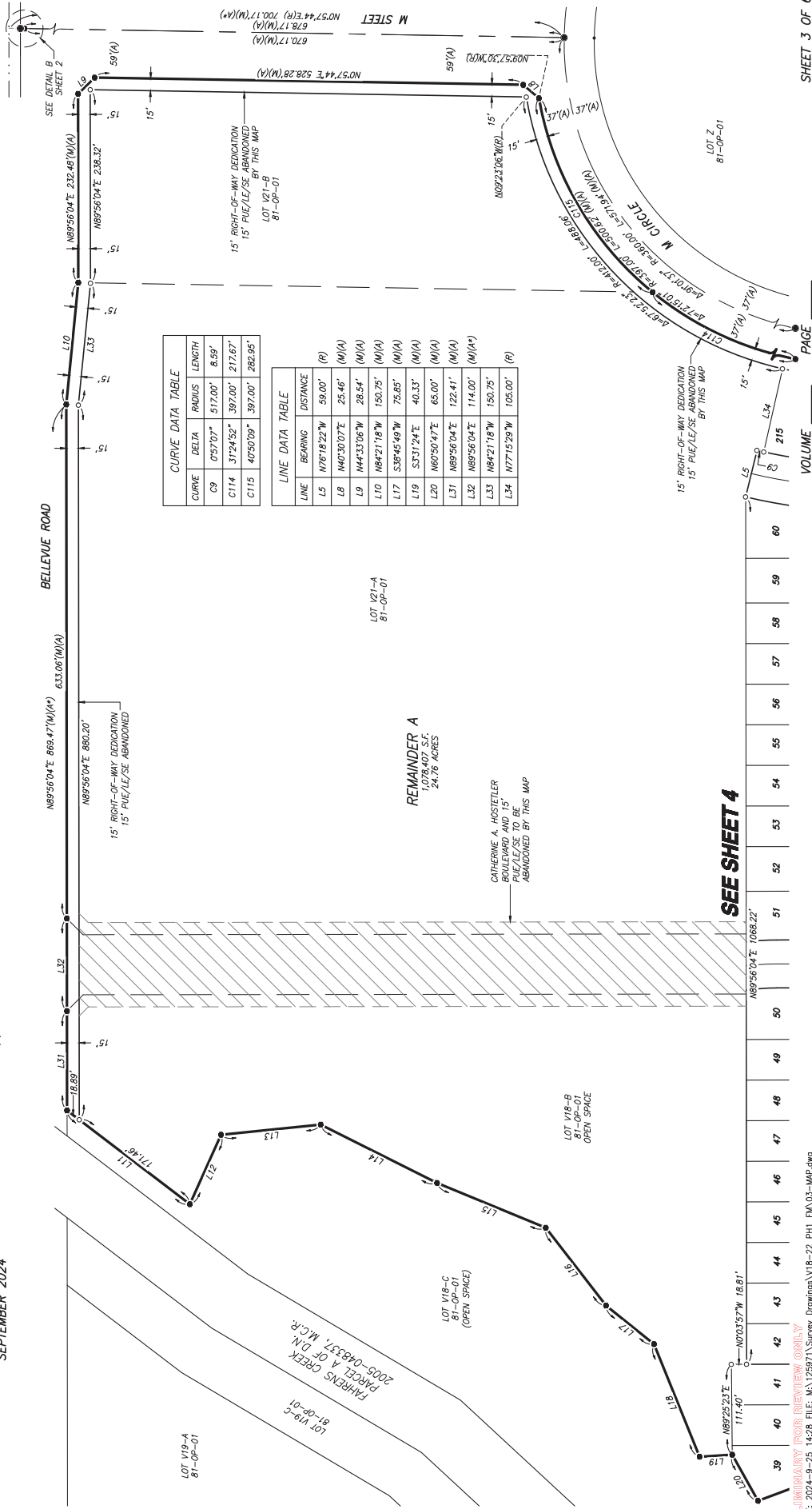
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  - FOUND GPS MONUMENT, AS SHOWN ON REF (C).
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  - SET 3/4" x 24" IRON PIPE, WITH BLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING  
C42 CURVE TABLE REFERENCE  
L99 LINE TABLE REFERENCE  
OP CALCULATED FROM REFERENCE  
M.C.R. MERCED COUNTY RECORDS  
OP OFFICIAL PLATS  
PUE PUBLIC UTILITY EASEMENT

**REFERENCES**

- (A) BELLEVUE RANCH WEST VILLAGES 17-22 LLFM, VOLUME 91 OFFICIAL PLATS, PAGES 1-9, M.C.R.  
(B) BELLEVUE RANCH WEST VILLAGES 18-22, VOLUME 85 OFFICIAL PLATS, PAGES 1-9, M.C.R.  
(C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

**NOTES**

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED OTHERWISE.  
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.  
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.



| CURVE DATA TABLE |           |         |         |
|------------------|-----------|---------|---------|
| CURVE            | DELTA     | RADIUS  | LENGTH  |
| C9               | 057°07"   | 517.00' | 8.59'   |
| C114             | 31°24'52" | 397.00' | 217.67' |
| C115             | 40°50'09" | 397.00' | 282.95' |

| LINE DATA TABLE |             |          |        |
|-----------------|-------------|----------|--------|
| LINE            | BEARING     | DISTANCE | (R)    |
| L5              | N76°18'22"W | 59.00'   | (R)    |
| L8              | M40°50'07"E | 25.46'   | (M)(A) |
| L9              | M44°33'06"W | 28.54'   | (M)(A) |
| L10             | M84°21'18"W | 150.75'  | (M)(A) |
| L17             | S38°45'49"W | 75.85'   | (M)(A) |
| L19             | S33°1'24"E  | 40.33'   | (M)(A) |
| L20             | N60°50'47"E | 65.00'   | (M)(A) |
| L31             | M89°55'04"E | 122.41'  | (M)(A) |
| L32             | M89°55'04"E | 114.00'  | (M)(A) |
| L33             | M84°21'18"W | 150.75'  | (M)(A) |
| L34             | N77°15'29"W | 105.00'  | (R)    |

**SEE SHEET 4**

**TENTATIVE MAP NO. 1330**  
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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
SEPTEMBER 2024

**BENCHMARK ENGINEERING**  
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
4255 SPYREE WAY, SUITE A, MORENO, CALIFORNIA 92555 (PH) 546-6800

**LEGEND**

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
  - FOUND 3/4" IRON PIPE, TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
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  - FOUND GPS MONUMENT, AS SHOWN ON REF (C).
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  - (M) MEASURED ON THIS SURVEY
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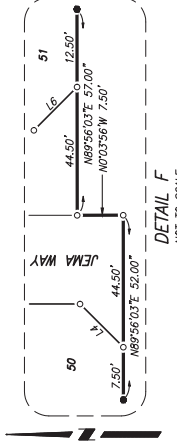
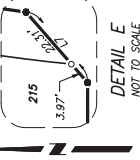
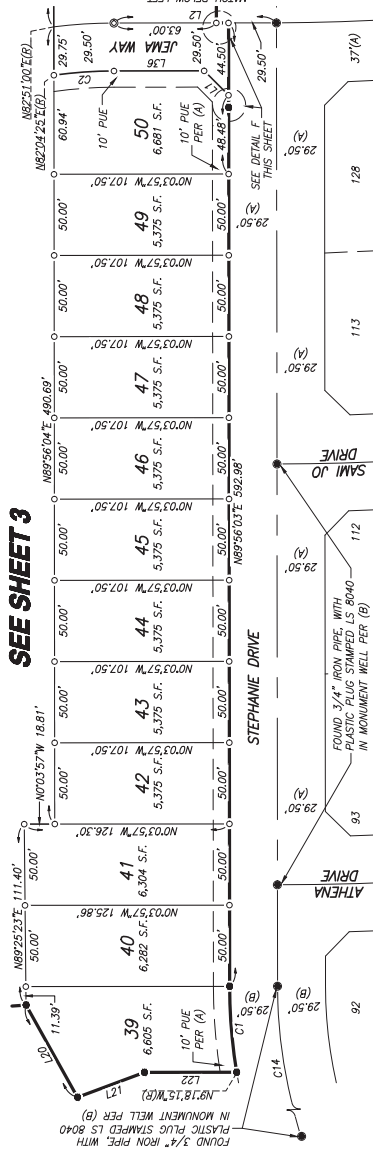
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- (B) BELLEVUE RANCH WEST VILLAGES 17-22 LHM, VOLUME 85 OFFICIAL PLATS, PAGES 34-37, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

**NOTES**

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- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

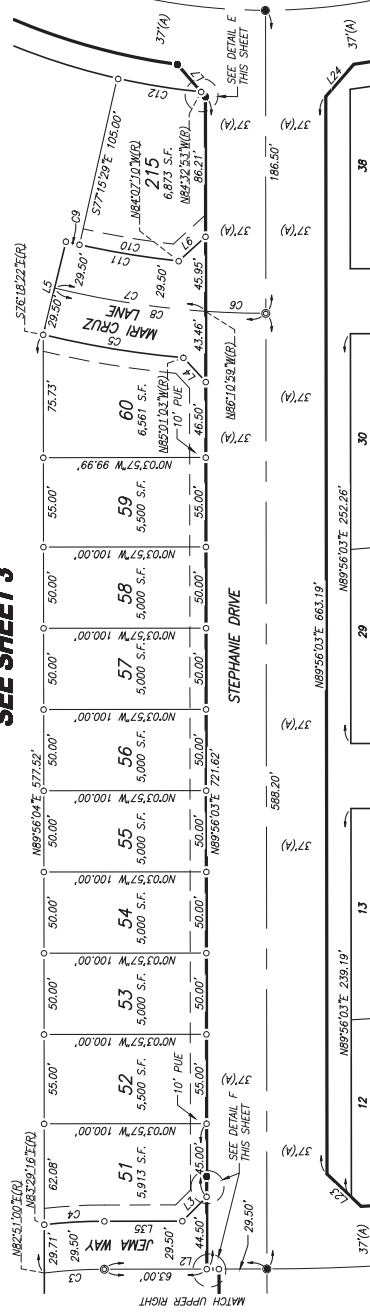
SCALE  
1" = 50'



| CURVE DATA TABLE |           |         |
|------------------|-----------|---------|
| CURVE            | DELTA     | RADIUS  |
| C1               | 91°14'18" | 329.50' |
| C2               | 7°51'39"  | 270.50' |
| C3               | 7°05'01"  | 300.00' |
| C4               | 6°26'48"  | 329.50' |
| C5               | 8°42'40"  | 576.00' |
| C6               | 3°52'56"  | 546.50' |
| C7               | 9°32'37"  | 546.50' |
| C8               | 1°45'32"  | 517.00' |
| C9               | 0°57'07"  | 517.00' |
| C10              | 6°51'41"  | 517.00' |
| C11              | 7°48'48"  | 517.00' |
| C12              | 7°17'24"  | 412.00' |
| C13              | 1°05'28"  | 300.00' |

| LINE DATA TABLE |             |          |
|-----------------|-------------|----------|
| LINE            | BEARING     | DISTANCE |
| L1              | M4°58'04"E  | 21.21'   |
| L2              | S0°03'56"E  | 100.00'  |
| L3              | S45°03'56"E | 21.21'   |
| L4              | M4°72'50"E  | 20.26'   |
| L5              | N76°18'22"W | 59.00'   |
| L6              | S42°05'33"E | 22.28'   |
| L7              | M4°51'40"E  | 26.28'   |
| L8              | M6°50'47"E  | 65.00'   |
| L9              | N62°28'10"W | 43.94'   |
| L10             | M4°53'01"E  | 28.98'   |
| L11             | S0°03'56"E  | 48.00'   |
| L12             | N0°03'56"W  | 55.50'   |

SEE SHEET 3



SEE SHEET 5

PRELIMINARY FOR REVIEW ONLY

DATE: 2024-9-25 14:28 FILE: M:\25971\Survey Drawings\18-22 PH1 FM\04-WP.dwg

## STEPHANIE DRIVE

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND 3/4" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL, PER (A), UNLESS NOTED OTHERWISE
- ④ 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
- (M) MEASURED ON THIS SURVEY

(R) RADIAL BEARING

C42 CURVE TABLE REE

|     |                      |
|-----|----------------------|
| L99 | LINE TABLE REFERENCE |
|-----|----------------------|

\* CALCULATED FROM REFERENCE

M.C.R. MERCED COUNTY RECORDS

OP OFFICIAL PLATS

PUE PUBLIC UTILITY EASEMENT

(A) BELLEVUE RANCH WEST VILLAGES 17-22 LLFM, VOLUME 91 OFFICIAL PLATS, PAGES 1-9, M.C.R.  
(B) BELLEVUE RANCH WEST VILLAGE 18A - PHASE 3, VOLUME 85 OFFICIAL PLATS, PAGES 34-37, M.C.R.  
(C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

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. FOR CURVE AND LINE DATA SEE SHEET 6

BEING A SUBDIVISION OF LOT V18-B, LOT V21-A, AND LOT V22-A AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 17-22, VOLUME 81 OF OFFICIAL PLATS, PAGES 1 THROUGH 9, MERCED COUNTY RECORDS, LYING IN 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  
SEPTEMBER 2024

SEPTEMBER 2024



**CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING**  
4256 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 649-6000

PRELIMINARY FOR REVIEW ONLY

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 5 OF 6

DATE: 2024-9-25 14:29 FILE: M:\12597\Survey Drawings\18-22 PH1 FM\05-MAP.dwg

SHEET 5 OF 6

| CURVE DATA TABLE |           |          |          |
|------------------|-----------|----------|----------|
| CURVE            | DELTA     | RADIUS   | LENGTH   |
| C1               | 9°14'18"  | 329.50'  | 53.13'   |
| C2               | 7°51'39"  | 270.50'  | 37.11'   |
| C3               | 7°05'01"  | 300.00'  | 37.09'   |
| C4               | 6°26'48"  | 329.50'  | 37.07'   |
| C5               | 8°42'40"  | 576.00'  | 87.57'   |
| C6               | 9°52'56"  | 546.50'  | 37.03'   |
| C7               | 9°52'37"  | 546.50'  | 94.21'   |
| C8               | 13°45'32" | 546.50'  | 1,11.24' |
| C9               | 0°57'07"  | 517.00'  | 6.59'    |
| C10              | 6°51'41"  | 517.00'  | 61.91'   |
| C11              | 7°48'46"  | 517.00'  | 70.50'   |
| C12              | 7°17'24"  | 412.00'  | 52.40'   |
| C13              | 19°05'28" | 300.00'  | 99.96'   |
| C14              | 19°05'28" | 300.00'  | 99.96'   |
| C15              | 3°28'24"  | 1163.00' | 70.50'   |
| C16              | 2°43'25"  | 1163.00' | 55.28'   |
| C17              | 2°43'25"  | 1163.00' | 55.28'   |
| C18              | 2°43'25"  | 1163.00' | 55.28'   |
| C19              | 2°43'25"  | 1163.00' | 55.28'   |
| C20              | 2°43'25"  | 1163.00' | 55.28'   |
| C21              | 2°43'25"  | 1163.00' | 55.28'   |
| C22              | 2°43'25"  | 1163.00' | 55.28'   |
| C23              | 2°43'25"  | 1163.00' | 55.28'   |
| C24              | 2°43'25"  | 1163.00' | 55.28'   |
| C25              | 2°43'25"  | 1163.00' | 55.28'   |
| C26              | 3°45'01"  | 1163.00' | 76.12'   |
| C27              | 3°33'50"  | 1048.00' | 65.19'   |
| C28              | 2°43'25"  | 1048.00' | 49.82'   |
| C29              | 2°43'25"  | 1048.00' | 49.82'   |
| C30              | 2°43'25"  | 1048.00' | 49.82'   |
| C31              | 2°43'25"  | 1048.00' | 49.82'   |
| C32              | 2°43'25"  | 1048.00' | 49.82'   |
| C33              | 2°43'25"  | 1048.00' | 49.82'   |
| C34              | 2°43'25"  | 1048.00' | 49.82'   |
| C35              | 2°43'25"  | 1048.00' | 49.82'   |
| C36              | 2°43'25"  | 1048.00' | 49.82'   |
| C37              | 2°43'25"  | 1048.00' | 49.82'   |
| C38              | 3°29'16"  | 1048.00' | 63.79'   |
| C39              | 4°32'18"  | 1048.00' | 83.01'   |
| C40              | 3°22'02"  | 1048.00' | 61.59'   |
| C41              | 3°04'00"  | 1048.00' | 56.09'   |
| C42              | 3°04'00"  | 1048.00' | 56.09'   |
| C43              | 3°04'00"  | 1048.00' | 56.09'   |
| C44              | 3°04'00"  | 1048.00' | 56.09'   |
| C45              | 3°04'00"  | 1048.00' | 56.09'   |
| C46              | 3°04'00"  | 1048.00' | 56.09'   |
| C47              | 3°22'02"  | 1048.00' | 61.59'   |
| C48              | 4°36'53"  | 1048.00' | 84.41'   |
| C49              | 2°21'08"  | 903.50'  | 37.09'   |

| CURVE DATA TABLE |             |         |         |
|------------------|-------------|---------|---------|
| CURVE            | DELTA       | RADIUS  | LENGTH  |
| C50              | 3°57'53"    | 933.00' | 64.56'  |
| C51              | 3°22'02"    | 933.00' | 54.83'  |
| C52              | 3°04'00"    | 933.00' | 49.94'  |
| C53              | 3°04'00"    | 933.00' | 49.94'  |
| C54              | 3°04'00"    | 933.00' | 49.94'  |
| C55              | 3°04'00"    | 933.00' | 49.94'  |
| C56              | 3°04'00"    | 933.00' | 49.94'  |
| C57              | 3°04'00"    | 933.00' | 49.94'  |
| C58              | 0°17'42"    | 933.00' | 4.81'   |
| C59              | 36°59'23"   | 49.00'  | 25.82'  |
| C60              | 3°40'20"    | 49.00'  | 29.12'  |
| C61              | 79°18'37"   | 49.00'  | 67.82'  |
| C62              | 1°13'21.17" | 49.00'  | 96.94'  |
| C63              | 95°42'45"   | 49.00'  | 81.85'  |
| C64              | 12°09'34"   | 40.00'  | 8.49'   |
| C65              | 28°22'10"   | 40.00'  | 19.81'  |
| C66              | 40°31'44"   | 40.00'  | 28.29'  |
| C67              | 2°50'27"    | 874.00' | 43.33'  |
| C68              | 4°05'36"    | 874.00' | 62.44'  |
| C69              | 4°05'36"    | 874.00' | 62.44'  |
| C70              | 4°05'36"    | 874.00' | 62.44'  |
| C71              | 4°05'36"    | 874.00' | 62.44'  |
| C72              | 6°08'22"    | 874.00' | 93.65'  |
| C73              | 5°10'45"    | 759.00' | 66.61'  |
| C74              | 4°05'36"    | 759.00' | 54.23'  |
| C75              | 4°05'36"    | 759.00' | 54.23'  |
| C76              | 4°05'36"    | 759.00' | 54.23'  |
| C77              | 4°05'36"    | 759.00' | 54.23'  |
| C78              | 4°05'36"    | 759.00' | 54.23'  |
| C79              | 5°32'46"    | 759.00' | 73.47'  |
| C80              | 4°50'01"    | 759.00' | 64.03'  |
| C81              | 4°24'07"    | 759.00' | 58.31'  |
| C82              | 4°24'07"    | 759.00' | 58.31'  |
| C83              | 4°50'01"    | 759.00' | 64.03'  |
| C84              | 7°10'32"    | 759.00' | 95.06'  |
| C85              | 3°29'06"    | 614.50' | 37.20'  |
| C86              | 5°52'09"    | 644.00' | 65.97'  |
| C87              | 4°50'01"    | 644.00' | 54.33'  |
| C88              | 4°24'07"    | 644.00' | 49.46'  |
| C89              | 3°23'18"    | 644.00' | 36.09'  |
| C90              | 16°35'23"   | 40.00'  | 11.58'  |
| C91              | 19°40'33"   | 40.00'  | 13.74'  |
| C92              | 36°15'56"   | 40.00'  | 25.32'  |
| C93              | 5°53'08"    | 49.00'  | 46.08'  |
| C94              | 6°36'42"    | 49.00'  | 54.40'  |
| C95              | 1°17'29.50" | 49.00'  | 100.48' |
| C96              | 91°29'26"   | 49.00'  | 78.24'  |
| C97              | 36°24'46"   | 40.00'  | 26.42'  |
| C98              | 5°04'48"    | 40.00'  | 3.55'   |

| CURVE DATA TABLE |             |          |         |
|------------------|-------------|----------|---------|
| CURVE            | DELTA       | RADIUS   | LENGTH  |
| C99              | 41°29'34"   | 40.00'   | 28.97'  |
| C100             | 6°36'08"    | 585.00'  | 67.41'  |
| C101             | 10°25'37"   | 585.00'  | 106.46' |
| C102             | 9°08'42"    | 412.00'  | 65.76'  |
| C103             | 7°59'28"    | 412.00'  | 57.46'  |
| C104             | 10°45'10"   | 412.00'  | 77.32'  |
| C105             | 9°10'13.97" | 360.00'  | 571.94' |
| C106             | 4°23'28"    | 360.00'  | 266.35' |
| C107             | 1°33'25.95" | 360.00'  | 838.29' |
| C108             | 1°52'59"    | 1200.00' | 416.43' |
| C109             | 20°24'09"   | 1200.00' | 427.31' |
| C110             | 40°17'08"   | 1200.00' | 843.74' |
| C111             | 3°42'73.9"  | 1163.00' | 699.46' |
| C112             | 72°15'01"   | 397.00'  | 500.82' |
| C113             | 26°40'40"   | 397.00'  | 184.85' |
| C114             | 31°24'52"   | 397.00'  | 217.67' |
| C115             | 40°50'09"   | 397.00'  | 282.85' |

| LINE DATA TABLE |             |          |        |
|-----------------|-------------|----------|--------|
| LINE            | BEARING     | DISTANCE |        |
| L1              | N44°56'04"E | 21.21'   |        |
| L2              | S070°56"E   | 100.00'  |        |
| L3              | S45°03'56"E | 21.21'   |        |
| L4              | N47°27'30"E | 20.26'   |        |
| L5              | N76°18'22"W | 59.00'   |        |
| L6              | S42°05'33"E | 22.28'   |        |
| L7              | N48°51'46"E | 26.28'   | (M)(A) |
| L8              | N40°30'07"E | 25.46'   | (M)(A) |
| L9              | N47°33'06"W | 28.54'   | (M)(A) |
| L10             | N84°21'18"W | 150.75'  | (M)(A) |
| L11             | N37°21'48"E | 190.35'  | (M)(A) |
| L12             | N65°49'24"W | 93.74'   | (M)(A) |
| L13             | N5°48'25"W  | 123.45'  | (M)(A) |
| L14             | N26°36'29"E | 160.40'  | (M)(A) |
| L15             | S22°23'48"W | 144.92'  | (M)(A) |
| L16             | N52°13'11"E | 121.17'  | (M)(A) |
| L17             | S38°45'49"W | 75.85'   | (M)(A) |
| L18             | N67°57'34"E | 149.61'  | (M)(A) |
| L19             | S33°1'24"E  | 40.33'   | (M)(A) |
| L20             | S60°50'47"W | 65.00'   | (M)(A) |
| L21             | N20°26'10"W | 43.94'   | (M)(A) |
| L22             | N70°35'7"W  | 56.79'   | (M)(A) |
| L23             | N43°30'18"E | 28.98'   | (M)(A) |
| L24             | N48°59'37"W | 26.28'   | (M)(A) |
| L25             | N6°28'28"E  | 26.28'   | (M)(A) |
| L26             | N84°55'04"W | 29.51'   | (M)(A) |
| L27             | N70°35'7"W  | 14.27'   | (M)(A) |
| L28             | S070°35"E   | 14.27'   |        |
| L29             | N70°35'7"W  | 14.27'   |        |
| L30             | S070°35"E   | 14.27'   |        |
| L31             | N89°56'04"E | 122.41'  | (M)(A) |
| L32             | N89°56'04"E | 114.00'  | (M)(A) |
| L33             | N84°21'18"W | 150.75'  |        |
| L34             | N77°15'29"W | 105.00'  | (R)    |
| L36             | N70°35'6"W  | 55.50'   |        |



BENCHMARK ENGINEERING

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LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
  - FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL PER (A), UNLESS NOTED OTHERWISE
  - 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
  - (M) MEASURED ON THIS SURVEY
  - (R) RADIAL BEARING
  - C42 CURVE TABLE REFERENCE
  - L89 LINE TABLE REFERENCE
  - \* CALCULATED FROM REFERENCE
  - M.C.R. MERCED COUNTY RECORDS
  - OP OFFICIAL PLATTS
  - P.U.E. PUBLIC UTILITY EASEMENT

REFERENCES

- (A) BELLEVUE RANCH WEST VILLAGES 17-22 LLPA, VOLUME 91 OFFICIAL PLATS, PAGES 1-9, M.C.R.
- (B) BELLEVUE RANCH WEST VILLAGE 18A - PHASE 3, VOLUME 85 OFFICIAL PLATS, PAGES 34-37, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN HEREON ARE MEASURED ALONG THE CENTERLINE OF THE PLATS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

TENTATIVE MAP NO. 1330  
TRACT NO. 5416  
BELLEVUE RANCH WEST  
VILLAGE 18-22 - PHASE 1

BEING A SUBDIVISION OF LOT V18-B, LOT V21-A, AND LOT V22-A AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 17-22, VOLUME 81 OF OFFICIAL PLATS, PAGES 1 THROUGH 9, MERCED COUNTY RECORDS, LYING IN 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  
SEPTEMBER 2024