

RESOLUTION NO. 2018-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGES
17-22 SUBDIVISION (FINAL MAP #5368)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Villages 17-22 Subdivision was approved on July 5, 2018, 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 site is physically suitable for the proposed density of development.
8. 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.
9. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
10. 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.
11. 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, Villages 17-22 Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to

Subdivision improvements), all Public Utilities Easements (PUE), Sidewalk Easements (SE), Landscape Easements (LE), and accepted on behalf of the public, in fee, Lot Z and Lot 17-A, as shown on the map attached hereto as Exhibit "A" 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 _____ 2018 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Kelly Turner 12/4/18
City Attorney Date

OWNER'S STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES 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 RECORDATION OF THIS MAP AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE: AS EASEMENTS, THE ROADS, STREETS, DRIVES, PUBLIC UTILITY EASEMENTS (PUE), SIDEWALK EASEMENTS (SE), AND LANDSCAPE EASEMENTS (LE).

THE REAL PROPERTY DESCRIBED AS LOT 2 AND LOT 17-4 ARE DEDICATED IN FEE TO THE CITY OF MERCED FOR PUBLIC PURPOSES.

ALL AS SHOWN ON THIS MAP

OWNER: BAXTER RANCHES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GREG HOSTELER

TRUSTEE: UNION BANCA MORTGAGE CORPORATION, A CALIFORNIA CORPORATION

BY: SIGNATURE

PRINT NAME

NOTARY STATEMENT

I, 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.

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/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER 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: _____

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DATE: 11/27/2018 15:14 FILE: W:\125971\Survey Drawings\17-22 LFN\17-22 LFN SHEET 1.dwg

TRACT NO. 5368

BELLEVUE RANCH WEST

VILLAGES 17-22

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,

TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN

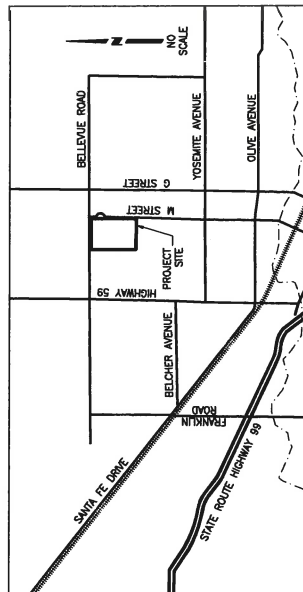
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

AUGUST 2018



BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



TITLE REPORT

PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
DATE: 19 JULY 2018
FILE NO.: FNM-301801309-0N

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

APPROVED:

OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

TYPE OF INTEREST: EASEMENT FOR TELEPHONE POLES AND INCIDENTAL PURPOSES

IN FAVOR OF: MERCED IRRIGATION DISTRICT

DEED REFERENCE: BOOK 17 OF OFFICIAL RECORDS, PAGE 254, M.C.R. RECORDED 13 JUNE 1922.

TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES

IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA

DEED REFERENCE: BOOK 215 OF OFFICIAL RECORDS, PAGE 283, M.C.R. RECORDED 9 MAY 1928.

RIGHT TO FARM STATEMENT

PER MERCED COUNTY ORDINANCE NO. 1213:

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND IS NOT BEING UTILIZED FOR AGRICULTURAL PURPOSES OR DISCONTINUING FROM AGRICULTURE.

THE USE OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, PLOWING, 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 (SUOP) 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 NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

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 LOCAL ORDINANCE AT THE REQUEST OF GREG HOSTELER IN JULY 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 21, 2019, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACKED.

MICHAEL HALTERMAN L.S. 8040

DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOE M. CARROSO, 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 PRELIMINARY MAP AND THAT THE MAP COMPLES WITH ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

STEVEN SON, CITY ENGINEER

LICENSE #071289

DATE

CITY CLERK'S CERTIFICATE

I, STEVEN S. CARRIGAN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MERCED, STATE OF CALIFORNIA, MET AT A PUBLIC MEETING BY THE CITY COUNCIL ON THE DAY OF _____, 20____, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, AS EASEMENTS, ALL STREETS, COURTS, AVENUES, (SUBJECT TO SUBDIVISION IMPROVEMENTS BE ACCEPTED BY THE CITY OF MERCED), ALL PUBLIC UTILITY EASEMENTS (PUE), SIDEWALK EASEMENTS (SE), AND LANDSCAPE EASEMENTS (LE), AND ACCEPTED ON BEHALF OF THE PUBLIC, IN FEE, LOT 2 AND LOT 17-4, HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CARRIGAN, CITY CLERK

DATE

SOIL 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. 160883.01.1, 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 VILLAGES 17-22, 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 PAGE(S) _____, M.C.R.
AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

FEES: _____

BARBARA J. LEBRY, COUNTY RECORDER

BY: _____, DEPUTY

SHEET 1 OF 9

VOLUME _____ PAGE _____

TRACT NO. 5368
BELLEVUE RANCH WEST
VILLAGES 17-22

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
COUNTY OF MERCED, CALIFORNIA
AUGUST 2018

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. A.
- 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
- SFN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- CALC CALCULATED FROM REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- SE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

BASIS OF BEARINGS:

A BEARING OF N15°08'31"W FOR THE LINE BETWEEN GPS/GS MONUMENT 1068 AND GPS/GS MONUMENT 1065 AS SHOWN ON 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:

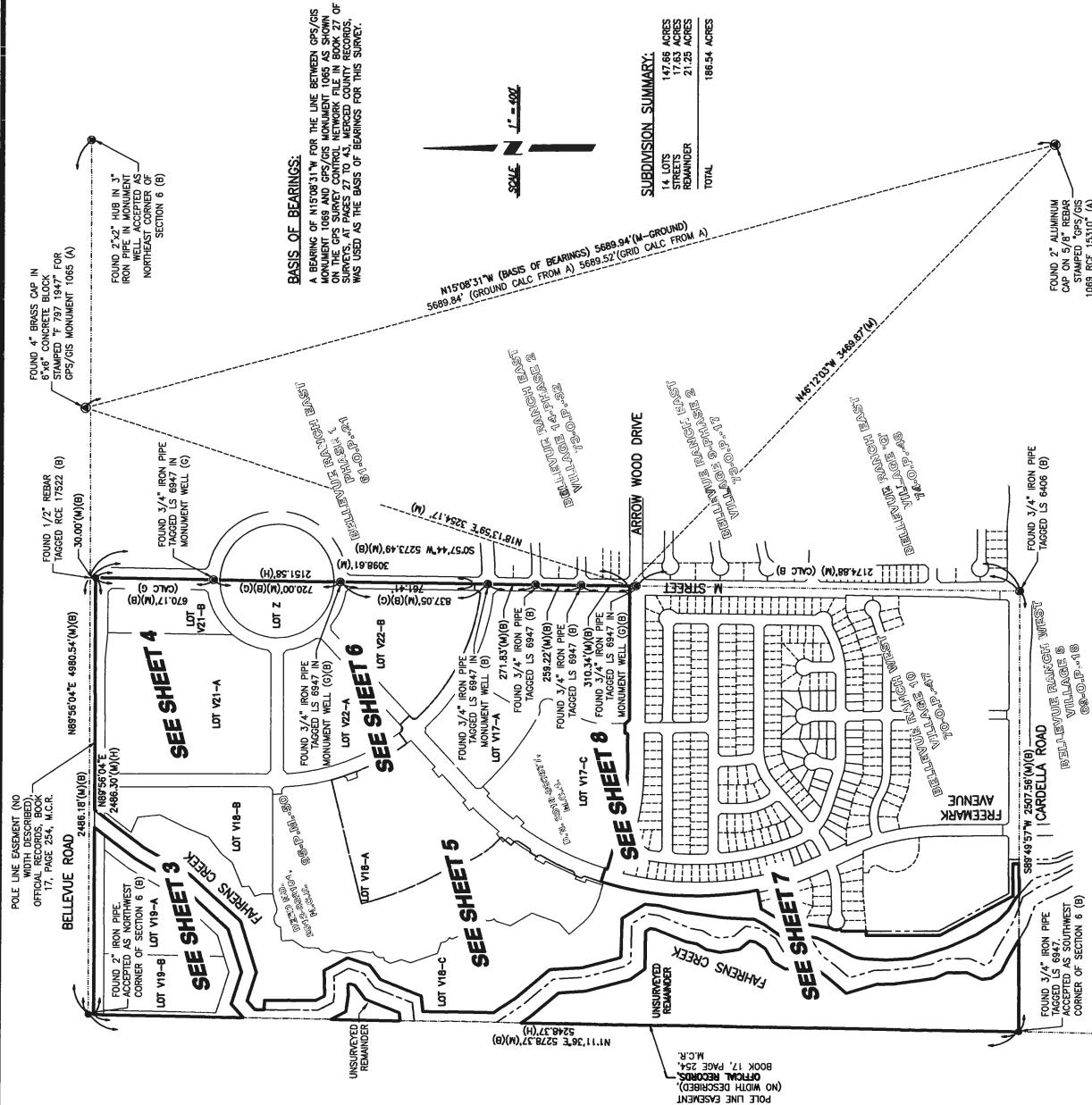
14 LOTS	147.66 ACRES
STREETS	17.63 ACRES
REMAINDER	21.25 ACRES
TOTAL	186.54 ACRES

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 49 TO 60 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) CERTIFICATE OF COMPLIANCE DOCUMENT NO. 2018-003577, M.C.R.
- (D) GRANT DEED DOCUMENT NO. 2005-048337, M.C.R.
- (E) FINAL ORDER OF CONDEMNATION DOCUMENT NO. 2010-014810, M.C.R.
- (F) BELLEVUE RANCH EAST, VILLAGE 14-PHASE 2, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
- (G) BELLEVUE RANCH EAST, VILLAGE 14-PHASE 2, BOOK 61 OF OFFICIAL PLATS, PAGES 21 TO 26, M.C.R.
- (H) GRANT DEED DOCUMENT NO. 2012-032101, M.C.R.

NOTES:

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2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL DISTANCES AND DIMENSIONS SHOWN ARE MEASURED FROM THE MONUMENTED CORNER RECORDS.
4. WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF, AT THE DISTANCE NOTED.



DATE: 11/27/2018 15:14 FILE: A125971 Survey Drawings V17-22, LFN V17-22, LFN SHEET 2.dwg

**TRACT NO. 5368
BELLEVUE RANCH WEST
VILLAGES 17-22**

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018

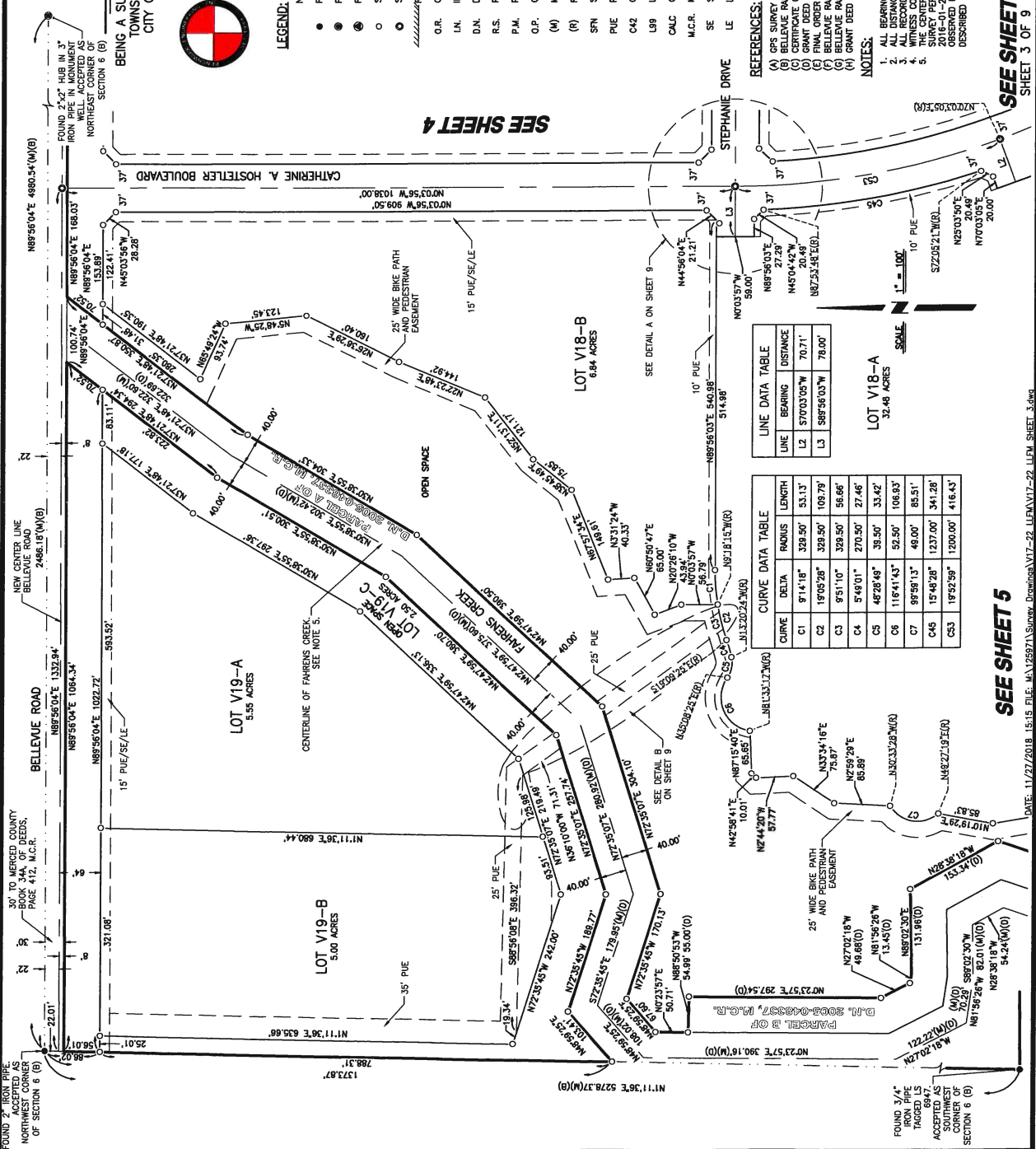


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SEE SHEET 4



LINE DATA TABLE

LINE	BEARING	DISTANCE
L2	S70°03'05"W	70.71'
L3	S89°56'03"W	78.00'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	91°41'18"	329.50'	53.13'
C2	19°05'28"	329.50'	108.78'
C3	9°51'10"	329.50'	56.66'
C4	5°48'01"	270.50'	27.46'
C5	48°28'49"	38.50'	33.42'
C6	118°41'43"	52.50'	108.83'
C7	89°58'13"	48.00'	85.51'
C45	15°48'28"	1237.00'	341.28'
C53	19°52'59"	1200.00'	416.43'

LOT V18-A
32.48 ACRES

LOT V18-B
6.84 ACRES

LOT V19-A
5.00 ACRES

LOT V19-B
5.00 ACRES

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) CERTIFICATE OF COMPLIANCE DOCUMENT NO. 2018-003677, M.C.R.
- (D) GRANT DEED DOCUMENT NO. 2005-046337, M.C.R.
- (E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (F) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (G) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
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3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
5. THIS SURVEY WAS PERFORMED IN 2018 AND VERIFIED BY GROUND SURVEYS PERFORMED ON 2018-08-06, 2018-01-21, 2018-02-01, 2018-03-25, AND 2017-12-28. NO SIGNIFICANT VARIANCE WAS OBSERVED BETWEEN THOSE SURVEYS, AND THE DATA CONFORMED WITH THE CREEK CENTERLINE AS DESCRIBED IN REFERENCE (D).

SEE SHEET 5

SEE SHEET 6

TRACT NO. 5368 BELLEVUE RANCH WEST VILLAGES 17-22

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018



BENCHMARK ENGINEERING, INC.
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- (F) BELLEVUE RANCH EAST, VILLAGE 14-PHASE 2, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
- (G) BELLEVUE RANCH EAST, PHASE 1, BOOK 61 OF OFFICIAL PLATS, PAGES 21 TO 28, M.C.R.
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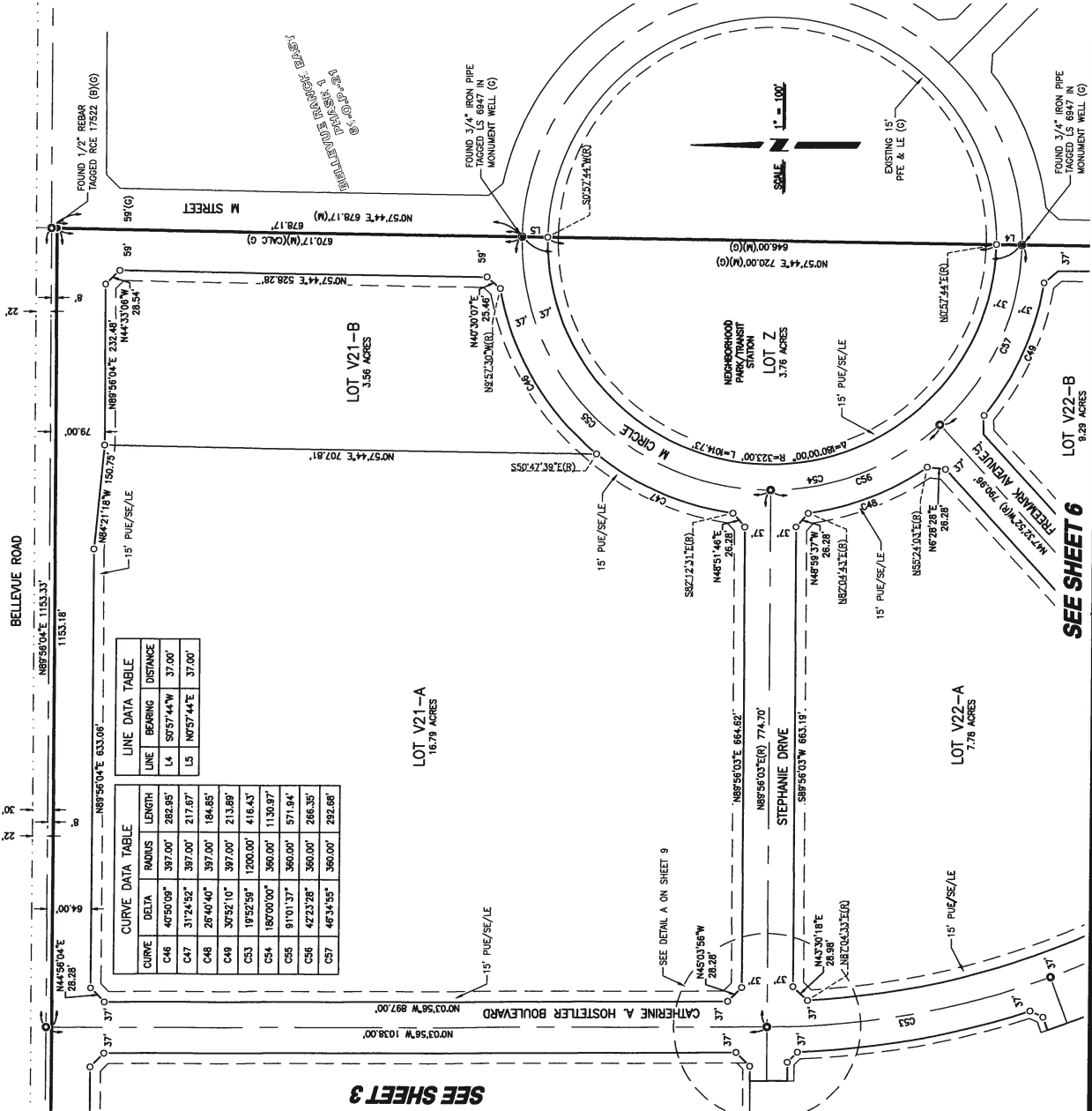


EXHIBIT A

SEE SHEET 3

TRACT NO. 5368
BELLEVUE RANCH WEST
VILLAGES 17-22

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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018

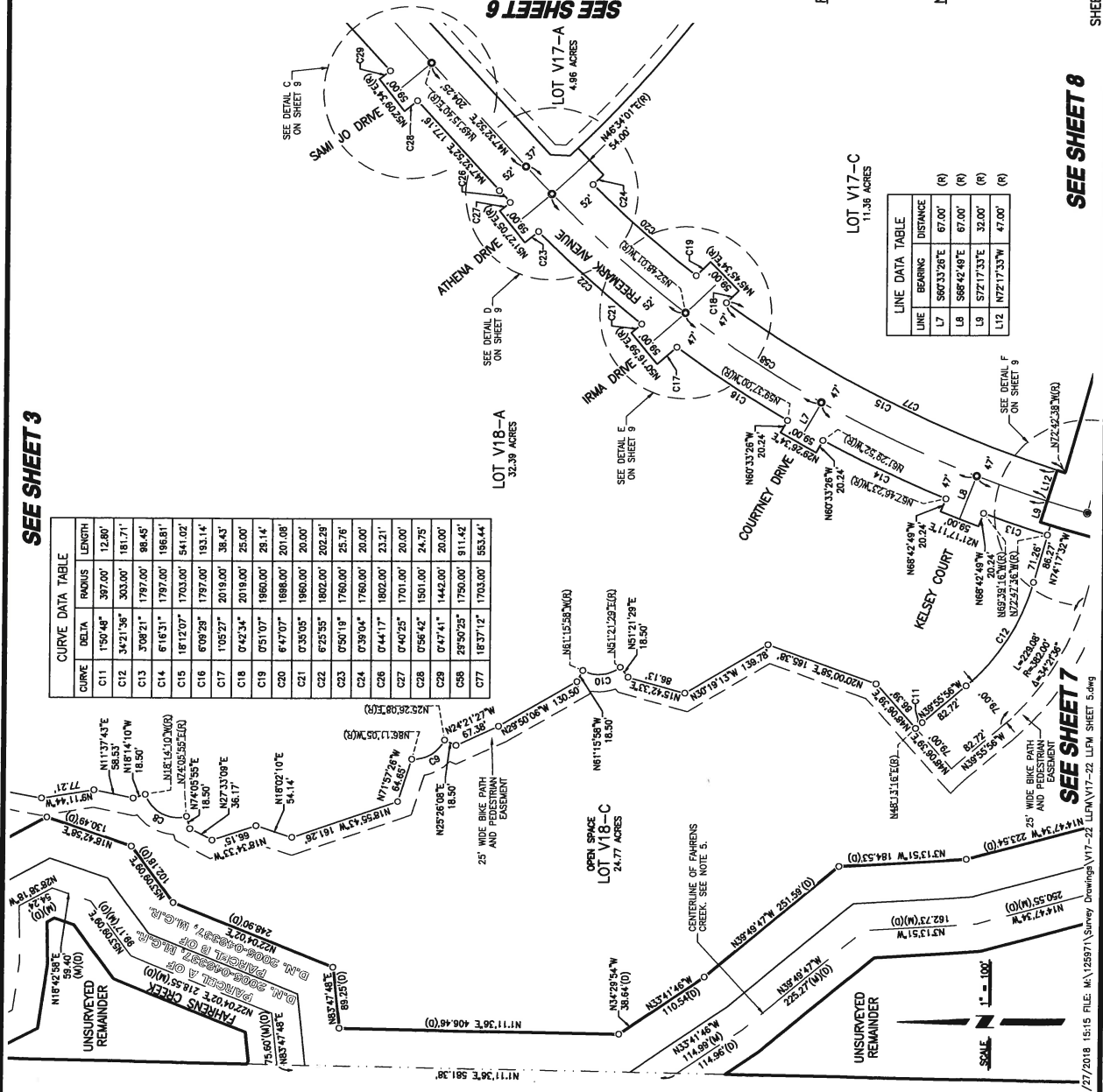


BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354

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CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	1°50'48"	397.00'	12.80'
C12	34°21'36"	303.00'	181.71'
C13	3°08'21"	1797.00'	98.45'
C14	6°16'31"	1797.00'	196.81'
C15	18°12'07"	1703.00'	541.02'
C16	6°09'28"	1797.00'	193.14'
C17	1°05'27"	2019.00'	38.43'
C18	0°42'34"	2019.00'	25.00'
C19	0°51'07"	1980.00'	201.08'
C20	6°17'07"	1980.00'	201.08'
C21	0°35'05"	1980.00'	20.00'
C22	6°25'55"	1902.00'	202.29'
C23	0°50'19"	1760.00'	25.76'
C24	0°39'04"	1760.00'	20.00'
C25	0°44'17"	1802.00'	23.21'
C26	0°40'25"	1701.00'	20.00'
C27	0°56'42"	1501.00'	24.75'
C28	0°47'41"	1442.00'	20.00'
C29	2°59'25"	1750.00'	911.42'
C30	1°37'12"	1703.00'	553.44'



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L7	S60°33'26"E	67.00'
L8	S68°42'48"E	67.00'
L9	S72°17'33"E	32.00'
L12	N72°17'33"W	47.00'

- REFERENCES:
- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
 - (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
 - (C) CERTIFICATE OF COMPLIANCE DOCUMENT NO. 2018-003677, M.C.R.
 - (D) GRANT DEED DOCUMENT NO. 2005-046337, M.C.R.
 - (E) GRANT DEED DOCUMENT NO. 2005-046337, M.C.R.
 - (F) BELLEVUE RANCH WEST, VILLAGE 14-PHASE 1, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
 - (G) BELLEVUE RANCH WEST, VILLAGE 14-PHASE 2, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
 - (H) GRANT DEED 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 FRACTIONS THEREOF.
 - ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
 - THESE CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
 - SURVEY PERFORMED IN 2018 AND VERIFIED BY GROUND SURVEYS PERFORMED ON 2015-08-20, 2016-01-21, 2016-02-01, 2016-03-25, AND 2017-12-28. NO SIGNIFICANT VARIANCE WAS OBSERVED BETWEEN THOSE SURVEYS, AND THE DATA CONFORMED WITH THE CREEK CENTERLINE AS DESCRIBED IN REFERENCE (D).

SEE SHEET 8

SEE SHEET 7

TRACT NO. 5368 BELLEVUE RANCH WEST VILLAGES 17-22

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018



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. A.
○ 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

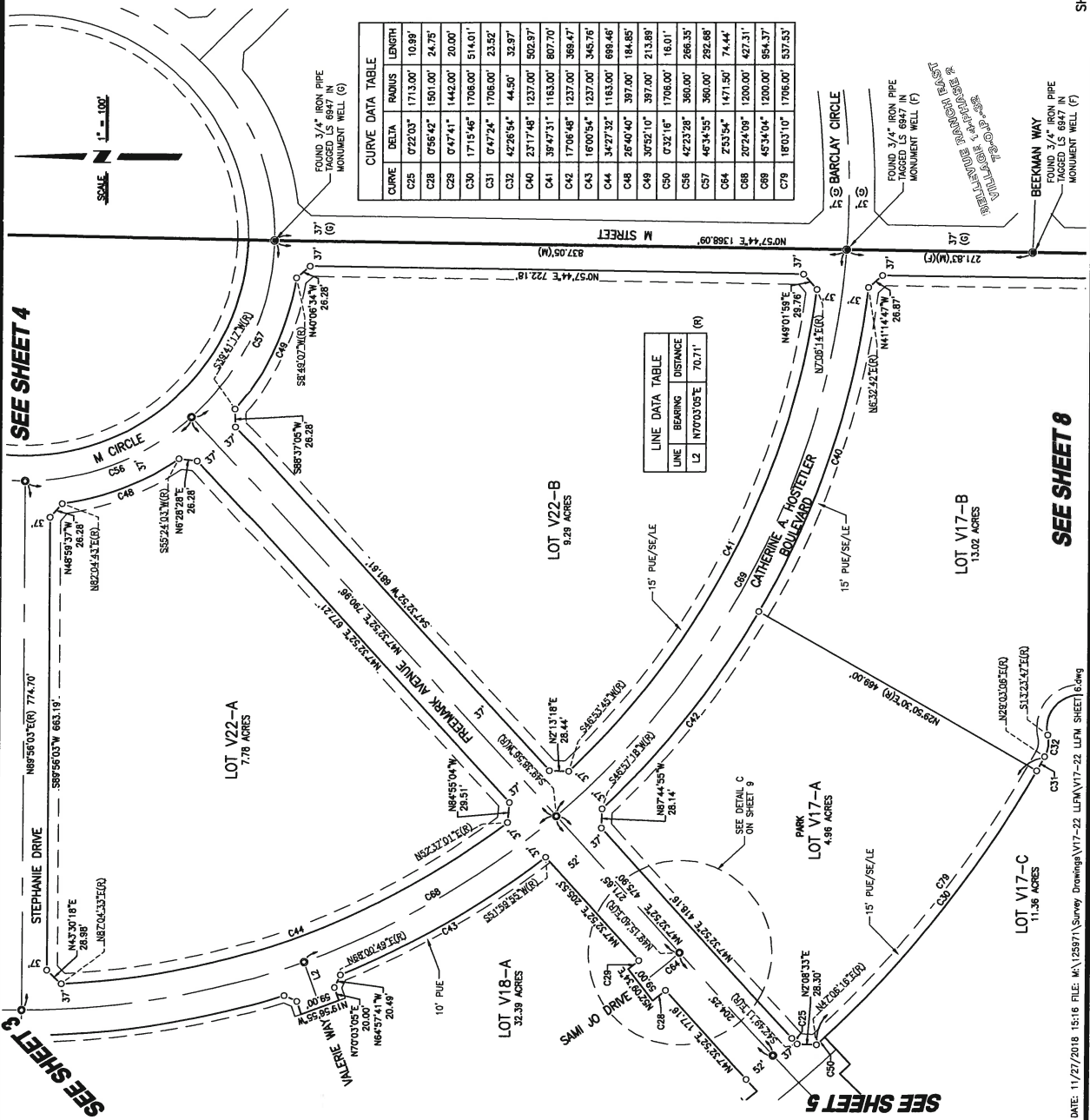
- O.R. OFFICIAL RECORDS
I.N. INSTRUMENT NUMBER
D.N. DOCUMENT NUMBER
R.S. RECORD OF SURVEY
P.M. PARCEL MAP
O.P. OFFICIAL PLATS
(M) MEASURED ON THIS SURVEY
(R) RADIAL BEARING
S.F.N. SEARCHED, FOUND NOTHING
P.U.E. PUBLIC UTILITY EASEMENT
C42 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE
CALC. CALCULATED FROM REFERENCE
M.C.R. MERCED COUNTY RECORDS
SE SIDEWALK EASEMENT
LE LANDSCAPE EASEMENT

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
(B) BELLEVUE RANCH WEST VILLAGES 17-22, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
(C) CERTIFICATE OF CONVEYANCE, BOOK 2009-048337, M.C.R.
(D) GRANT DEED DOCUMENT NO. 2009-048337, M.C.R.
(E) FINAL ORDER OF CONDEMNATION DOCUMENT NO. 2010-014810, M.C.R.
(F) BELLEVUE RANCH WEST VILLAGES 17-22, VOLUME 80 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
(G) BELLEVUE RANCH WEST VILLAGES 17-22, VOLUME 80 OF OFFICIAL PLATS, PAGES 21 TO 28, M.C.R.
(H) GRANT DEED DOCUMENT NO. 2012-032101, 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 MONUMENTS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
4. WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.



CURVE	DELTA	RADIUS	LENGTH
C25	072°03'	1713.00'	10.98'
C28	056°42'	1501.00'	24.75'
C29	074°41'	1442.00'	20.00'
C30	171°54'	1706.00'	514.01'
C31	074°24'	1706.00'	23.52'
C32	42°26'54"	44.50'	32.97'
C40	231°74'58"	1237.00'	502.97'
C41	39°47'31"	1163.00'	807.70'
C42	17°08'48"	1237.00'	368.47'
C43	16°00'54"	1237.00'	345.76'
C44	34°27'32"	1163.00'	689.46'
C46	26°40'40"	397.00'	184.85'
C48	30°21'10"	397.00'	213.89'
C50	072°16'	1706.00'	16.01'
C56	42°23'28"	360.00'	266.35'
C57	46°34'55"	360.00'	292.88'
C64	2°53'54"	1471.50'	74.44'
C68	20°24'09"	1200.00'	427.31'
C69	45°34'04"	1200.00'	954.37'
C79	18°03'10"	1706.00'	537.53'

LINE	BEARING	DISTANCE
L2	N70°03'05"E	70.71'

TRACT NO. 5368 BELLEVUE RANCH WEST VILLAGES 17-22

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018



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
 - 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
 - (V) RADIAL BEARING
 - SPN 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
 - SE SIDEWALK EASEMENT
 - LE LANDSCAPE EASEMENT

REFERENCES:

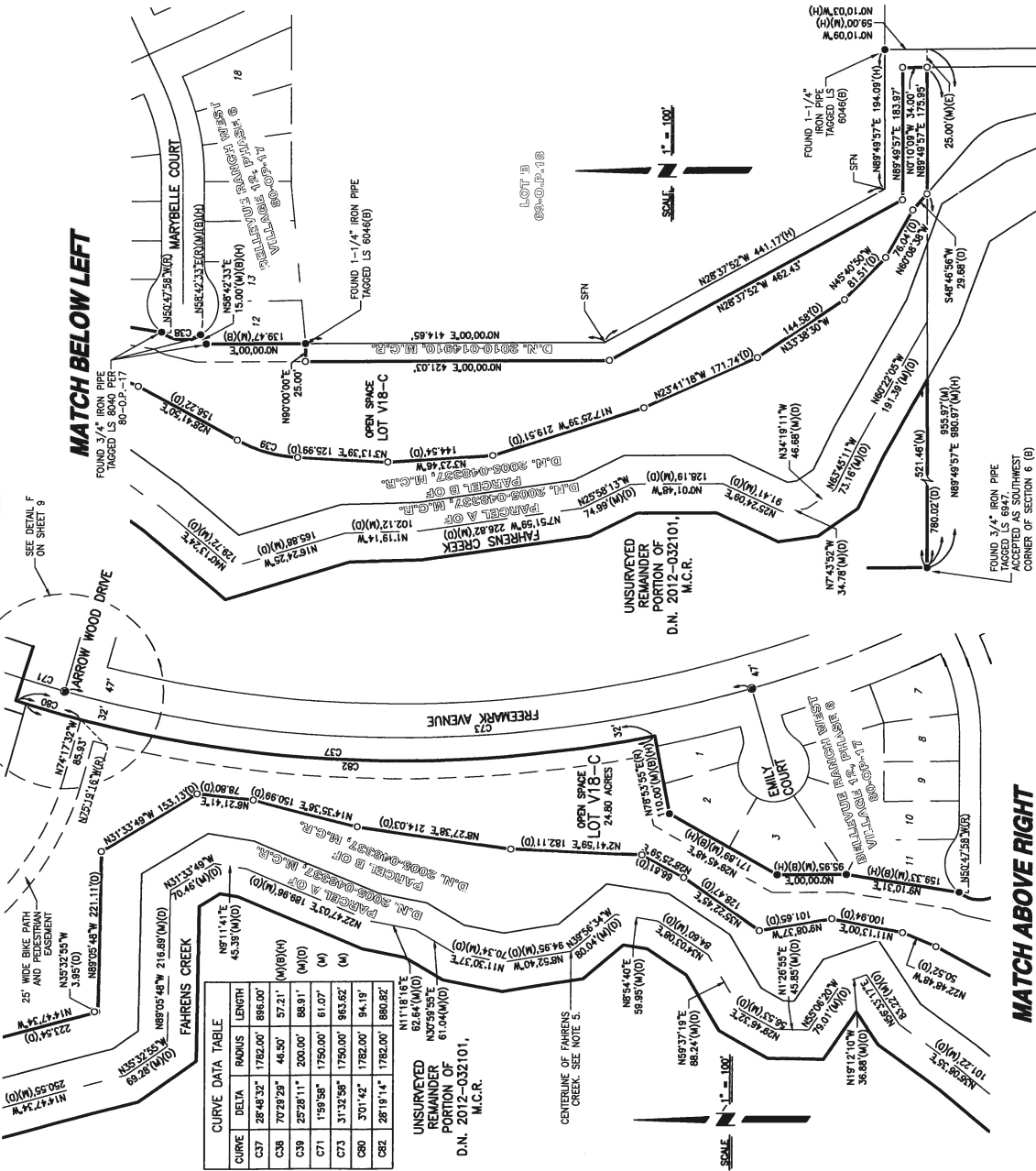
- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (E) FINAL ORDER OF CONDEMNATION DOCUMENT NO. 2010-014810, M.C.R.
- (F) BELLEVUE RANCH EAST, VILLAGE 14-PHASE 2, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
- (G) BELLEVUE RANCH EAST, VILLAGE 14-PHASE 3, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
- (H) GRANT DEED 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 RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- THE CENTERLINE OF FAHRENS CREEK WAS ESTABLISHED BY FIELD DATA TAKEN FROM AN AERIAL SURVEY PERFORMED IN 2002 AND VERIFIED BY GROUND SURVEYS PERFORMED ON 2015-08-20, 2016-01-21, 2016-02-01, 2016-03-28, AND 2017-12-28. NO SIGNIFICANT VARIANCE WAS OBSERVED BETWEEN THE AERIAL SURVEY, THE GROUND SURVEYS, AND THE DATA CONFORMED WITH THE CREEK CENTERLINE AS DESCRIBED IN REFERENCE (D).

SEE SHEET 8

SEE SHEET 5



MATCH ABOVE RIGHT

TRACT NO. 5386 BELLEVUE RANCH WEST VILLAGES 17-22

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018



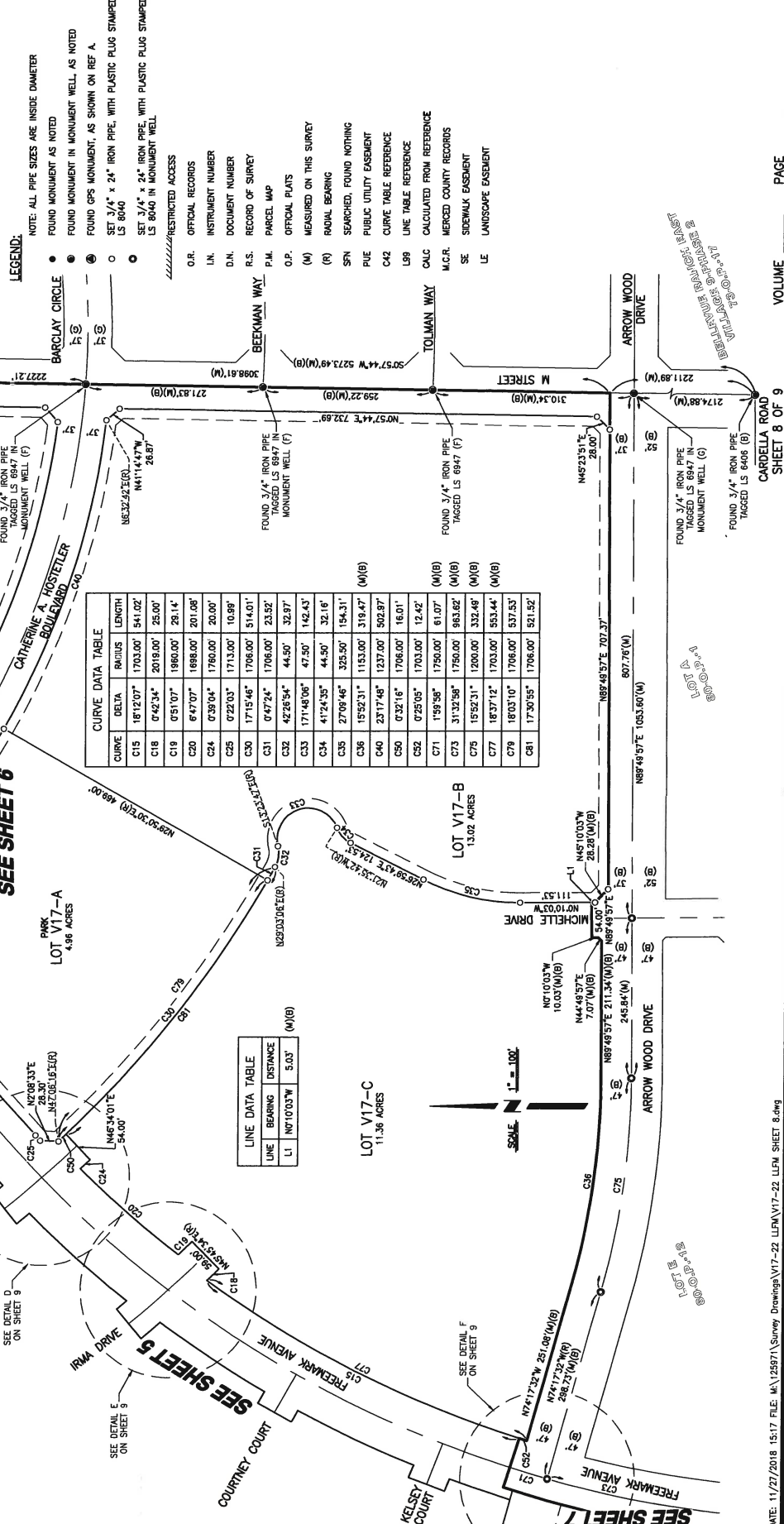
BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 46, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 90 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) GRANT DEED DOCUMENT NO. 2018-000677, M.C.R.
- (D) GRANT DEED DOCUMENT NO. 2018-000677, M.C.R.
- (E) FINAL ORDER OF CONDEMNATION DOCUMENT NO. 2010-014910, M.C.R.
- (F) BELLEVUE RANCH EAST, VILLAGE 14-PHASE 2, BOOK 73 OF OFFICIAL PLATS, PAGES 32 TO 37, M.C.R.
- (G) BELLEVUE RANCH EAST, VILLAGE 14-PHASE 1, BOOK 61 OF OFFICIAL PLATS, PAGES 21 TO 28, M.C.R.
- (H) GRANT DEED DOCUMENT NO. 2012-032101, 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. WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.



TRACT NO. 5368 BELLEVUE RANCH WEST VILLAGES 17-22

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018



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. A.

- 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

SPN SEARCHED, FOUND NOTHING

PUE PUBLIC UTILITY EASEMENT

C42 CURVE TABLE REFERENCE

L99 LINE TABLE REFERENCE

CALC CALCULATED FROM REFERENCE

M.C.R. MERCED COUNTY RECORDS

SE SIDEWALK EASEMENT

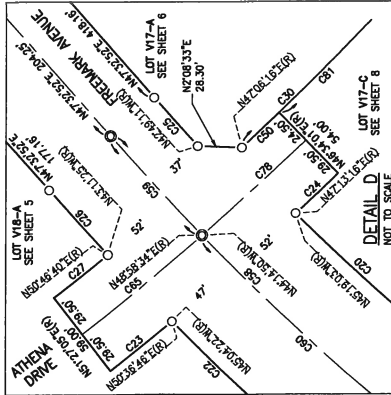
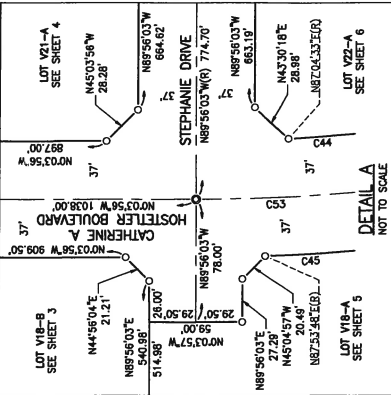
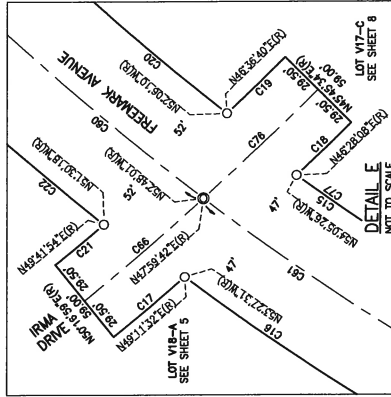
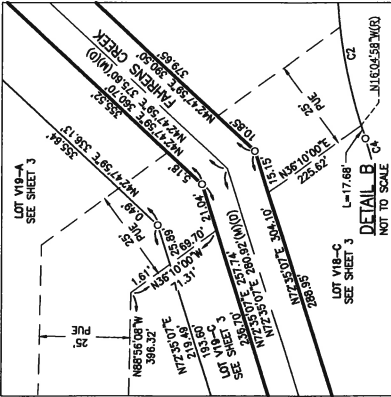
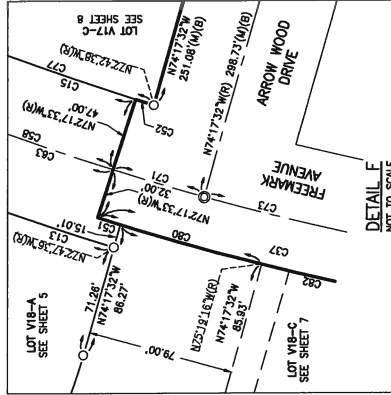
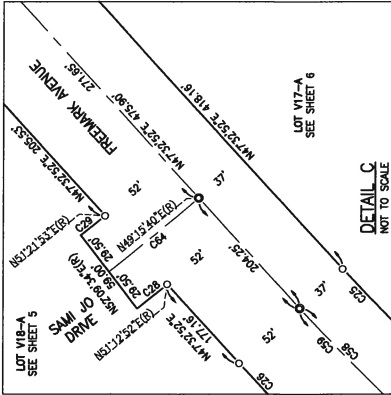
LE LANDSCAPE EASEMENT

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) CERTIFICATE OF COMPLIANCE, DOCUMENT NO. 2018-003977, M.C.R.
- (D) GRANT DEED DOCUMENT NO. 2009-048337, M.C.R.
- (E) FINAL ORDER OF CONSOLIDATION, DOCUMENT NO. 2010-014610, M.C.R.
- (F) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (G) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (H) GRANT DEED DOCUMENT NO. 2012-032101, M.C.R.

NOTES:

1. ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS OTHERWISE NOTED.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. WITHIN CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
5. THE CENTERLINE OF THE ROAD SHOWN IS THE CENTERLINE OF THE ROAD SHOWN FROM AN AERIAL SURVEY CONDUCTED IN 2002 AND VERIFIED BY FIELD SURVEY. THE SURVEY WAS CONDUCTED ON 2016-01-21, 2016-02-01, 2016-02-25, AND 2017-12-28. NO SIGNIFICANT VARIANCE WAS OBSERVED BETWEEN THOSE SURVEYS, AND THE DATA CONFORMED WITH THE CREEK CENTERLINE AS DESCRIBED IN REFERENCE (D).



CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	19°05'28"	326.50'	108.79'
C4	5°48'01"	270.50'	27.46'
C13	3°08'21"	1797.00'	98.45'
C15	18°12'00"	1703.00'	541.02'
C16	6°09'29"	1797.00'	193.14'
C17	1°05'27"	2019.00'	38.43'
C18	0°42'34"	2019.00'	25.00'
C19	0°51'07"	1860.00'	28.14'
C20	6°47'07"	1688.00'	201.08'
C22	6°25'55"	1802.00'	202.90'
C23	0°50'19"	1760.00'	25.76'
C24	0°39'04"	1760.00'	20.00'
C25	0°22'03"	1713.00'	10.89'
C26	8°33'05"	1750.00'	261.18'
C31	7°45'25"	1750.00'	236.62'
C33	3°34'44"	1750.00'	109.31'
C34	2°33'54"	1471.50'	74.44'
C35	2°28'32"	1730.50'	74.77'
C36	2°17'17"	1869.50'	79.44'
C37	1°59'58"	1750.00'	61.07'
C38	3°13'32'58"	1750.00'	963.62'
C39	2°14'08"	1399.50'	77.63'
C40	18°37'12"	1703.00'	553.44'
C42	2°24'33"	1730.50'	72.76'
C43	3°01'42"	1762.00'	94.19'
C44	1°30'55"	1706.00'	521.32'
C45	28°19'14"	1762.00'	860.82'