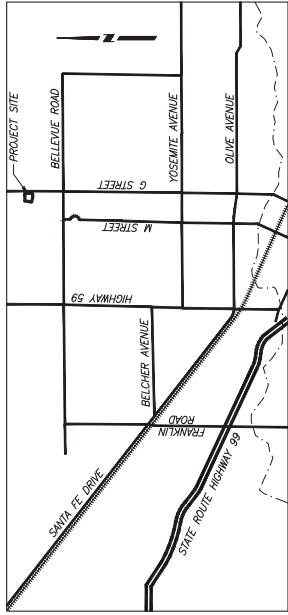


# TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

BEING A SUBDIVISION OF LOT V-23A 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 SPIRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356



### 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 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: \_\_\_\_\_  
PRINCIPAL/COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

### RIGHT TO FARM STATEMENT:

PER MERCED COUNTY ORDINANCE NO. 121.13:

THE PROPERTY DESCRIBED ON THE HERON SHOWN MAP IS, IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE PHYSICAL CHARACTERISTICS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, FLOODING, 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 (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, OR RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, AND IT IS THE POLICY OF THE COUNTY OF MERCED THAT THE RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

### 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 81.

I HEREBY RELINQUISH ALL ACCESS RIGHTS OF LOTS 8-12, 14, AND 15 TO AND FROM G STREET, LOT 16 TO AND FROM G STREET AND FARLAND AVENUE, LOTS 17, 22, AND 23 TO AND FROM FARLAND AVENUE, LOT 18 TO AND FROM FARLAND AVENUE AND STELLARS JAY LANE, LOT 19 TO AND FROM STELLARS JAY LANE, AND LOT 21 TO AND FROM STELLARS JAY LANE AND FARLAND AVENUE.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE WEST 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP AND AS DELINEATED ON THE 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 TILE COMPANY

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

PRINT NAME AND TITLE

### NOTARY STATEMENT:

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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: \_\_\_\_\_  
PRINCIPAL/COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

### SUBDIVISION AGREEMENT:

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., FOR BELLEVUE RANCH NORTH VILLAGE 23A, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, M.C.R. \_\_\_\_\_

### COVENANTS, CONDITIONS, AND RESTRICTIONS:

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PHASE 1 OF BELLEVUE RANCH EAST, RECORDED 8 SEPTEMBER, 2004 AS DOCUMENT NO. 2004-089487, MERCED COUNTY RECORDS.  
CERTIFICATE OF FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR PHASE 1 OF BELLEVUE RANCH, RECORDED 28 JULY, 2003 AS DOCUMENT NO. 2003-057850, MERCED COUNTY RECORDS.

### SOILS REPORT:

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON SEPTEMBER 20, 2006, BY TECHNICON ENGINEERING SERVICES, INC., TES NO. 16336.003, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

PRELIMINARY FOR REVIEW ONLY

DATE: 11/17/2023 14:55 FILE: M:\125967\Survey Drawings\1234 EHV23A-SHT1.dwg

### 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 PROFESSIONAL LAND SURVEYORS ACT. 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 MAP IS RECORDED. THIS SURVEY WILL BE SUBJECT TO AMBLE THE SURVEY TO BE RETRACTED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

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

PRELIMINARY SUBMITTAL FOR REVIEW ONLY

CITY ENGINEER, P.L.S. 8840

### CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE FOUND THAT IT CONFORMS WITH THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOE M. CARROSSO, 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 CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES IN EFFECT AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MIKE WEGLEY, INTERIM CITY ENGINEER

DATE

### CITY CLERK'S CERTIFICATE:

I, SCOTT MERRIBE, 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, AND IS BEING FILED AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF MERCED ON BEHALF OF THE PUBLIC. ALL PUBLIC UTILITY EASEMENTS, OPEN SPACE, LINEAR PARK, AND OTHER PUBLIC EASEMENTS.

LOT 81.

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 MERRIBE, 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.

FEE: \_\_\_\_\_

MATT H. MAY, COUNTY RECORDER

BY: \_\_\_\_\_ SHEET 1 OF 5

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

# TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

BEING A SUBDIVISION OF LOT V-23A 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

(P) 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. IRREVOCABLE OFFER OF DEDICATION

### BASIS OF BEARINGS:

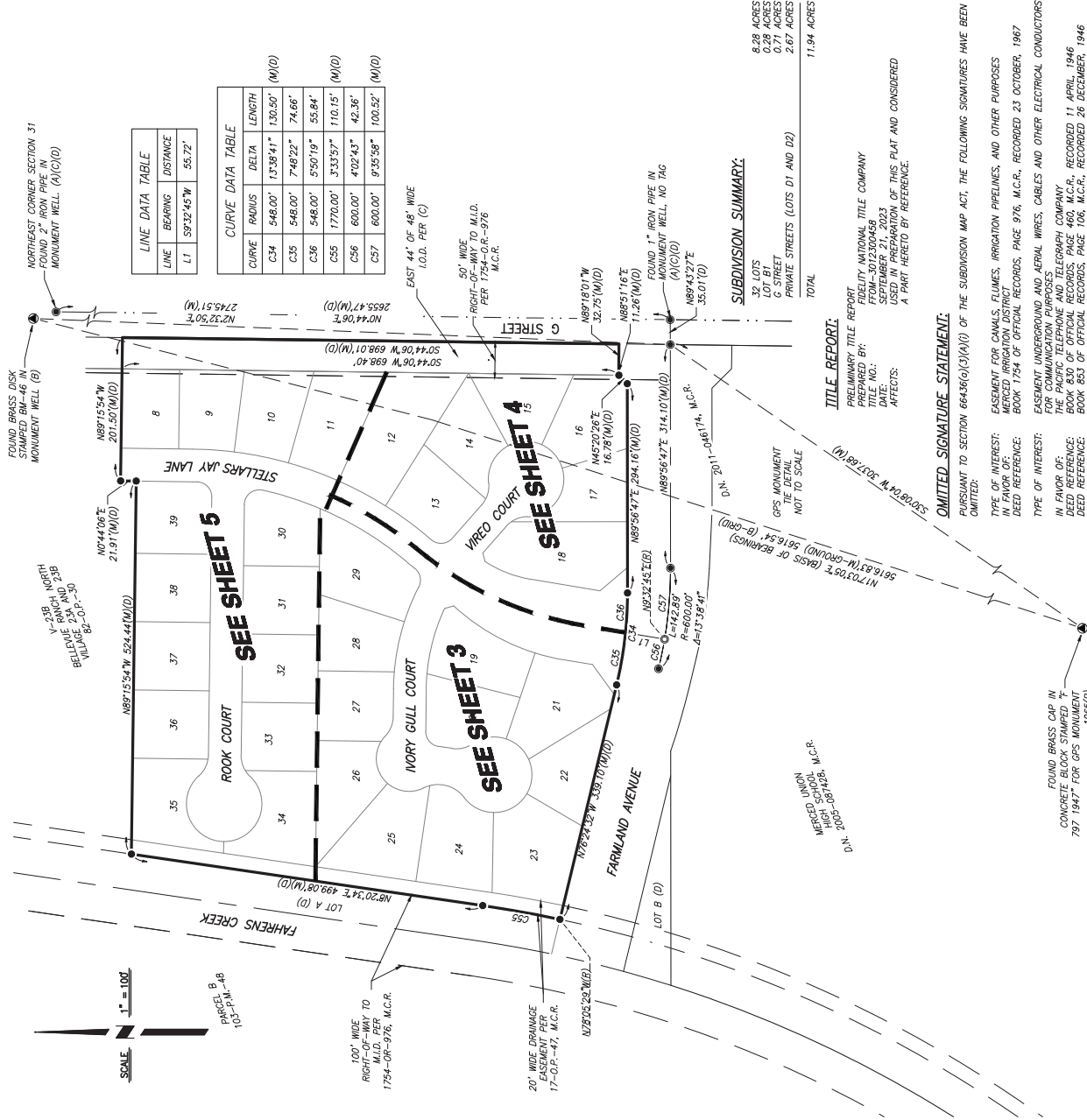
A BEARING OF N17°03'27"E FOR THE LINE BETWEEN GPS/GIS MONUMENTS 1065(B) AND 1065(A) WAS OBTAINED FROM THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 98 OF OFFICIAL PLATS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS. WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### 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 98 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (C) BELLEVUE RANCH, BOOK 82 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.

### 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. LOT B1 IS DEDICATED TO THE CITY OF MERCED BY THIS MAP FOR OPEN SPACE, LINEAR PARK, AND PUBLIC UTILITY EASEMENT.
5. LOTS D1 AND D2 ARE FOR PRIVATE STREETS 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 IRREVOCABLE 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 VACATED BY THIS MAP.



**TITLE REPORT:**  
PRELIMINARY TITLE REPORT  
PREPARED BY:  
FIDELITY NATIONAL TITLE COMPANY  
FROM: 3012300459  
DATE: 10/23/2023  
USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

**OMITTED SIGNATURE STATEMENT:**  
PURSUANT TO SECTION 66436(g)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:  
ESSEX/OT FOR CANALS, FLUMES, IRRIGATION PIPELINES, AND OTHER PURPOSES  
MERCED IRRIGATION DISTRICT  
BOOK 1754 OF OFFICIAL RECORDS, PAGE 976, M.C.R., RECORDED 23 OCTOBER, 1967  
EASERSON UNDERGROUND AND AERIAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS  
THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
BOOK 830 OF OFFICIAL RECORDS, PAGE 460, M.C.R., RECORDED 11 APRIL, 1946  
BOOK 853 OF OFFICIAL RECORDS, PAGE 106, M.C.R., RECORDED 26 DECEMBER, 1946

**DEED REFERENCE:**  
MERCED UNION HIGH SCHOOL  
797, 1947, FOR GPS MONUMENT 1065(B)

**PRELIMINARY FOR REVIEW ONLY**  
DATE: 11/17/2023 14:55 FILE: M:\125967\Survey Drawings\1234 FM\23A-SHT2.dwg

# TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

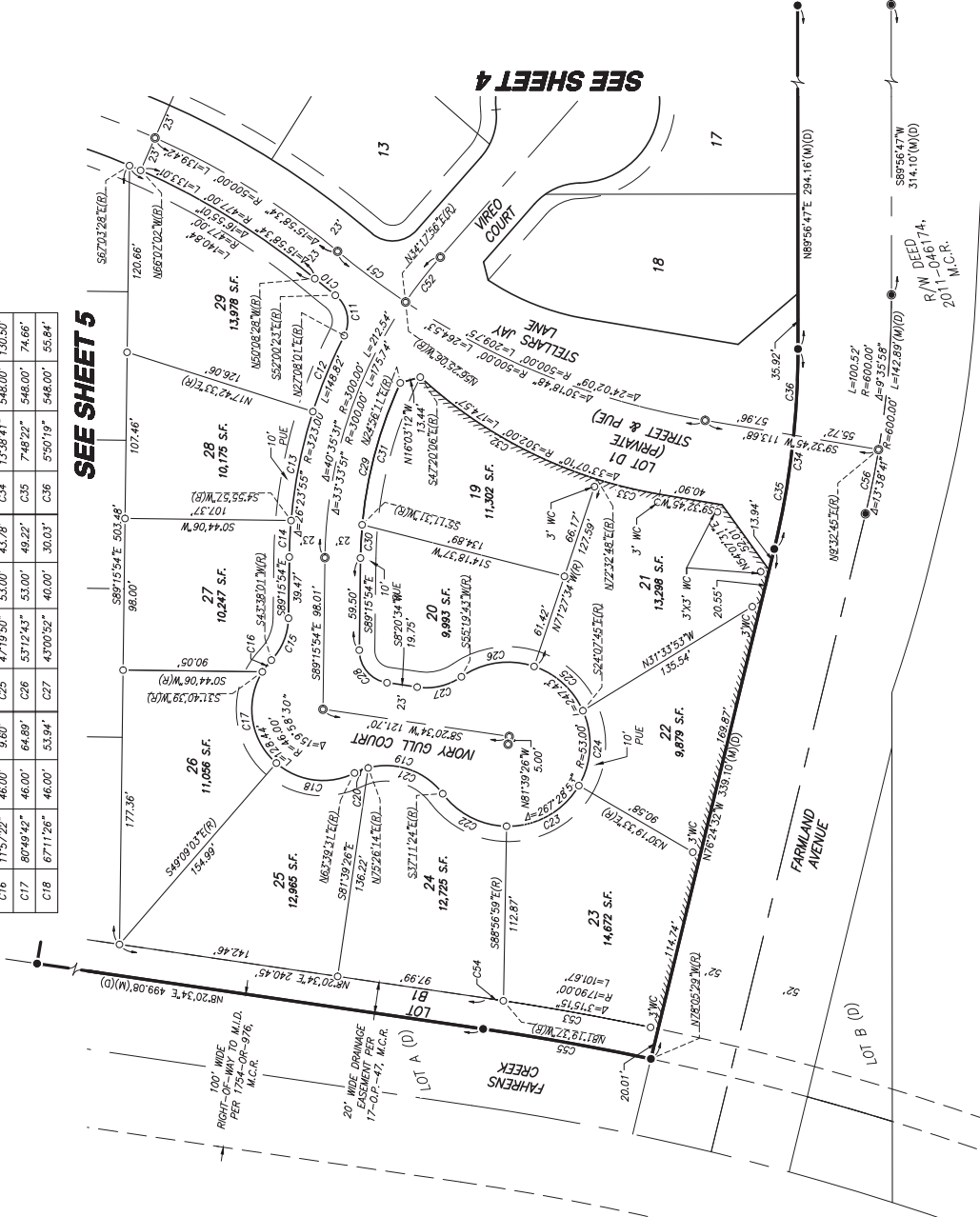
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OCTOBER 2023

**BENCHMARK ENGINEERING, INC.**  
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

CURVE DATA TABLE				CURVE DATA TABLE				CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C10	1°51'56"	523.00'	17.03'	C19	7°09'05"	46.00'	63.55'	C28	82°23'31"	21.00'	30.20'
C11	7°08'24"	21.00'	28.01'	C20	11°46'43"	46.00'	9.46'	C29	24°12'06"	277.00'	117.00'
C12	9°25'28"	323.00'	33.00'	C21	6°22'21"	46.00'	54.09'	C30	42°27'25"	277.00'	21.55'
C13	12°46'36"	323.00'	72.03'	C22	51°45'39"	53.00'	47.88'	C31	19°44'40"	277.00'	95.46'
C14	4°11'51"	323.00'	23.66'	C23	60°43'28"	53.00'	56.17'	C32	25°13'18"	302.00'	132.84'
C15	42°53'55"	40.00'	29.95'	C24	54°27'17"	53.00'	50.37'	C33	7°53'52"	302.00'	41.63'
C16	11°37'22"	46.00'	9.60'	C25	47°19'50"	53.00'	43.78'	C34	13°38'41"	548.00'	130.50'
C17	80°49'42"	46.00'	64.89'	C26	53°12'43"	53.00'	49.22'	C35	7°48'22"	548.00'	74.66'
C18	6°11'26"	46.00'	53.94'	C27	43°00'52"	40.00'	30.03'	C36	5°50'19"	548.00'	55.84'

**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
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- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
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- ||||| RESTRICTED ACCESS
- I.R. OFFICIAL RECORDS
- O.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. IRRETOCABLE OFFER OF DEDICATION
- WC 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 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (C) BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, PAGES 38 TO 42, M.C.R.
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**NOTES:**

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OCTOBER 2023

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

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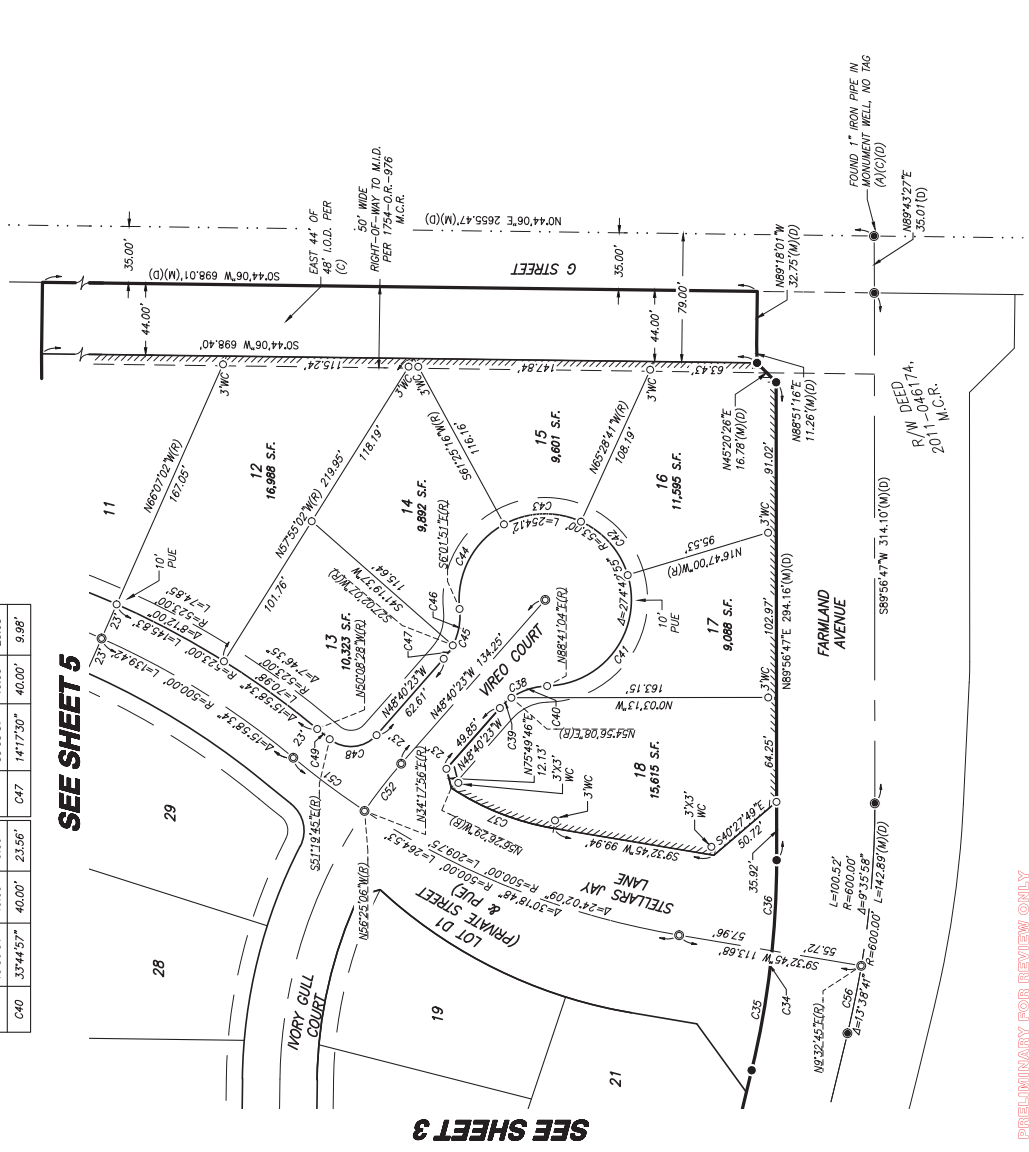
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5. LOTS D1 AND D2 ARE FOR PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
6. 48-FOOT WIDE IRRELOCABLE OFFER OF DEDICATION AS SHOWN ON THE PARCEL MAP FILED IN BOOK 92 OF PARCEL MAPS, AT PAGES 38 TO 42 (REF. C) IS HEREBY VACATED BY THIS MAP.

CURVE DATA TABLE			CURVE DATA TABLE			CURVE DATA TABLE					
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C35	7°48'22"	548.00'	74.66'	C42	48°41'41"	53.00'	45.04'	C49	1°11'17"	477.00'	9.89'
C36	5°50'19"	548.00'	55.84'	C43	57°06'03"	53.00'	49.12'	C51	6°16'39"	500.00'	54.78'
C37	24°00'46"	163.00'	68.31'	C44	67°27'07"	53.00'	62.39'	C52	7°01'40"	300.00'	36.80'
C38	47°21'28"	40.00'	33.06'	C45	47°21'28"	40.00'	33.06'	C56	4°02'43"	600.00'	42.36'
C39	1°36'31"	40.00'	9.50'	C46	37°03'57"	40.00'	23.08'				
C40	33°44'57"	40.00'	23.56'	C47	141°17'30"	40.00'	9.98'				



PRELIMINARY FOR REVIEW ONLY  
DATE: 10/28/2023 11:10 FILE: M:\125967\Survey Drawings\1234 FM\1234-SHT4.dwg

# TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

BEING A SUBDIVISION OF LOT V-23A 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.

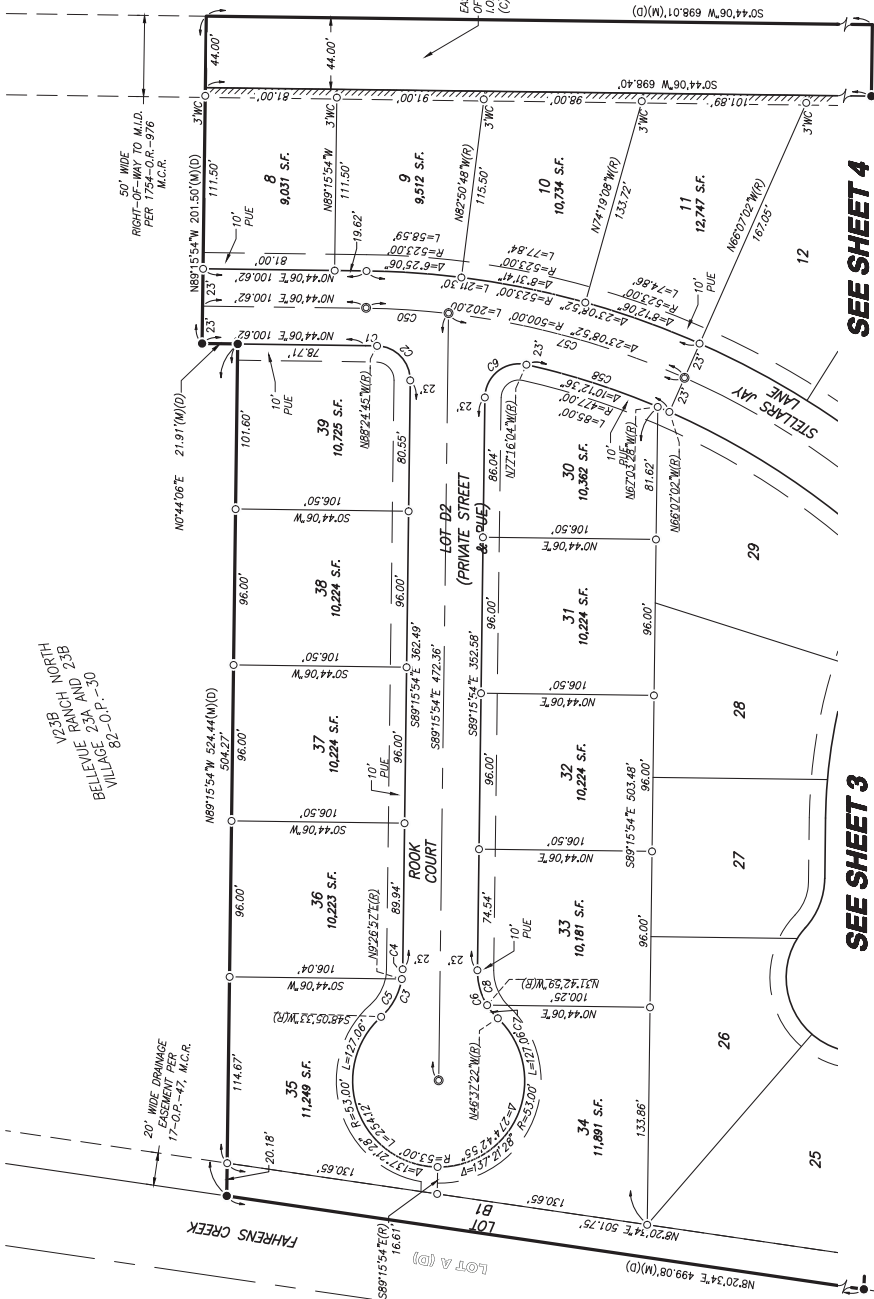
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

### 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
  - STN SEARCHED, FOUND NOTHING
  - PUE PUBLIC UTILITY EASEMENT
  - C42 CURVE TABLE REFERENCE
  - L89 LINE TABLE REFERENCE
  - M.C.R. MERCED COUNTY RECORDS
  - I.O.D. IRREDEEMABLE OFFER OF DEDICATION



CURVE DATA TABLE			CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	0°51'10"	477.00'	7.10'	C7	14°54'23"	40.00'	10.41'
C2	89°08'50"	21.00'	32.67'	C8	32°27'04"	40.00'	22.86'
C3	47°21'28"	40.00'	33.06'	C9	10°59'50"	21.00'	37.38'
C4	8°42'51"	40.00'	6.08'	C50	5°49'47"	500.00'	50.87'
C5	38°38'37"	40.00'	26.98'	C57	17°19'05"	500.00'	151.13'
C6	47°21'28"	40.00'	33.06'	C58	11°09'02"	477.00'	92.83'



### 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 58 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.

### 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. UTILITIES SHOWN ARE AS SHOWN ON THIS MAP FOR OPEN SPACE, LINEAR PARK, AND PUBLIC UTILITY EASEMENT.
5. LOTS D1 AND D2 ARE FOR PRIVATE STREETS 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 IRREDEEMABLE 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 INCURRED BY THIS MAP.

SEE SHEET 4

SEE SHEET 3