

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVISION 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 TO THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL THE PUBLIC UTILITY EASEMENTS (PUE), LANDSCAPE EASEMENTS (LE), SIDEWALK EASEMENTS (SE), BIKE PATH EASEMENTS (BPE), AND ANY OTHER 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.

NEVADA STREET, R STREET, SAWYER DRIVE, M STREET, VETERAN'S LOOP, VETERAN'S CIRCLE, FARMLAND ROAD, BARCLAY WAY, LOT H, AND LOT Z AS SHOWN ON THIS MAP.

OWNER: BELLEVUE MERCED, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GREG HOSTETLER DATE:

TRUSTEE: FIDELITY NATIONAL TITLE COMPANY

BY: SIGNATURE DATE:

PRINT NAME

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
COUNTY OF

ON , 2024, 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:

NOTARY STATEMENT

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STATE OF CALIFORNIA
COUNTY OF

ON , 2024, 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:

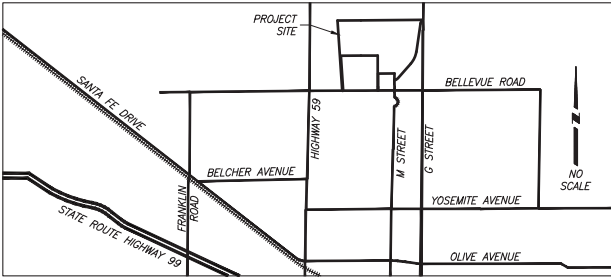
PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION EXPIRES:

DATE: 5/13/2024 14:22 FILE: M:\125972\Survey Drawings\LLFM\SHEET 01.dwg

TENTATIVE MAP NO. 1280
TRACT NO. 5408
BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4285 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95358 (209) 540-6300



PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FFORM-3012001460-LM
DATE: 2023-06-29
AFFECTS: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

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
COUNTY OF

ON , 2023, 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:

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 BELLEVUE MERCED, LLC, A CALIFORNIA CORPORATION, ON APRIL 5, 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS PRIOR TO DECEMBER 21, 2025 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS DAY OF , 20.

PRELIMINARY FOR REVIEW ONLY

MICHAEL HALTERMAN P.L.S. 8040

CITY SURVEYOR'S STATEMENT

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

DATED THIS DAY OF , 20.

JOE M. CARDOSO, 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 TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT 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.

MICHAEL A. WEGLEY, INTERIM CITY ENGINEER
R.C.E. 45009

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 THE CITY OF MERCED, STATE OF CALIFORNIA HELD ON THE DAY OF , 20, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC NEVADA STREET, R STREET, SAWYER DRIVE, M STREET, VETERAN'S LOOP, VETERAN'S CIRCLE, FARMLAND ROAD, BARCLAY WAY, LOT H, LOT Z, AND ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT THE FOLLOWING EASEMENTS AND/OR DEDICATIONS ARE HEREBY ABANDONED:

THE STREET EASEMENT ON M STREET AN BELLEVUE ROAD AS SHOWN WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP AND DEDICATED TO THE CITY OF MERCED PER MAP FILED IN BOOK 103, OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS INCLUSIVE ARE HEREBY ABANDONED.

SCOTT McBRIDE, 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 SEPTEMBER 20, 2006 BY TECHNICON ENGINEERING SERVICES, INC. YES NO. 16336.003, AND IS ON FILE IN THE OFFICE THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND BELLEVUE MERCED, LLC, FOR BELLEVUE RANCH NORTH, VILLAGES 25-34, RECORDED AS DOCUMENT NUMBER , DATE , M.C.R.

RECORDER'S STATEMENT

NO. 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: , DEPUTY

VOLUME PAGE

SHEET 1 OF 12



TENTATIVE MAP NO. 1280
TRACT NO. 5408
BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT
CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK
103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS. LYING IN
A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING
IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT
DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024



OMITTED SIGNATURE STATEMENT

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

TYPE OF INTEREST: RIGHTS, PRIVILEGES, AND EASEMENTS, IF ANY
IN FAVOR OF: CROCKER-HUFFMAN LAND AND WATER COMPANY
DEED REFERENCE: BOOK 12 OF OFFICIAL RECORDS, PAGE 1, M.C.R. RECORDED FEBRUARY 1, 1922.

TYPE OF INTEREST: EASEMENT FOR TELEPHONE AND TELEGRAPH LINES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
DEED REFERENCE: BOOK 64 OF OFFICIAL RECORDS, PAGE 98, M.C.R. RECORDED JANUARY 7, 1924.

TYPE OF INTEREST: EASEMENT FOR ELECTRICAL TRANSMISSION LINES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES
IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA, A CORPORATION
DEED REFERENCE: BOOK 130 OF OFFICIAL RECORDS, PAGE 282, M.C.R. RECORDED OCTOBER 31, 1925.
MODIFIED BY: DOCUMENT NO. 2005-088699, M.C.R.
MODIFIED BY: DOCUMENT NO. 2015-044859, M.C.R.

TYPE OF INTEREST: EASEMENT FOR UNDERGROUND AERIAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS FOR COMMUNICATION PURPOSES
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
DEED REFERENCE: BOOK 830 OF OFFICIAL RECORDS, PAGE 460, M.C.R. RECORDED APRIL 11, 1946
DEED REFERENCE: BOOK 853 OF OFFICIAL RECORDS, PAGE 106, M.C.R. RECORDED DECEMBER 26, 1946.

TYPE OF INTEREST: EASEMENT FOR CONSTRUCTION, MAINTAINING, REPAIRING AND USING CANALS FLUMES AND IRRIGATION PIPE LINES AND INCIDENTAL PURPOSES
IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK 1754 OF OFFICIAL RECORDS, PAGE 976, M.C.R. RECORDED OCTOBER 23, 1967.

TYPE OF INTEREST: EASEMENT FOR ELECTRICAL TRANSMISSION LINES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES
IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA, A CORPORATION
DEED REFERENCE: BOOK 215 OF OFFICIAL RECORDS, PAGE 238, M.C.R. RECORDED MAY 9, 1928.

TYPE OF INTEREST: EASEMENT FOR CANALS, DITCHES, PIPELINES AND OTHER CONDUITS, AND INCIDENTAL PURPOSES
IN FAVOR OF: MERCED IRRIGATION DISTRICT, AN IRRIGATION DISTRICT
DEED REFERENCE: DOCUMENT NO. 2004-004598, OF OFFICIAL RECORDS, M.C.R. RECORDED JANUARY 23, 2004

TYPE OF INTEREST: EASEMENT FOR RIGHT OF WAY PURPOSES
IN FAVOR OF: CITY OF MERCED, A CALIFORNIA CHARTER MUNICIPAL CORPORATION
DEED REFERENCE: DOCUMENT NO. 2007-025024, OF OFFICIAL RECORDS, M.C.R. RECORDED APRIL 25, 2007

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.

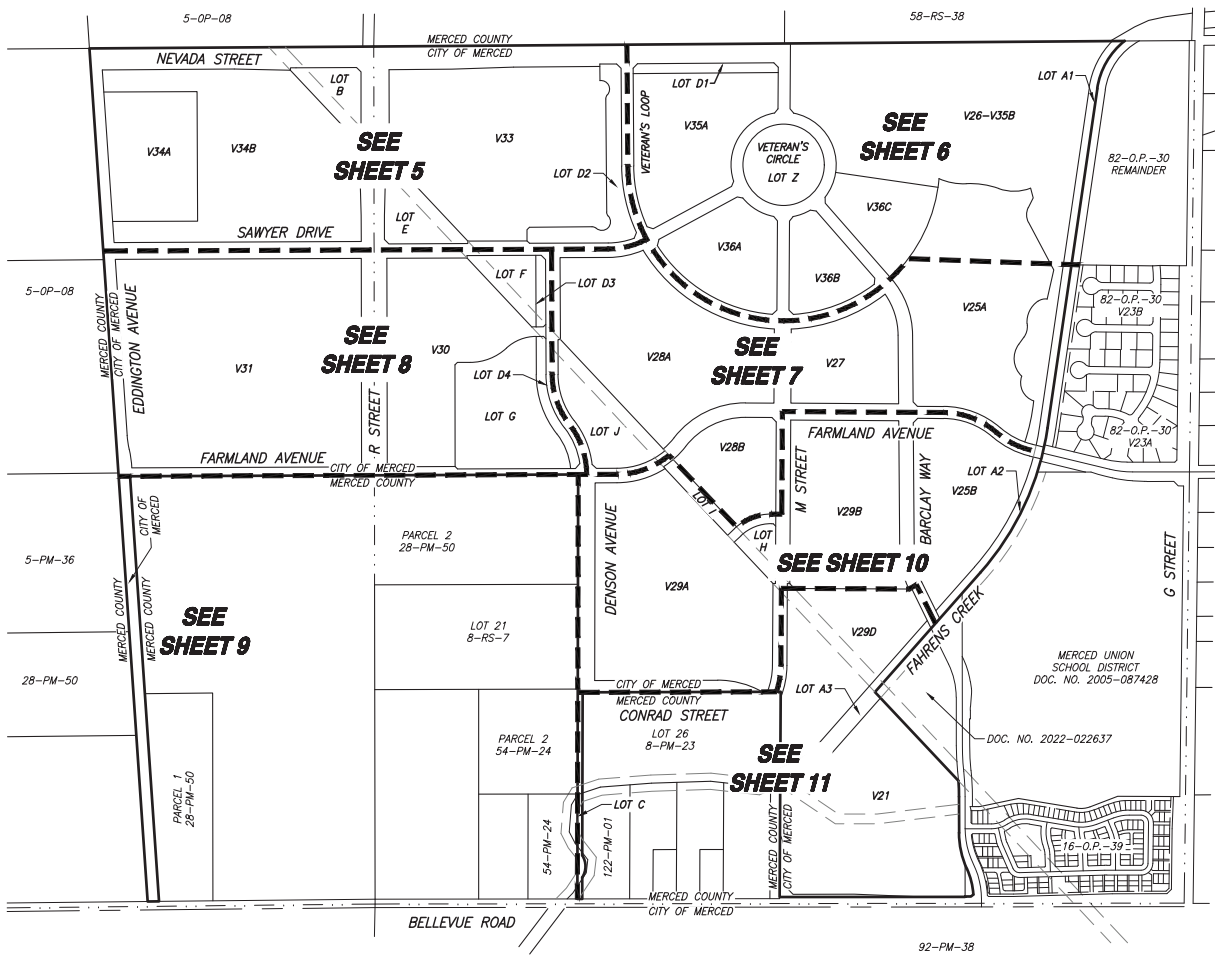
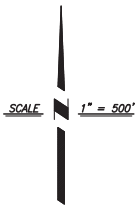
THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY, AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO PROVISIONS OF GOVERNMENT CODE SECTION 66477.5, THE CITY OF MERCED SHALL RECONVEY TO THE SUBDIVIDER OR THE SUCCESSOR IN INTEREST, IF THE CITY OF MERCED MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH LOT H AND LOT Z BEING DEDICATED HEREON NO LONGER EXISTS, OR THE PROPERTY OR ANY PORTIONS THEREOF ARE NOT NEEDED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

OWNER: BELLEVUE MERCED LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 923 E PACHECO BLVD, SUITE C, LOS BANOS, CA, 93635



TENTATIVE MAP NO. 1280
TRACT NO. 5408
BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A, PARCEL B, AND PARCEL D AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4286 SPYRIS WAY, SUITE A, MODESTO, CALIFORNIA, 95366 (209) 848-0300

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - 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
 - SFN SEARCHED, FOUND NOTHING
 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - * CALCULATED FROM RECORD REFERENCE
 - M.C.R. MERCED COUNTY RECORDS
 - OP OFFICIAL PLATS
 - PM PARCEL MAP
 - PUE/LE/SE PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT

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. SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.

REFERENCES

- (A) PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, M.C.R.
- (B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

BASIS OF BEARINGS

A BEARING OF N17°03'05"E FOR THE LINE BETWEEN GPS/GIS MONUMENT 1065 AND GPS/GIS MONUMENT 46 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 58 OF SURVEYS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SUBDIVISION SUMMARY

35 LOTS	395.74 ACRES
STREETS	74.24 ACRES
TOTAL	469.98 ACRES

TENTATIVE MAP NO. 1280

TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

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MARCH 2024



LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- 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
- SFN SEARCHED, FOUND NOTHING
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- * CALCULATED FROM REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- OP OFFICIAL PLATS
- PM PARCEL MAP
- PUE/LE/SE PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT
- SFN SEARCHED, FOUND NOTHING
- WC WITNESS CORNER

NOTES

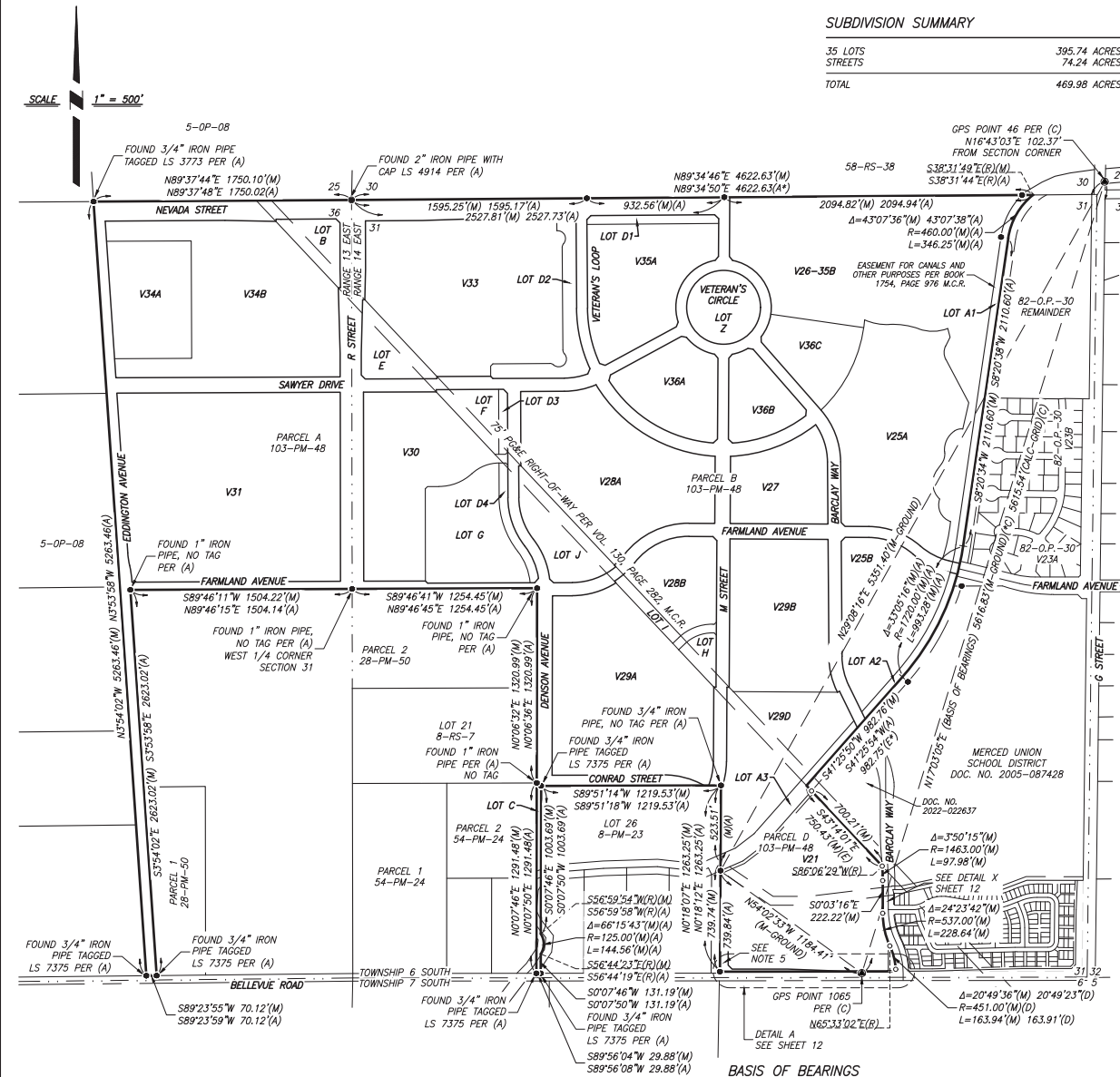
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2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.
5. STREET EASEMENT PER (A) TO BE VACATED BY THIS MAP. SEE DETAIL V ON SHEET 12.

REFERENCES

- (A) PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, M.C.R.
- (B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
- (C) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.
- (E) GRANT DEED TO CITY OF MERCED, DOC NO. 2022-022637, MERCED COUNTY OFFICIAL RECORDS
- (F) GRANT DEED - DOC NO. 2005-087428 MERCED UNION SCHOOL DISTRICT

BASIS OF BEARINGS

A BEARING OF N17°03'05"E FOR THE LINE BETWEEN GPS/GIS MONUMENT 1063 AND GPS/GIS MONUMENT 1065 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 27 OF SURVEYS, AT PAGES 43 TO 48, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

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- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- 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
- SN FOUND NOTHING
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- * CALCULATED FROM REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- OP OFFICIAL PLATS
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NOTES

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4. SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.

REFERENCES

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- (B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

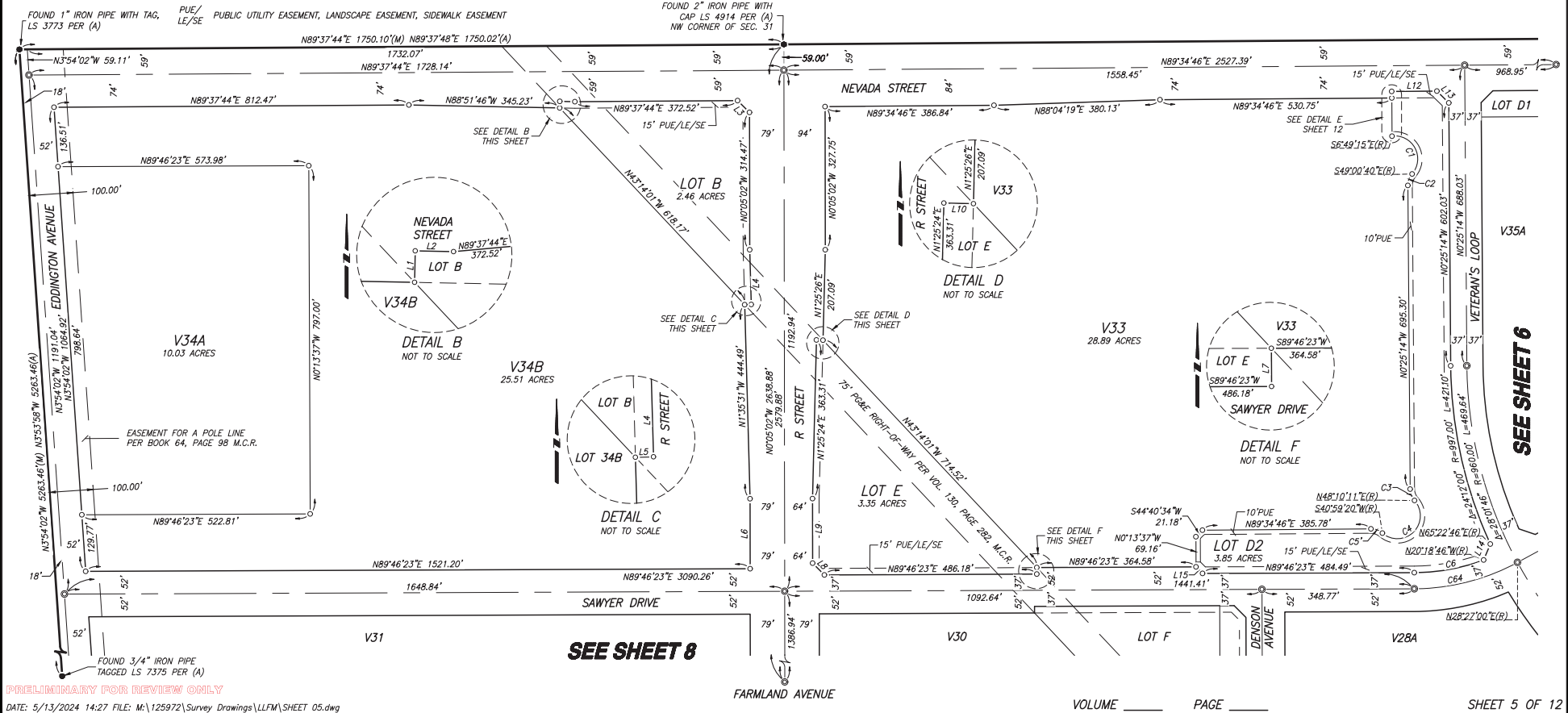
TENTATIVE MAP NO. 1280

TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024

B BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4206 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 540-0300



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VOLUME _____ PAGE _____

SHEET 5 OF 12

TENTATIVE MAP NO. 1280

TRACT NO. 5408

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FOUND 2" IRON PIPE WITH CAP LS 4914 MARCH 2024
PER (A) NW CORNER OF SEC. 31

NOTES

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- SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.

REFERENCES

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(B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
(C) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
(D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

SCALE 1" = 150'

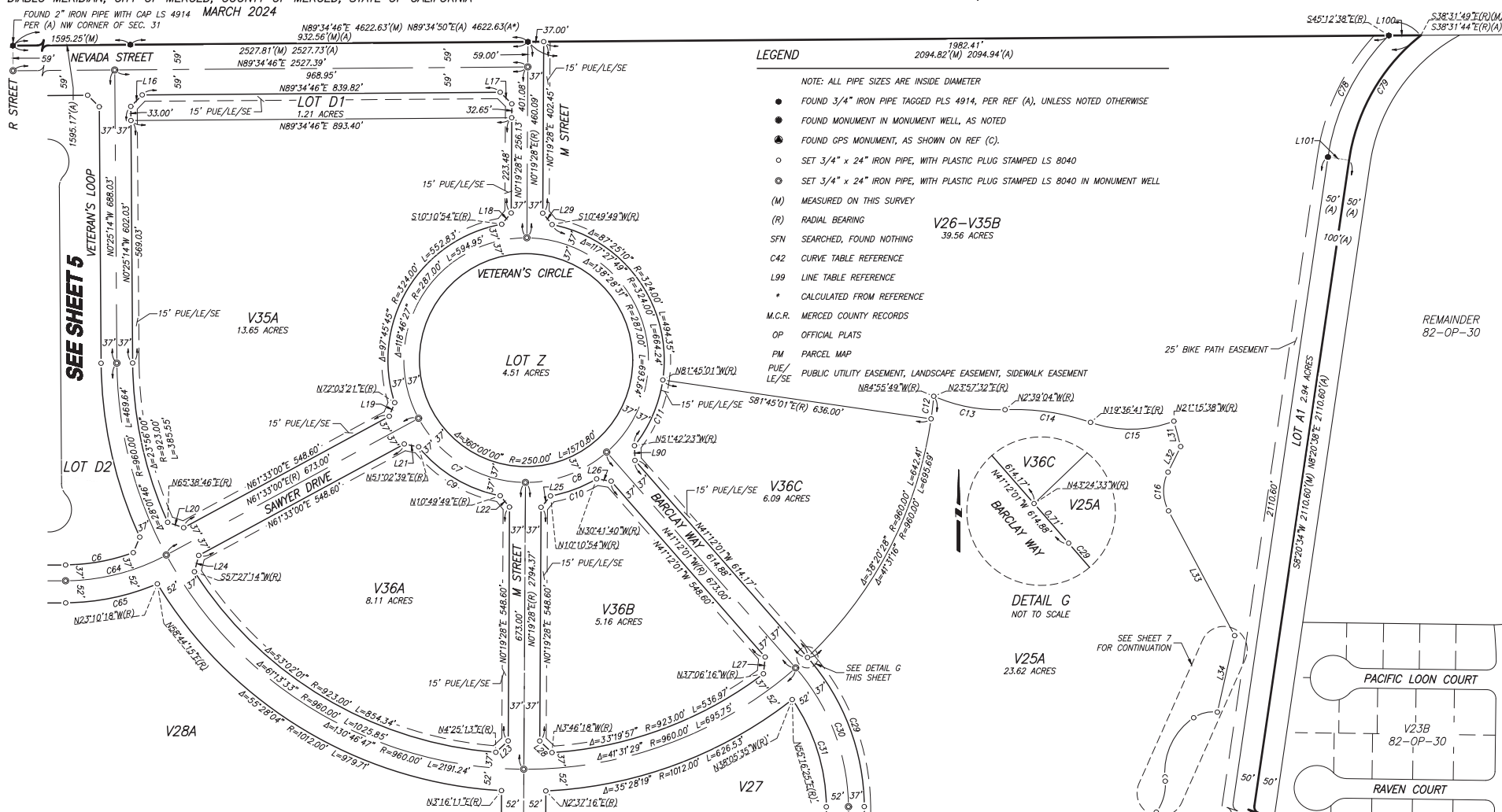
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4285 SPYRIS WAY, SUITE A, MODESTO, CALIFORNIA, 95366 (209) 640-0300

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- 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
- MEASURED ON THIS SURVEY
- RADIAL BEARING
- SEARCHED, FOUND NOTHING
- CURVE TABLE REFERENCE
- LINE TABLE REFERENCE
- CALCULATED FROM REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- OP OFFICIAL PLATS
- PM PARCEL MAP
- PUE/LE/SE PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT

V26-V35B
39.56 ACRES



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SEE SHEET 7

VOLUME PAGE

SHEET 6 OF 12

LEGEND

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- FOUND 3/4" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
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 - 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
 - SFN SEARCHED, FOUND NOTHING
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- * CALCULATED FROM REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- OP OFFICIAL PLATS
- PM PARCEL MAP
- PUE/LE/SE PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT

NOTES

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3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.

REFERENCES

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- (B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
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- (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

TENTATIVE MAP NO. 1280

TRACT NO. 5408

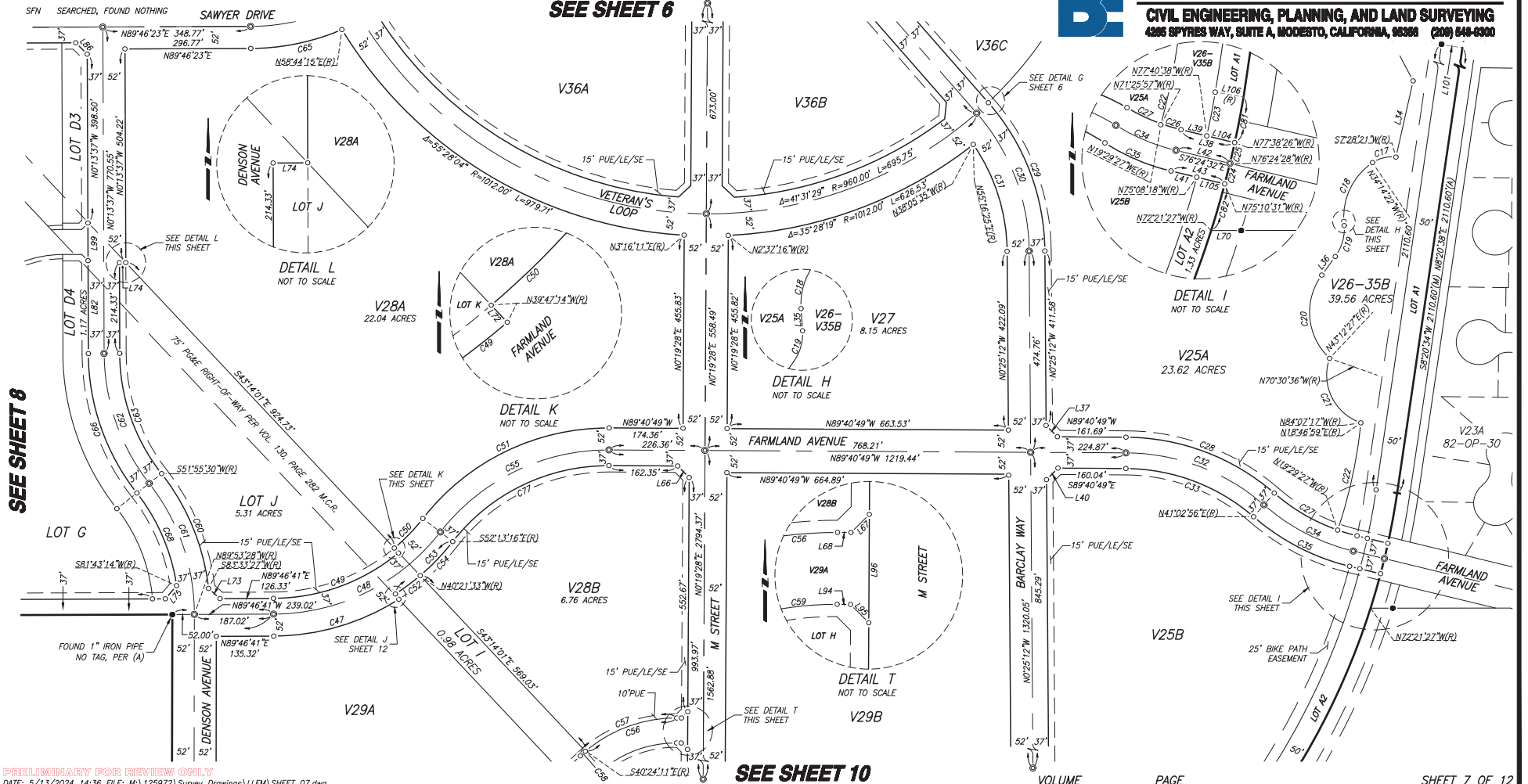
BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA

MARCH 2024

BENCHMARK ENGINEERING
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4305 8PYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95366 (209) 648-0300

SCALE 1" = 150'



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SEE SHEET 10

VOLUME _____ PAGE _____

SHEET 7 OF 12

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" x 24" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
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 - 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
 - SFN SEARCHED, FOUND NOTHING
- | | |
|-----------|--|
| C42 | CURVE TABLE REFERENCE |
| L99 | LINE TABLE REFERENCE |
| * | CALCULATED FROM REFERENCE |
| M.C.R. | MERCED COUNTY RECORDS |
| OP | OFFICIAL PLATS |
| PM | PARCEL MAP |
| PUE/LE/SE | PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT |

NOTES

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- SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.

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- FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

TENTATIVE MAP NO. 1280

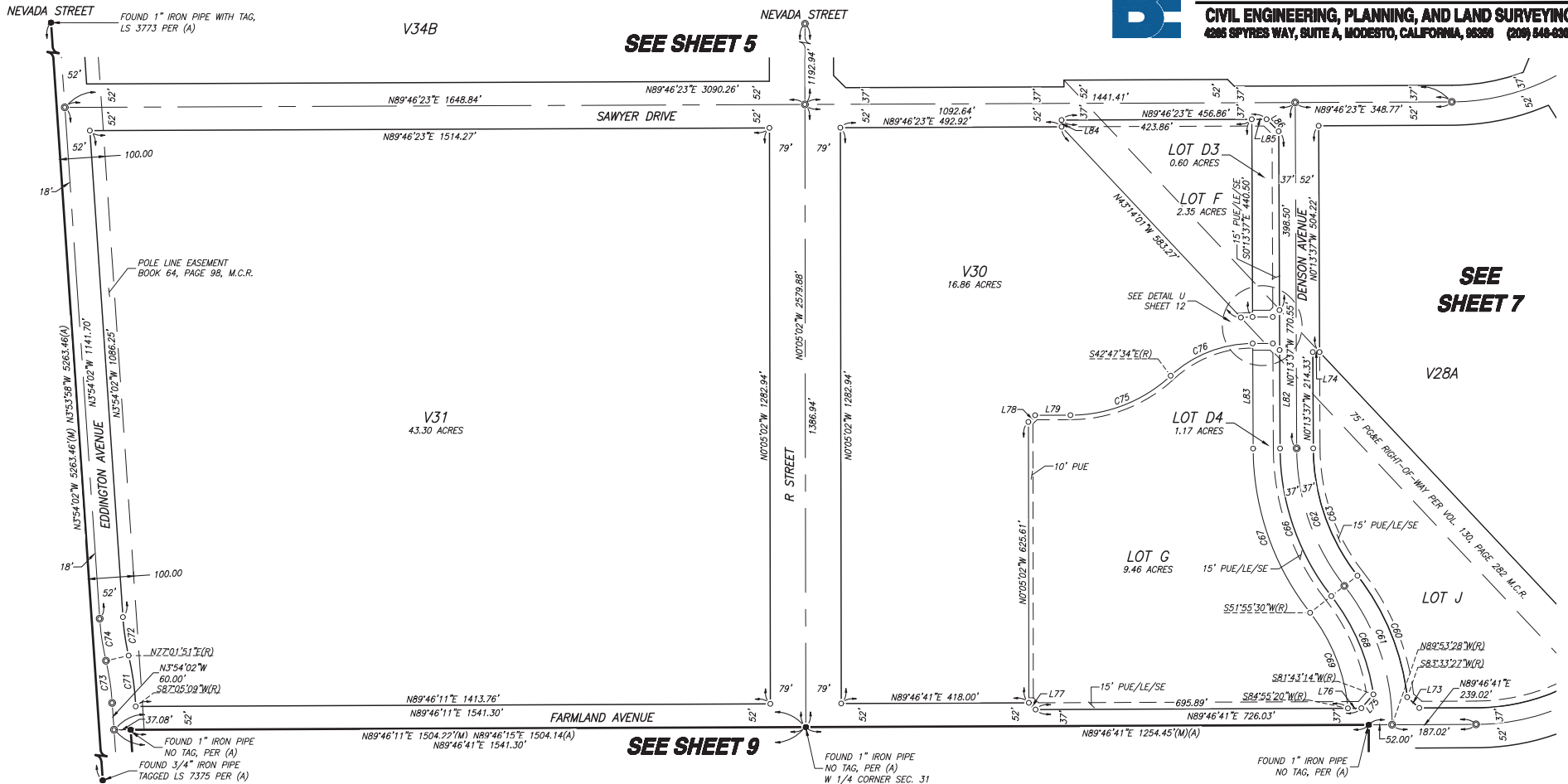
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BELLEVUE RANCH NORTH VILLAGES 21-36

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MARCH 2024

SCALE 1" = 150'

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4205 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 848-0300



FOUND 1" IRON PIPE WITH TAG,
LS 3773 PER (A)

SEE SHEET 8

V31

TENTATIVE MAP NO. 1280

TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4285 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95366 (209) 646-8300

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	137°48'35"	52.50'	126.27'
C2	41°24'35"	39.50'	28.55'
C3	41°24'35"	39.50'	28.55'
C4	172°49'09"	52.50'	158.35'
C5	41°24'35"	39.50'	28.55'
C6	20°05'09"	463.00'	162.31'
C7	61°13'33"	287.00'	306.69'
C8	41°31'29"	287.00'	208.00'
C9	40°12'50"	324.00'	227.40'
C10	20°30'47"	324.00'	116.00'
C11	30°02'39"	324.00'	169.90'
C12	3°10'48"	960.00'	53.28'
C13	26°36'36"	370.00'	171.84'
C14	22°15'45"	525.00'	203.99'
C15	40°52'19"	280.00'	199.74'
C16	54°08'18"	100.00'	94.49'
C17	41°42'43"	80.00'	58.24'
C18	59°40'03"	155.00'	161.42'
C19	39°57'24"	111.00'	77.41'
C20	82°50'32"	149.00'	215.43'
C21	90°42'24"	119.00'	188.39'
C22	12°41'20"	1171.00'	259.33'
C23	3°58'47"	1670.00'	116.00'
C24	1°13'57"	1720.00'	37.00'
C25	1°13'57"	1720.00'	37.00'
C26	5°53'59"	463.00'	47.67'
C27	21°33'29"	463.00'	174.21'
C28	40°43'45"	537.00'	381.73'
C29	40°46'50"	537.00'	382.21'
C30	40°46'50"	500.00'	355.88'
C31	34°18'24"	448.00'	268.25'
C32	40°43'45"	500.00'	355.43'
C33	40°43'45"	463.00'	329.13'
C34	27°27'28"	500.00'	239.61'
C35	27°27'28"	537.00'	257.35'
C36	25°39'45"	463.00'	207.38'
C37	25°39'45"	500.00'	223.95'
C38	25°39'45"	552.00'	247.24'
C39	3°50'15"	1463.00'	97.98'
C40	24°23'42"	537.00'	228.64'
C41	20°49'36"	451.00'	163.94'
C42	18°55'49"	500.00'	165.20'
C43	21°23'22"	537.00'	200.47'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C44	21°17'25"	448.00'	166.47'
C45	29°35'31"	552.00'	285.09'
C46	16°15'37"	500.00'	141.90'
C47	32°22'14"	552.00'	311.87'
C48	51°59'58"	500.00'	453.78'
C49	39°33'56"	463.00'	319.72'
C50	12°26'02"	448.00'	97.22'
C51	52°32'27"	552.00'	506.19'
C52	7°46'00"	537.00'	72.79'
C53	19°37'43"	537.00'	183.97'
C54	11°51'44"	537.00'	111.18'
C55	52°32'27"	500.00'	458.51'
C56	40°43'38"	329.50'	234.22'
C57	43°33'28"	329.50'	250.49'
C58	2°49'50"	329.50'	16.28'
C59	43°33'28"	270.50'	205.64'
C60	31°37'57"	537.00'	296.47'
C61	38°11'02"	500.00'	333.22'
C62	37°50'53"	500.00'	330.29'
C63	37°50'53"	463.00'	305.85'
C64	28°13'23"	500.00'	246.29'
C65	22°56'41"	552.00'	221.05'
C66	37°50'53"	537.00'	354.73'
C67	32°59'50"	403.00'	232.09'
C70	4°31'46"	329.50'	26.05'
C71	10°03'18"	852.00'	114.42'
C72	9°04'07"	548.00'	86.74'
C73	9°04'07"	600.00'	94.97'
C74	9°04'07"	600.00'	94.97'
C75	42°42'32"	329.50'	245.61'
C76	42°33'57"	270.50'	200.96'
C77	52°32'27"	463.00'	424.58'
C80	23°38'51"	655.00'	270.34'
C81	4°01'00"	1720.00'	120.58'
C82	2°49'03"	1720.00'	84.58'
C83	3°00'06"	537.00'	28.13'

SCALE 1" = 150'

SEE SHEET 10

LINE DATA TABLE

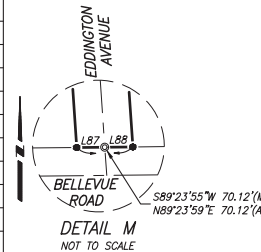
LINE	BEARING	DISTANCE
L1	N1°08'14"E	15.00'
L2	S88°51'46"E	34.51'
L3	S45°13'39"E	38.28'
L4	S1°35'29"E	125.31'
L5	S88°24'31"W	15.00'
L6	S0°05'02"E	160.14'
L7	S0°13'37"E	15.00'
L8	N45°09'20"W	38.23'
L9	N0°05'02"W	147.72'
L10	S88°34'36"E	15.00'
L11	N0°25'14"W	15.00'
L12	N89°34'46"E	103.35'
L13	S45°25'14"E	38.18'
L14	S22°32'00"W	39.59'
L15	N45°13'37"W	21.21'
L16	N44°34'46"E	38.18'
L17	S45°02'53"E	38.43'
L18	S40°04'17"W	34.53'
L19	S21°48'11"W	34.53'
L20	N71°24'07"W	39.52'
L21	S78°42'10"E	34.53'
L22	S39°25'22"E	34.53'
L23	S47°22'20"W	39.52'
L24	N14°30'07"E	39.52'
L25	N40°04'17"E	34.53'
L26	S80°56'51"E	34.53'
L27	S5°50'51"W	39.52'
L28	N46°43'25"W	39.52'
L29	S39°25'22"E	34.53'
L31	N14°53'56"W	61.41'
L32	N26°14'58"E	67.06'
L33	N27°53'20"W	331.02'
L34	N12°40'12"E	184.12'
L35	N3°54'25"W	9.98'
L36	N36°02'59"E	54.30'
L37	S45°03'01"E	37.94'
L38	S76°24'32"E	75.02'
L39	N76°24'32"W	25.00'
L40	N44°56'59"E	38.43'
L41	S76°24'32"E	25.00'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L42	N76°24'32"W	75.41'
L43	S76°24'32"E	75.01'
L44	N41°25'50"E	40.04'
L45	S41°25'50"W	40.04'
L46	S26°04'57"E	4.22'
L47	S63°55'03"W	15.00'
L48	S0°03'16"E	222.22'
L52	S52°27'25"W	181.62'
L53	S66°28'24"W	166.57'
L54	S52°27'25"W	159.67'
L55	S66°28'24"W	110.12'
L56	N0°18'07"E	33.86'
L57	S89°51'14"W	27.04'
L58	N89°51'14"E	114.60'
L59	S89°51'14"W	32.02'
L60	S89°51'14"W	52.00'
L61	S0°07'46"W	32.00'
L62	S89°51'14"W	29.88'
L63	N0°07'46"E	52.00'
L65	N32°35'33"W	15.00'
L66	S44°40'41"E	38.19'
L67	S45°19'28"W	21.21'
L68	N89°40'32"W	11.00'
L69	S46°45'59"W	58.73'
L70	N46°45'59"E	58.73'
L71	N89°40'32"W	15.00'
L72	S39°47'14"E	15.00'
L73	N48°19'56"W	36.06'
L74	N89°46'23"E	15.00'
L75	S40°44'58"W	40.77'
L76	S89°46'41"W	30.14'
L77	N45°13'19"W	21.21'
L78	S44°54'58"W	21.21'
L79	N89°54'58"E	78.69'
L80	N89°46'23"E	45.00'
L81	S45°13'37"E	21.21'
L82	S0°13'37"E	219.05'
L83	S0°13'37"E	234.05'
L84	N0°13'37"W	15.00'
L85	N89°46'23"E	33.00'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L86	S45°13'37"E	38.18'
L87	N89°23'55"E	33.05'
L88	S89°23'55"W	37.06'
L89	S89°23'55"W	70.12'
L90	N1°27'12"W	34.53'
L91	N89°51'14"E	55.53'
L92	N89°40'32"W	15.00'
L93	N43°14'01"W	40.62'
L94	S89°40'32"E	11.00'
L95	S44°40'32"E	21.21'
L96	S0°19'28"W	89.00'
L97	S44°46'23"W	21.21'
L98	S89°46'23"W	45.00'
L99	S0°13'37"E	89.00'
L100	S89°34'46"W	75.40'
L101	S81°39'26"E	50.00'
L102	S26°04'57"E	54.11'
L103	S26°04'57"E	54.11'
L104	N76°24'32"W	50.01'
L105	S76°24'32"E	50.01'
L106	S81°39'26"E	50.00'
L107	S0°03'16"E	196.19'



LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
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- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL

(M) MEASURED ON THIS SURVEY

(R) RADIAL BEARING

SFN SEARCHED, FOUND NOTHING

C42 CURVE TABLE REFERENCE

L99 LINE TABLE REFERENCE

* CALCULATED FROM REFERENCE

M.C.R. MERCED COUNTY RECORDS

OP OFFICIAL PLATS

PM PARCEL MAP

PUE/LE PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT

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VOLUME PAGE

SHEET 9 OF 12

LEGEND

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- M.C.R. MERCED COUNTY RECORDS
- OP OFFICIAL PLATS
- PM PARCEL MAP
- PUE/LE/SE PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT
- SPN SEARCHED, FOUND NOTHING

NOTES

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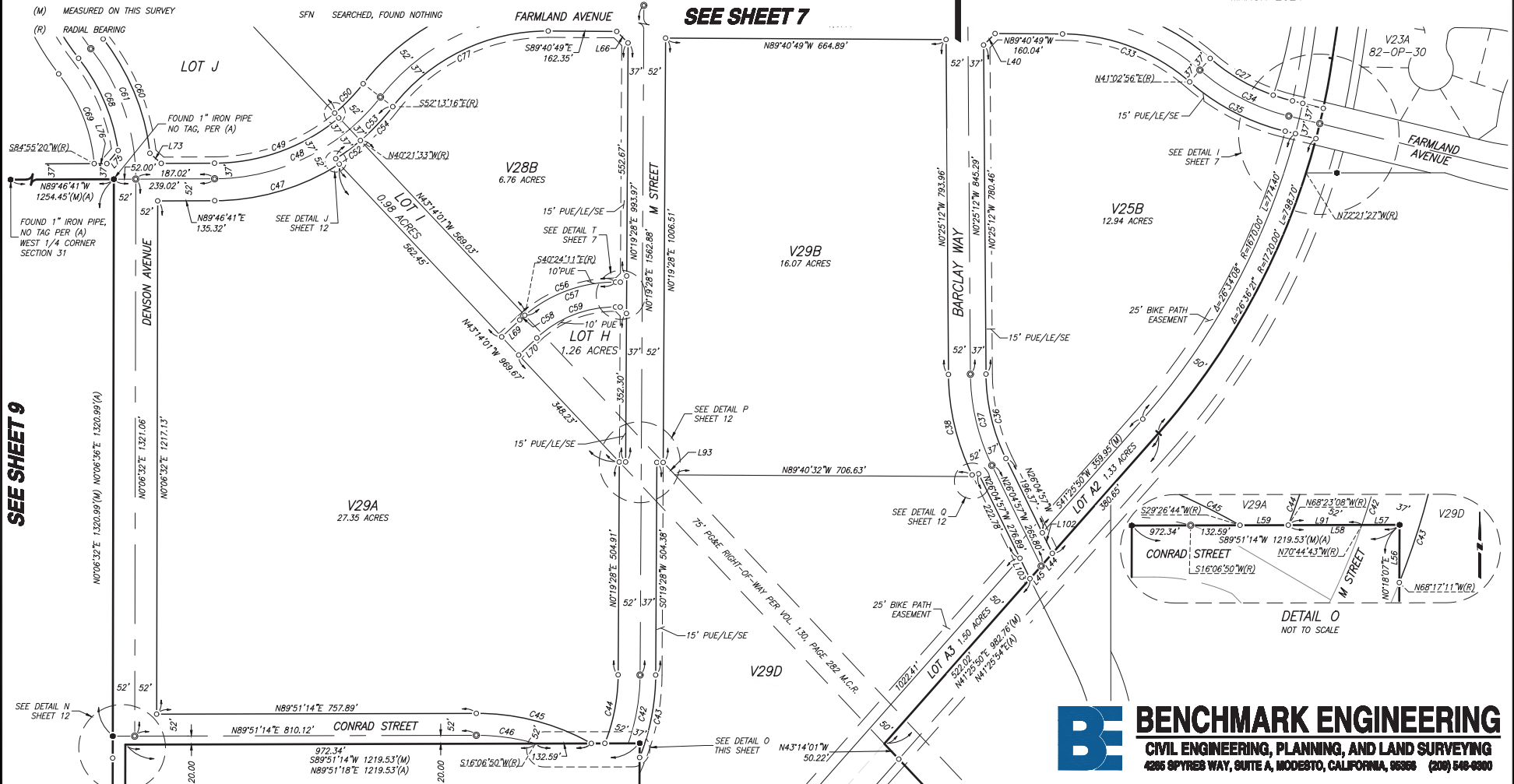
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- (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

TENTATIVE MAP NO. 1280

TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A, PARCEL B, AND PARCEL D AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024



SEE SHEET 9

SEE SHEET 7

SEE SHEET 11

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4286 SPYRIS WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 548-0300

TENTATIVE MAP NO. 1280
TRACT NO. 5408
BELLEVUE RANCH NORTH VILLAGES 21-36

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 MARCH 2024

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4265 SPYTHES WAY, SUITE A, MODESTO, CALIFORNIA, 95366 (209) 646-8900

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. SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.

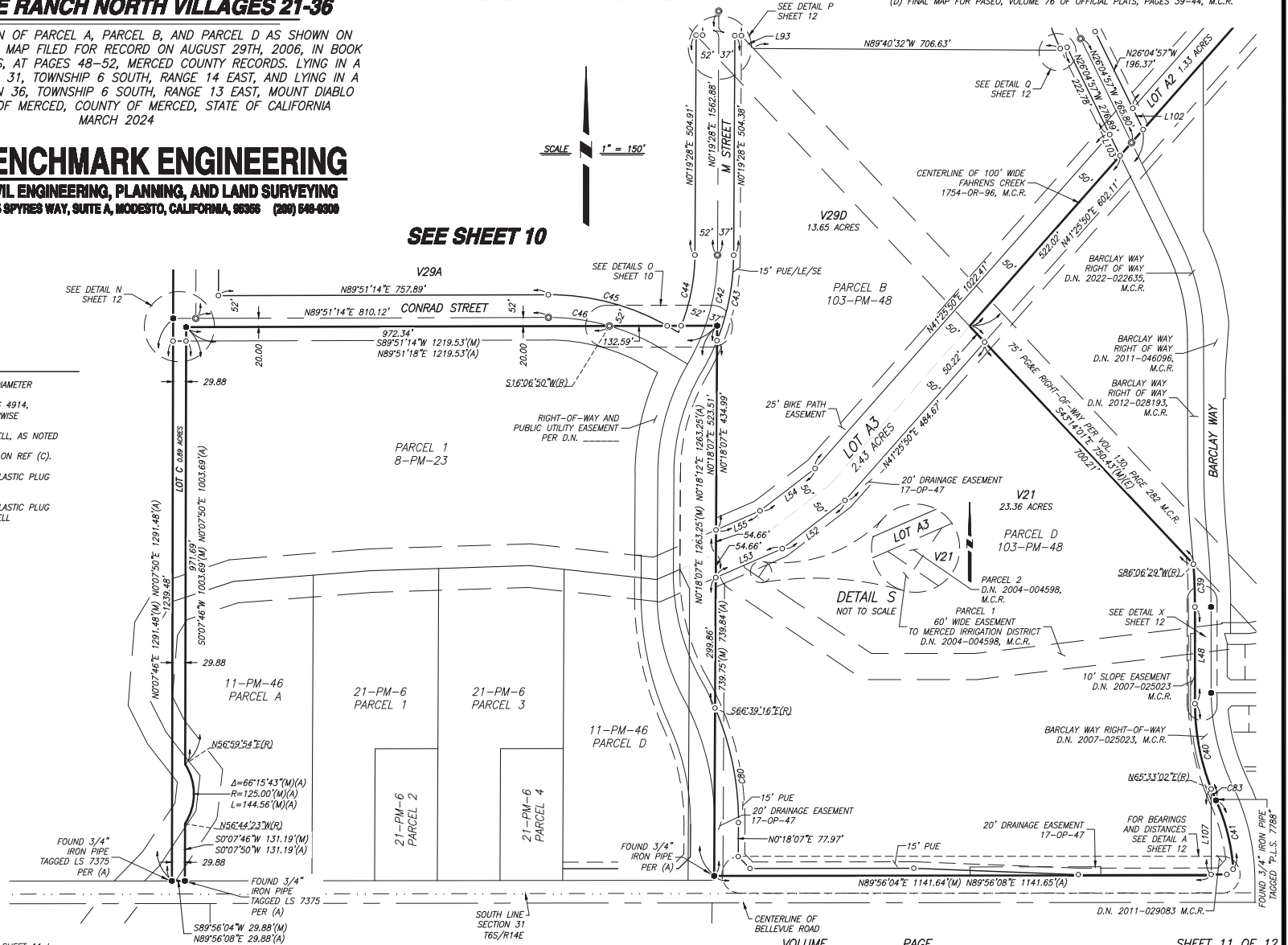
REFERENCES

- (A) PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, M.C.R.
- (B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- 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
- PM PARCEL MAP
- PUE/ LANDSCAPE EASEMENT, LE/ SIDEWALK EASEMENT, SE
- SPN SEARCHED, FOUND NOTHING



LEGEND

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 - OP OFFICIAL PLATS
 - PM PARCEL MAP
 - PUE/ LANDSCAPE EASEMENT, LE/ SIDEWALK EASEMENT, SE
 - SFN SEARCHED, FOUND NOTHING

TENTATIVE MAP NO. 1280 TRACT NO. 5408 BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A, PARCEL B, AND PARCEL D AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS. LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4305 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 648-8300

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5. STREET EASEMENT PER (A) TO BE VACATED BY THIS MAP. SEE DETAIL V ON SHEET 12.

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- (B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
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