

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 LAND. WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF 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.

MARSHALL COURT, MARSHALL LANE, JEMA WAY, AND MARI CRUZ LANE.

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: _____ DATE: _____
GREG HOSTETLER – PRESIDENT

TRUSTEE: UNIONBANCAL MORTGAGE CORPORATION, A CALIFORNIA CORPORATION

BY: _____ DATE: _____

PRINT NAME AND TITLE: _____

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 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

SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

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COUNTY OF _____

ON _____, 20____, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____

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SIGNATURE: _____ COMMISSION NUMBER: _____

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TENTATIVE MAP NO. 1330
TRACT NO. 5421
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 3

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 18–22 PHASE 2, VOLUME ____ OF OFFICIAL PLATS, PAGES ____ , 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
DECEMBER 2024

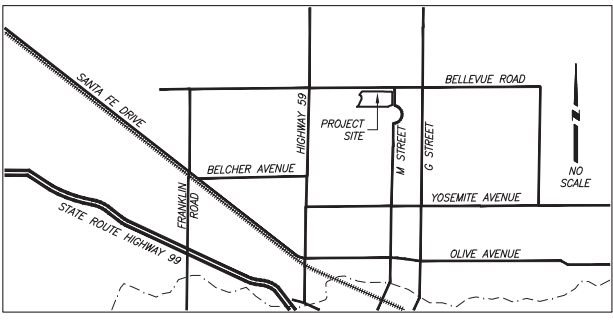
B

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BENCHMARK ENGINEERING

CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING

4285 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 548-8300



PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NUMBER: FFOM-3012400906
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 HEREON 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 PURSUIT 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 (SUDP) 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. 160893.011, 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 LOCAL ORDINANCE AT THE REQUEST OF STONEFIELD HOME, INC. IN MAY, 2024. 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, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JULY 31, 2026, 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 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 APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DARYL R. JORDAN, CITY ENGINEER P.E. 58036
DATE

CITY CLERK’S CERTIFICATE

I, SCOTT McBRIDE 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 MARSHALL COURT, MARSHALL LANE, JEMA WAY, AND MARI CRUZ LANE, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT McBRIDE, CITY CLERK
DATE

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., FOR BELLEVUE RANCH WEST, VILLAGE 18–22, PHASE 3, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R. SUB AGREEMENT DOC. 2019–007510 & 2021–057493

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.
FEE: _____
MATT H. MAY, COUNTY RECORDER
BY: _____, DEPUTY
DOC. #: _____

TENTATIVE MAP NO. 1330
TRACT NO. 5421
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 3

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF
BELLEVUE RANCH WEST, VILLAGES 18-22 PHASE 2, VOLUME OF
OFFICIAL PLATS, PAGES - , 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
DECEMBER 2024



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.

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

REFERENCES

- (A) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 2, VOLUME , PAGES - , M.C.R.
- (B) BELLEVUE RANCH WEST VILLAGES 17-22 LLPM, VOLUME 81, PAGES 1-9, M.C.R.
- (C) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 1, VOLUME 87, PAGES 44-49, M.C.R.
- (D) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N49°25'39"W	105.00' (M)(A)(R)
L2	S48°11'20"E	59.00' (M)(A)(R)
L3	N48°11'20"W	164.00' (M)(A)(R)
L4	N39°16'34"E	60.24' (M)(A)
L5	N89°56'04"E	59.00' (M)(A)
L6	N22°23'48"E	119.24' (M)(A)
L7	N26°36'29"E	160.40' (M)(A)
L8	N5°48'25"W	123.45' (M)(A)

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L9	N65°49'24"W	93.74' (M)(A)
L10	N37°21'48"E	171.46' (M)(A)
L11	N84°21'18"W	150.75' (M)(A)
L12	S59°23'18"E	131.69' (R)
L13	S24°14'44"W	70.29' (R)
L14	N89°43'25"W	59.00' (R)
L15	N89°56'04"E	100.82' (R)

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°14'19"	517.00'	11.18' (M)(A)
C2	3°06'05"	270.50'	14.64'

RADIAL BEARING DATA	
RADIAL	BEARING
(R)19	S9°23'06"E

LEGEND

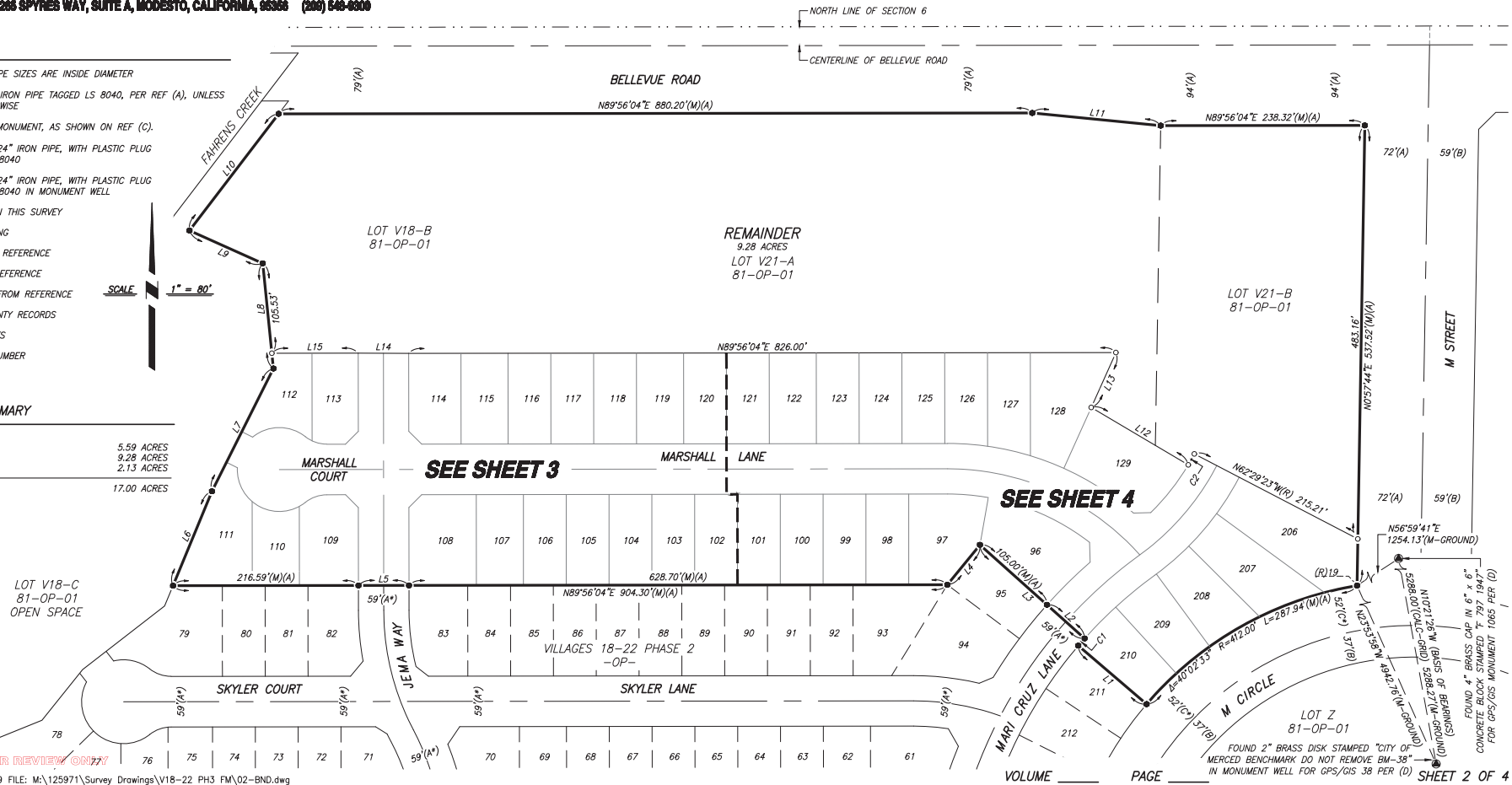
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
 - FOUND GPS MONUMENT, AS SHOWN ON REF (C).
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
 - ⊙ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- (M) MEASURED ON THIS SURVEY
(R) RADIAL BEARING
C42 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE
* CALCULATED FROM REFERENCE
M.C.R. MERCED COUNTY RECORDS
OP OFFICIAL PLATS
D.N. DOCUMENT NUMBER

SUBDIVISION SUMMARY

39 LOTS	5.59 ACRES
REMAINDER	9.28 ACRES
STREETS	2.13 ACRES
TOTAL	17.00 ACRES

PRELIMINARY FOR REVIEW ONLY

DATE: 2024-12-10 9:59 FILE: M:\125971\Survey Drawings\V18-22 PH3 FM\02-BND.dwg



VOLUME

PAGE

FOUND 2" BRASS DISK STAMPED "CITY OF
MERCED BENCHMARK DO NOT REMOVE BM-38"
IN MONUMENT WELL FOR GPS/GIS 38 PER (D)

FOUND 4" BRASS CAP IN 6" x 6"
CONCRETE BLOCK STAMPED "799 1947"
FOR GPS/GIS MONUMENT 1065 PER (D)

FOUND 2" BRASS DISK STAMPED "CITY OF
MERCED BENCHMARK DO NOT REMOVE BM-38"
IN MONUMENT WELL FOR GPS/GIS 38 PER (D)

SHEET 2 OF 4

TENTATIVE MAP NO. 1330
TRACT NO. 5421
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 3

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF
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CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
DECEMBER 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4205 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 548-0300

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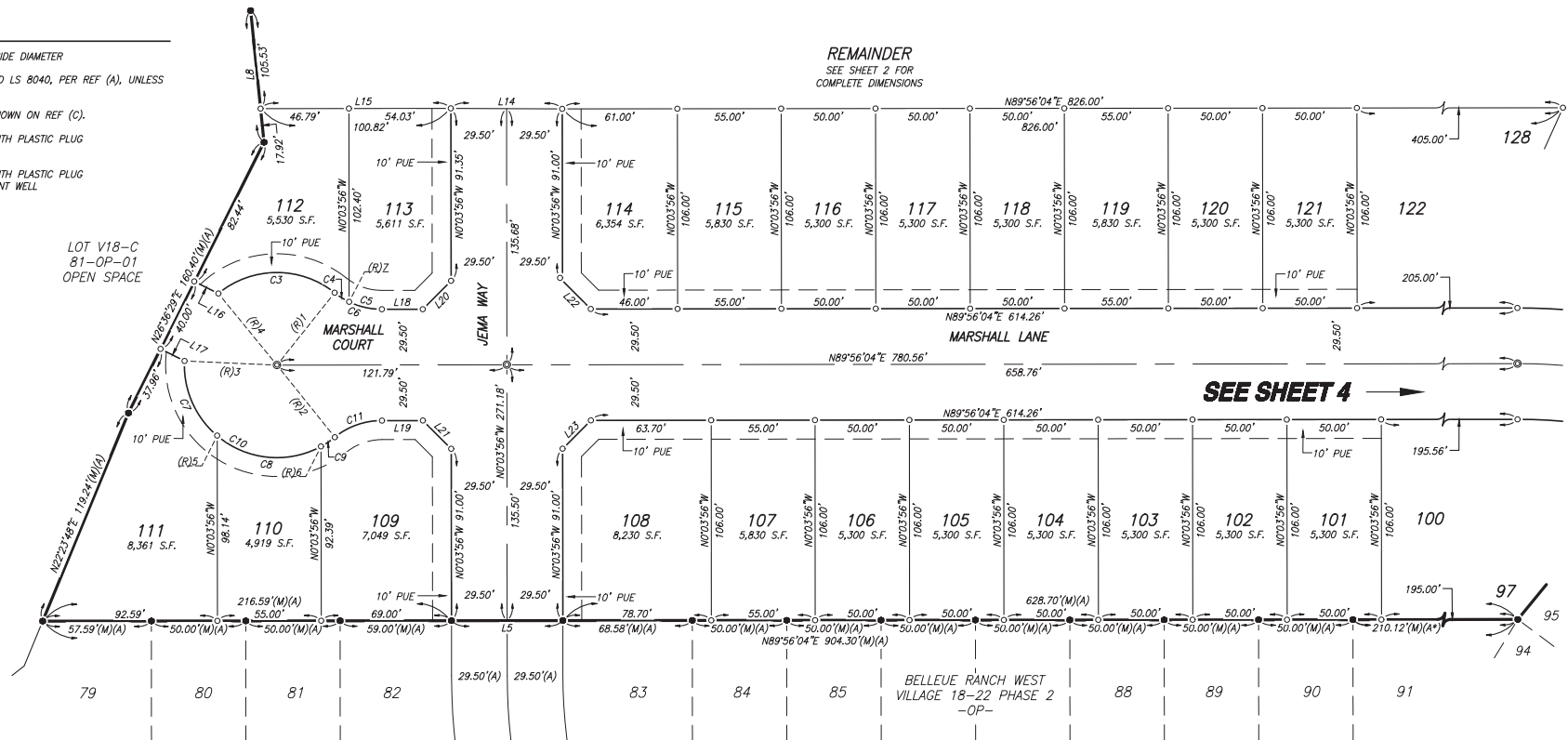
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L5	N89°56'04"E	59.00'
L8	N5°48'25"W	123.45'
L14	N89°43'25"W	59.00'
L15	N89°56'04"E	100.82'
L16	S63°23'31"E	14.27'
L17	N63°23'31"W	14.27'
L18	N89°56'04"E	21.70'
L19	S89°56'04"W	21.70'
L20	N44°56'04"E	21.21'
L21	N45°03'56"W	21.21'
L22	S45°03'56"E	21.21'
L23	S44°56'04"W	21.21'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	77°53'38"	49.00'	66.62'
C4	12°58'58"	40.00'	9.06'
C5	25°40'27"	40.00'	17.92'
C6	38°39'25"	40.00'	26.99'
C7	52°15'41"	49.00'	44.69'
C8	68°42'19"	49.00'	58.76'
C9	10°16'28"	49.00'	8.79'
C10	131°14'28"	49.00'	112.24'
C11	38°39'25"	40.00'	26.99'

RADIAL BEARING DATA	
RADIAL	BEARING
(R)1	N38°35'29"E
(R)2	S38°43'22"E
(R)3	S87°28'53"E
(R)4	N39°18'09"W
(R)5	N40°15'25"E
(R)6	N28°26'54"W
(R)7	N25°36'31"E

LEGEND

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C42 CURVE TABLE REFERENCE
L99 LINE TABLE REFERENCE
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M.C.R. MERCED COUNTY RECORDS
OP OFFICIAL PLATS
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SHEET 3 OF 4

TENTATIVE MAP NO. 1330

TRACT NO. 5421

BELLEVUE RANCH WEST VILLAGE 18-22 - PHASE 3

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF
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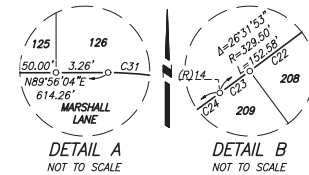
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4265 SPYRIS WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 548-6300

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(D) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.



CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°14'19"	517.00'	11.18'
C2	3°06'05"	270.50'	14.64'
C12	8°55'06"	329.50'	51.29'
C13	7°14'18"	329.50'	41.63'
C14	16°51'31"	329.50'	96.95'
C15	10°06'29"	270.50'	47.72'
C16	27°38'04"	270.50'	130.47'
C17	7°03'02"	576.00'	70.88'
C18	15°02'50"	270.50'	71.04'
C19	18°08'54"	270.50'	85.68'
C20	8°42'10"	329.50'	50.05'
C21	8°42'10"	329.50'	50.05'
C22	8°42'10"	329.50'	50.05'
C23	0°25'23"	329.50'	2.43'
C24	6°30'41"	517.00'	58.75'
C25	5°43'08"	517.00'	51.60'
C26	6°57'28"	412.00'	50.03'
C27	6°57'28"	412.00'	50.03'
C28	9°26'46"	412.00'	67.92'
C29	11°15'36"	412.00'	80.97'
C30	5°25'17"	412.00'	38.98'
C31	8°09'16"	329.50'	46.90'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L4	N39°16'34"E	60.24'
L24	N1°43'50"W	23.18'
L25	N88°22'53"E	20.35'

RADIAL BEARING DATA	
RADIAL	BEARING
(R)8	S8°05'20"W
(R)9	S17°00'26"W
(R)10	N44°20'29"W
(R)11	S41°06'14"W
(R)12	S37°40'37"W
(R)13	S41°08'18"E
(R)14	S35°57'30"E
(R)15	S48°19'18"W
(R)16	S35°30'44"E
(R)17	S26°03'58"E
(R)18	S14°48'22"E
(R)19	S9°23'06"E
(R)20	S42°28'11"E

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

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- OP OFFICIAL PLATS
- D.N. DOCUMENT NUMBER

SCALE 1" = 40'

