

TRACT NO. 5363
BELLEVEUE RANCH WEST
VILLAGE 12 - PHASE 5

BEING A SUBDIVISION OF LOT F AS SHOWN ON BELLEVEUE RANCH WEST, VILLAGE 12 - PHASE 4, FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES TO MERCED COUNTY RECORDS LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 JANUARY 2018

BENCHMARK ENGINEERING, INC.
 915 17TH STREET, MODESTO, CALIFORNIA, 95354

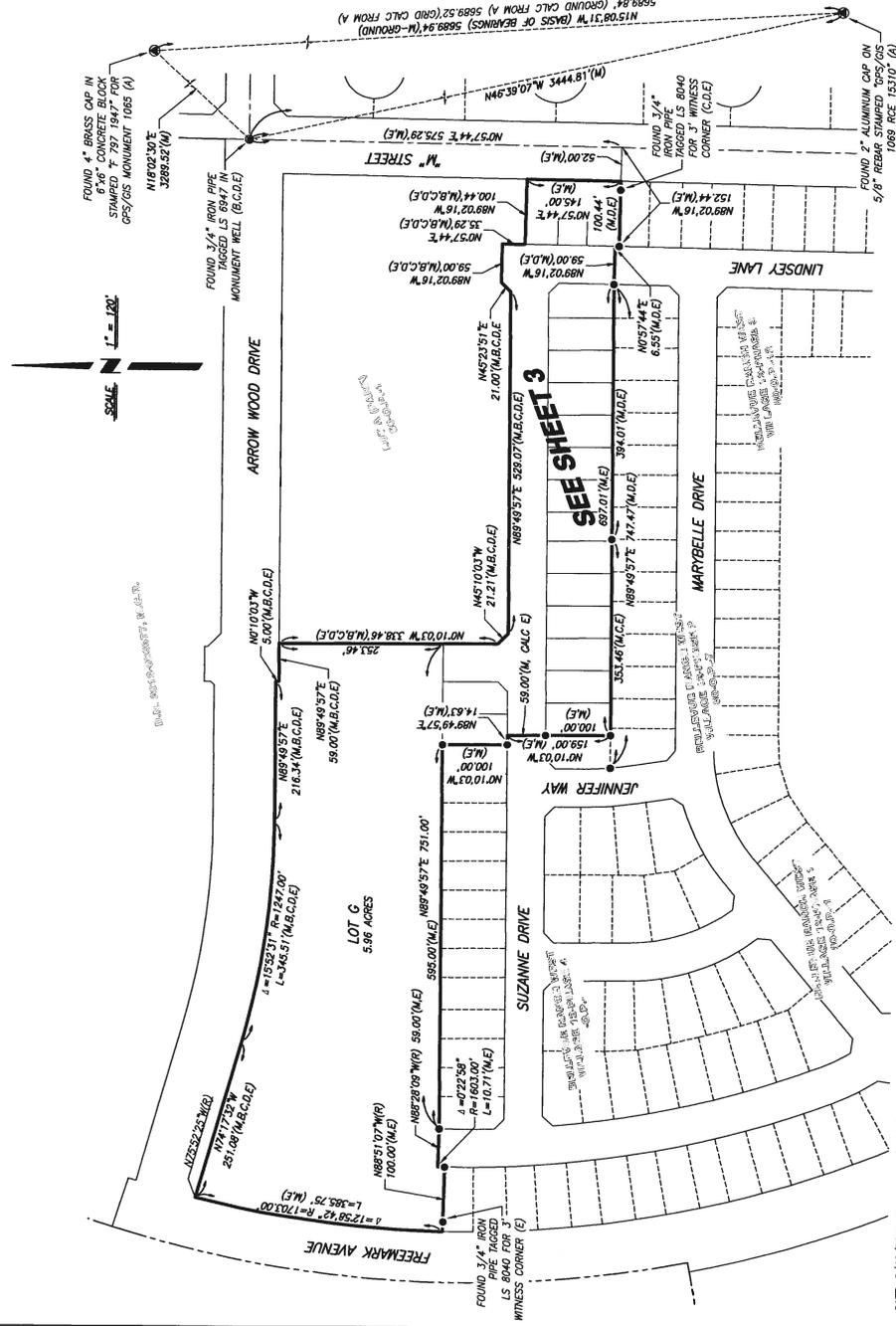
BASIS OF BEARINGS:
 A BEARING OF N102°03'17"W FOR THE LINE BETWEEN GPS/GS MONUMENT 1069 AND GPS/GS MONUMENT 1065 AS SHOWN ON THE OFFICIAL PLAT, VILLAGE 12 - PHASE 5, PAGES 7 TO 11, M.C.R. SURVEY, AT PAGES 27 TO 41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:
 (A) GPS SURVEY CONTROL NETWORK BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
 (B) BELLEVEUE RANCH WEST, VILLAGE 12 - PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
 (C) BELLEVEUE RANCH WEST, VILLAGE 12 - PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
 (D) BELLEVEUE RANCH WEST, VILLAGE 12 - PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
 (E) BELLEVEUE RANCH WEST, VILLAGE 12 - PHASE 4, VOLUME OF OFFICIAL PLATS, PAGES 17 TO 21, M.C.R.

SUBDIVISION SUMMARY:

18 LOTS	2.18 ACRES
3 STREETS	1.33 ACRES
TOTAL	3.49 ACRES

NOTES:
 1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS AND DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 3. ALL RECORDS AND INSTRUMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 4. WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF, AT THE DISTANCE NOTED.



LEGEND:
 ● FOUND MONUMENT PER (E) OR AS NOTED
 ○ FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 ○ 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
 ○ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER

- 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 PLAT
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - S.F.M. SEARCHED, FOUND NOTHING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C.A.Z. CURVE TABLE REFERENCE
 - L.B.R. LINE TABLE REFERENCE
 - M.C.R. MERCED COUNTY RECORDS
 - C.A.L.C. CALCULATED FROM REFERENCE LISTED

