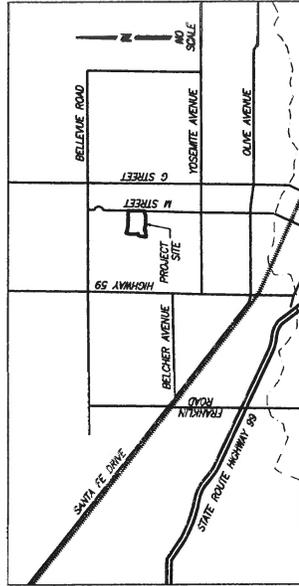


**TRACT NO. 5358  
BELLEVUE RANCH WEST  
VILLAGE 12 - PHASE 1**

BEING A SUBDIVISION OF A PORTION OF SECTION 6,  
TOWNSHIP 7 SOUTH, RANGE 14 EAST,  
MOUNT Diablo BLASE AND MERIDIAN,  
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
MAY 2017

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



**TITLE REPORT:**

PRELIMINARY TITLE REPORT  
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY  
FILE NO.: FFM-3011502016-0M  
DATE: 31 MARCH, 2017  
APPLICABLE TO: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

**OMITTED SIGNATURE STATEMENT:**

PURSUANT TO SECTION 66439(a)(3)(A)(IV) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:  
TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES  
IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA  
BOOK 210 OF OFFICIAL RECORDS, PAGE 254, M.C.R., RECORDED 9 MAY, 1988  
DEED REFERENCE:

**RIGHT TO FARM STATEMENT:**

PER MERCED COUNTY ORDINANCE NO. 1213:  
THE PROPERTY DESCRIBED ON THE HERETO SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL AND FORESTRY PURPOSES. THE PROPERTY IS BEING OFFERED FOR SALE AND 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, PLANTING, SPRINKLING, 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, RURAL INTERMEDIATE CENTER (RIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. ANY DEVELOPMENT WHICH OCCURS WITHIN THESE BOUNDARIES SHALL BE PREPARED TO ACCEPT ACKNOWLEDGMENT OF DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

**OWNER'S STATEMENT:**

THE UNDERSIGNED OWNS ALL INTERESTS HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP. HEREBY CONSENT TO THE PREPARATION AND RECORDEMENT OF THIS MAP, RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 18, 21, 94, AND 95 TO AND FROM FREEMAN DRIVE, AND HEREBY IRREVOCABLY OFFER FOR ADJUDICATION TO THE PUBLIC FOR PUBLIC USE, AS AN EASEMENT, THE RIGHT OF ACCESS TO AND FROM LOTS 18, 21, 94, AND 95 TO AND FROM FREEMAN DRIVE, AND ALL PUBLIC AREAS, AND HEREBY IRREVOCABLY OFFER FOR ADJUDICATION TO THE CITY OF MERCED, IN FEEL LOT 4 (PART), ALL AS SHOWN ON THIS MAP.

OWNER: STANFIELD HILL, INC., A CALIFORNIA CORPORATION  
BY: Greg Hostetler - President DATE: 3-6-18

TRUSTEE: UNIBANCH MORTGAGE CORPORATION, A CALIFORNIA CORPORATION  
BY: Scott D. Lisle DATE: 3-8-18

PRINT NAME AND TITLE: Scott D. Lisle, Director

**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 Merced }  
ON March 6, 2018, BEFORE ME, A. Gonzalez

A NOTARY PUBLIC, PERSONALLY APPEARED Greg Hostetler

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE IN THE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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 AND SEAL  
SIGNATURE: A. Gonzalez DATE: 2/3/2018  
PRINCIPAL COUNTY OF BUSINESS: Merced MY COMMISSION EXPIRES: 12/6/19

**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 Fresno }

ON March 8, 2018, BEFORE ME, Lisa L. Fialho

A NOTARY PUBLIC, PERSONALLY APPEARED Scott D. Lisle

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE IN THE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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 AND SEAL  
SIGNATURE: Lisa L. Fialho DATE: 2/28/2018  
PRINCIPAL COUNTY OF BUSINESS: Fresno MY COMMISSION EXPIRES: Feb. 21, 2019  
DATE: 2/28/2018 14:31 FILE: M:\129711\Survey\_Downings\12 PH1 FNV12EM PH1 SHEET1.89



**SURVEYOR'S STATEMENT:**

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

DATE: 13 MARCH 2018  
MICHAEL HERON, L.S. 000

**CITY SURVEYOR'S STATEMENT:**

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

DATE: 13 MARCH 2018  
JOE M. CARROSSO, P.L.S. 8851

**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 PREVIOUS EDITIONS OF THE MAP AND THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 13 MARCH 2018  
STEVEN SON, ACTING CITY ENGINEER  
LICENSE #C71269

**CITY CLERK'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE PREVIOUS EDITIONS OF THE MAP AND THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 13 MARCH 2018  
STEVEN S. CARRIGAN, CITY CLERK

**SOILS REPORT:**

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE PROPOSED DEVELOPMENT HAS BEEN OBTAINED FROM BENCHMARK ENGINEERS, INC. (TES NO. 160883.001), AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

**SUBDIVISION AGREEMENT:**

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND BAXTER RANCHES, LLC, FOR BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 1, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, M.C.R.

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_\_, M.C.R.  
AT THE REQUEST OF BENCHMARK ENGINEERS, INC.  
FEE: \_\_\_\_\_  
BARBARA J. LEVEY, COUNTY RECORDER BY: \_\_\_\_\_ DEPUTY

**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 IN MONUMENT WELL
- 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

- D.R. OFFICIAL RECORDS
- I.A. INSTRUMENT NUMBER
- D.A. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.A. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SFN SEARCHED, FOUND NOTHING
- P.U.E. PUBLIC UTILITY EASEMENT
- C&E CURVE TABLE REFERENCE
- L&R LINE TABLE REFERENCE
- C&C 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 PARCEL MAPS, PAGES 50 TO 51, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 14, BOOK 73 OF OFFICIAL PLATS, PAGES 29, 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. 2018-032103, M.C.R.

**NOTES:**

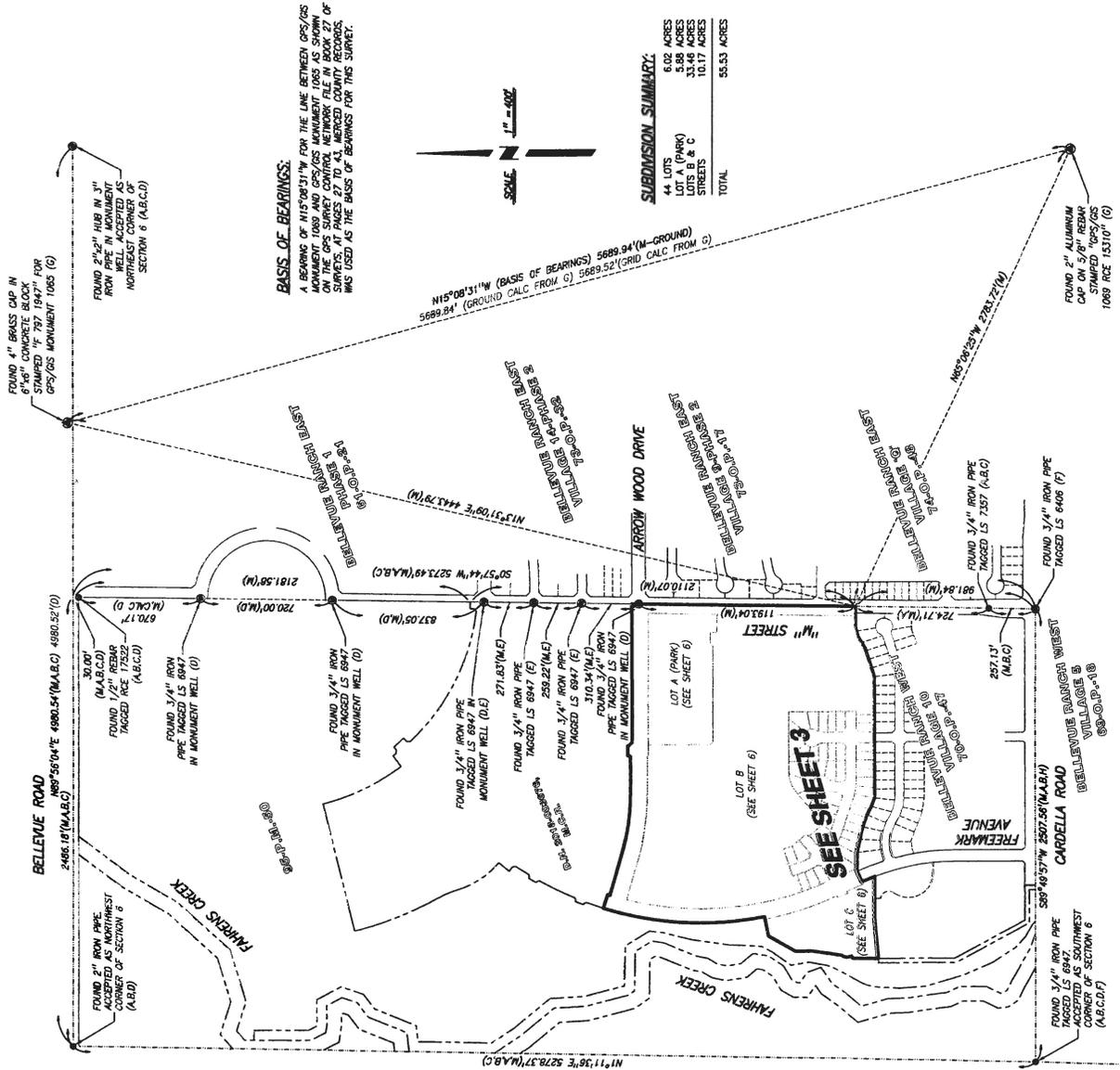
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL BEARING INFORMATION SHOWN IS IN MERIDIAN.
4. WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

**BASIS OF BEARINGS:**  
A BEARING OF N15°08'31"W FROM THE LINE BETWEEN GPS/2S AND GPS/2S MONUMENTS, BEING THE BEARING OF THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 27 OF SURVEYS, AT PAGES 27 TO 43, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



**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









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

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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
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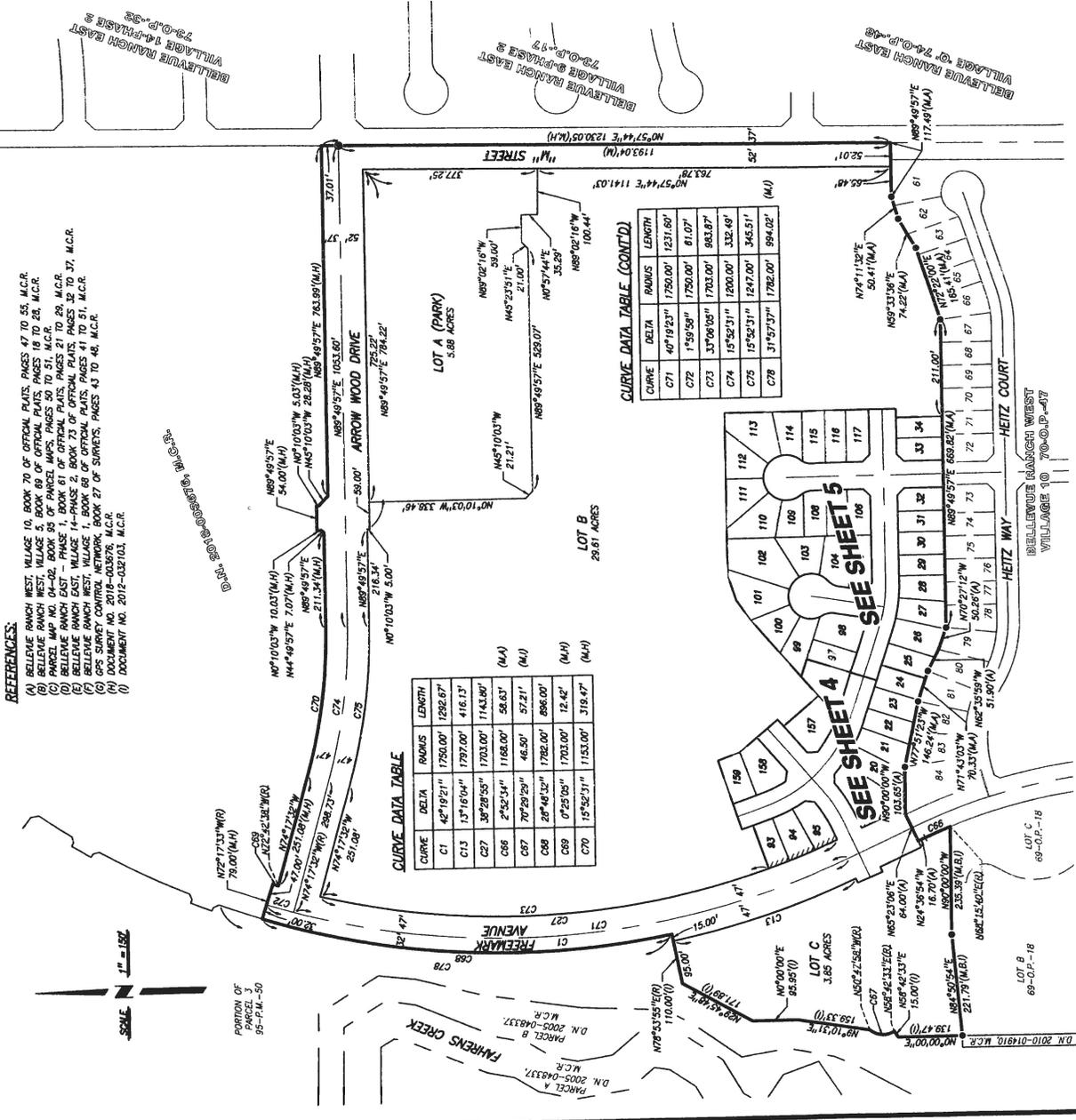
**SYMBOLS:**  
RESTRICTED ACCESS

- 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
- SPV SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- CALC CALCULATED FROM REFERENCE
- M.C.R. MERCED COUNTY RECORDS

**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 THE SAME AS THE RECORD INFORMATION SET ON THE LOT LINE OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
4. REFER TO SHEETS 4 AND 5 FOR COURSES AROUND THE RESIDENTIAL LOTS.

- 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 16 TO 23, M.C.R.
  - (C) PARCEL MAP NO. 04-02, BOOK 59 OF PARCEL MAPS, PAGES 50 TO 51, M.C.R. TO 28, M.C.R.
  - (D) BELLEVUE RANCH EAST - PHASE 1, BOOK 51 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
  - (E) BELLEVUE RANCH WEST, VILLAGE 1, BOOK 68 OF OFFICIAL PLATS, PAGES 41 TO 51, M.C.R.
  - (F) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
  - (G) DOCUMENT NO. 2012-032103, M.C.R.
  - (H) DOCUMENT NO. 2012-032103, M.C.R.



**CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	42°19'21"	1750.00'	1292.07'
C13	13°16'04"	1797.00'	416.13'
C22	38°28'55"	1703.00'	1143.80'
C66	2°52'34"	1168.00'	56.63'
C67	70°59'29"	46.50'	57.21'
C68	26°48'32"	1782.00'	866.00'
C69	0°25'05"	1703.00'	12.42'
C70	15°52'31"	1153.00'	319.47'

**CURVE DATA TABLE (CONT'D)**

CURVE	DELTA	RADIUS	LENGTH
C71	40°19'23"	1750.00'	1231.60'
C72	1°59'58"	1750.00'	61.07'
C73	33°06'08"	1703.00'	893.07'
C74	15°52'31"	1200.00'	332.49'
C75	15°52'31"	1247.00'	345.51'
C78	31°57'37"	1782.00'	894.02'

**ATTACHMENT 2**