

OWNER'S STATEMENT:
THE UNDERSIGNED, BEING A PARTIES HAVING ANY PERSONAL INTEREST IN THE LAND WITHIN THE EXTERIOR BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP, HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STONEMAN ENGINEERING, INC. IN THE PREPARATION OF THIS MAP, RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 81 THROUGH 82 TO AND FROM FARMWAY AVENUE, AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, DRIVES, AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

OWNER: STONEMAN ENGINEERING, INC., A CALIFORNIA CORPORATION
BY: GREG HOSTETLER - PRESIDENT
DATE: _____

BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY

BY: SIGNATURE _____ 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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/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:
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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
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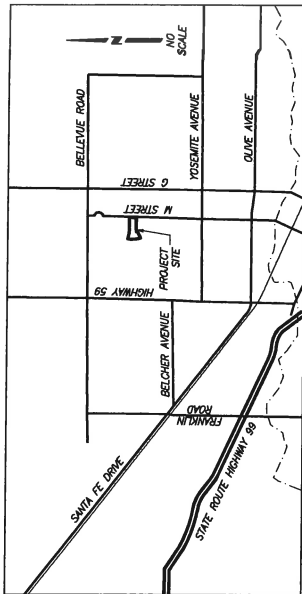
WITNESS MY HAND
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____
DATE: 8/10/2018 8:33 FILE: M:\25971\Survey Drawings\12 PH4 FV\12EN PH4 SHEET.dwg

TRACT NO. 5362 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 4

BEING A SUBDIVISION OF LOT E AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 3, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 12 TO 16, MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



TITLE REPORT:

PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FNM-2011000007-0N
DATE: 1 APRIL 2018
ATTACHED: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

OMITTED SIGNATURE STATEMENT:

PURSUANT TO SECTION 664.46(g)(3)(A)(X) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES
BOOK: 210 OF OFFICIAL RECORDS, PAGE 258, M.C.R., RECORDED 9 MAY, 1928
DEED REFERENCE:

RIGHT TO FARM STATEMENT:

PER MERCED COUNTY ORDINANCE NO. 1213:
THE PROPERTY DESCRIBED ON THE HEREIN SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES. THE PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL MACHINERY, EQUIPMENT, AND TOOLS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, FLOWING, SPRINKLING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.

THE COUNTY OF MERCED HAS SPECIFIC AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESERVATION CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. THE PRESENTS 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 STONEMAN ENGINEERING, INC. IN THE PREPARATION OF THIS MAP, RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 81 THROUGH 82 TO AND FROM FARMWAY AVENUE, AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, DRIVES, AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

PRELIMINARY SUBMITTAL FOR REVIEW ONLY
MICHAEL HALTERMAN L.S. 8840

DATE: _____

CITY SURVEYOR STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLIES WITH THE REQUIREMENTS 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 TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

STEVEN SON, ACTING CITY ENGINEER
LICENSE #C71289

DATE: _____

CITY CLERK'S CERTIFICATE:

STEVEN S. CHARRAN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE STATE OF CALIFORNIA HELD ON THE _____ DAY OF _____, 20____, AND THE MAP, ACCEPT ON BEHALF OF THE PUBLIC ALL STREETS, COURTS, PUBLIC UTILITY EASEMENTS, PUBLIC FACILITY EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CHARRAN, CITY CLERK
DATE: _____

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. TEST 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 STONEMAN ENGINEERING, INC. FOR BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 4, 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 ENGINEERING, INC.
FEE: _____
BARBARA J. LEVY, COUNTY RECORDER BY: _____, DEPUTY

REFERENCES:

- GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
- BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, 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.
- WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

BASIS OF BEARINGS:

A BEARING OF $N15^{\circ}08'31''W$ FOR THE LINE BETWEEN GPS/GS MONUMENT 1065 AND GPS/GS MONUMENT 1065 AS SHOWN ON THE GPS/GS MONUMENT 1065 RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SUBDIVISION SUMMARY:

45 LOTS	51.4 ACRES
LOT F	9.44 ACRES
STREETS	2.05 ACRES
TOTAL	16.63 ACRES

TRACT NO. 5362 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 4

BEING A SUBDIVISION OF LOT E AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 3, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 12 TO 16, MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

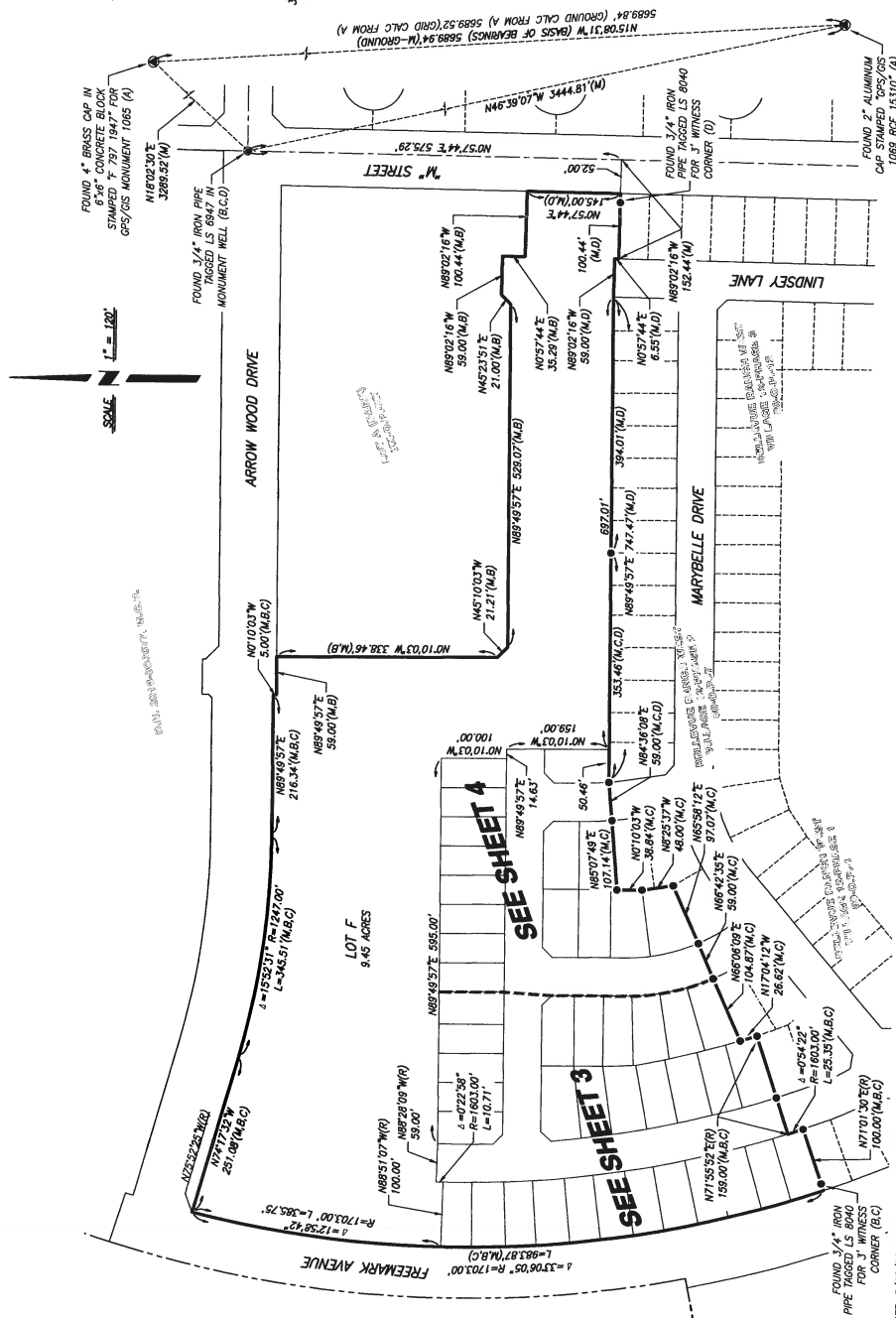
915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT PER (C) AND (D), OR AS NOTED
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF. G.
- SET $3/4" \times 24"$ IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET $3/4" \times 24"$ IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- SET $3/4" \times 24"$ IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER

RESTRICTED ACCESS

- O.R. OFFICIAL RECORDS
- I.L. 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
- LE LANDSCAPE EASEMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE



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**BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 4**

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA 95354

CURVE	DELTA	RADIUS	LENGTH
C1	2°39'34"	1573.50'	73.03'
C2	1°39'34"	1573.50'	538.26'
C3	1°35'12"	1573.50'	407.84'
C4	4°44'36"	1573.50'	130.42'
C5	19°35'39"	1603.00'	548.35'
C6	0°54'22"	1603.00'	25.35'
C7	1°45'35"	1603.00'	48.39'
C8	1°35'18"	1603.00'	44.45'
C9	1°45'55"	1603.00'	48.39'
C10	1°35'18"	1603.00'	44.45'
C11	1°45'55"	1603.00'	48.39'
C12	1°35'18"	1603.00'	44.45'
C13	1°45'55"	1603.00'	48.39'
C14	1°35'18"	1603.00'	44.45'
C15	1°45'55"	1603.00'	48.39'
C16	1°35'18"	1603.00'	44.45'
C17	1°45'55"	1603.00'	48.39'
C18	1°35'18"	1603.00'	44.45'
C19	1°45'55"	1603.00'	48.39'
C20	1°35'18"	1603.00'	44.45'
C21	1°45'55"	1603.00'	48.39'
C22	1°35'18"	1603.00'	44.45'
C23	0°52'36"	1603.00'	10.71'
C24	1°35'18"	1703.00'	47.22'
C25	1°45'55"	1703.00'	52.47'
C26	1°35'18"	1703.00'	47.22'

NOT AREA TABLE

	LOT	SF	LOT	SF	LOT	SF
81	4583	31	4383	168	4805	
82	5093	92	5093	169	4961	
83	4583	160	3216	170	5121	
84	5093	161	4635	171	4837	
85	4593	162	3216	172	5024	
86	5093	163	4635	224	5000	
87	4593	164	5453	225	4300	
88	5093	165	5057	226	4900	
89	4593	166	6319	227	4300	
90	5093	167	5319	228	4934	

SHEET 3 OF 4

	VOLUME	PAGE
1	1	1
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REFERENCES:

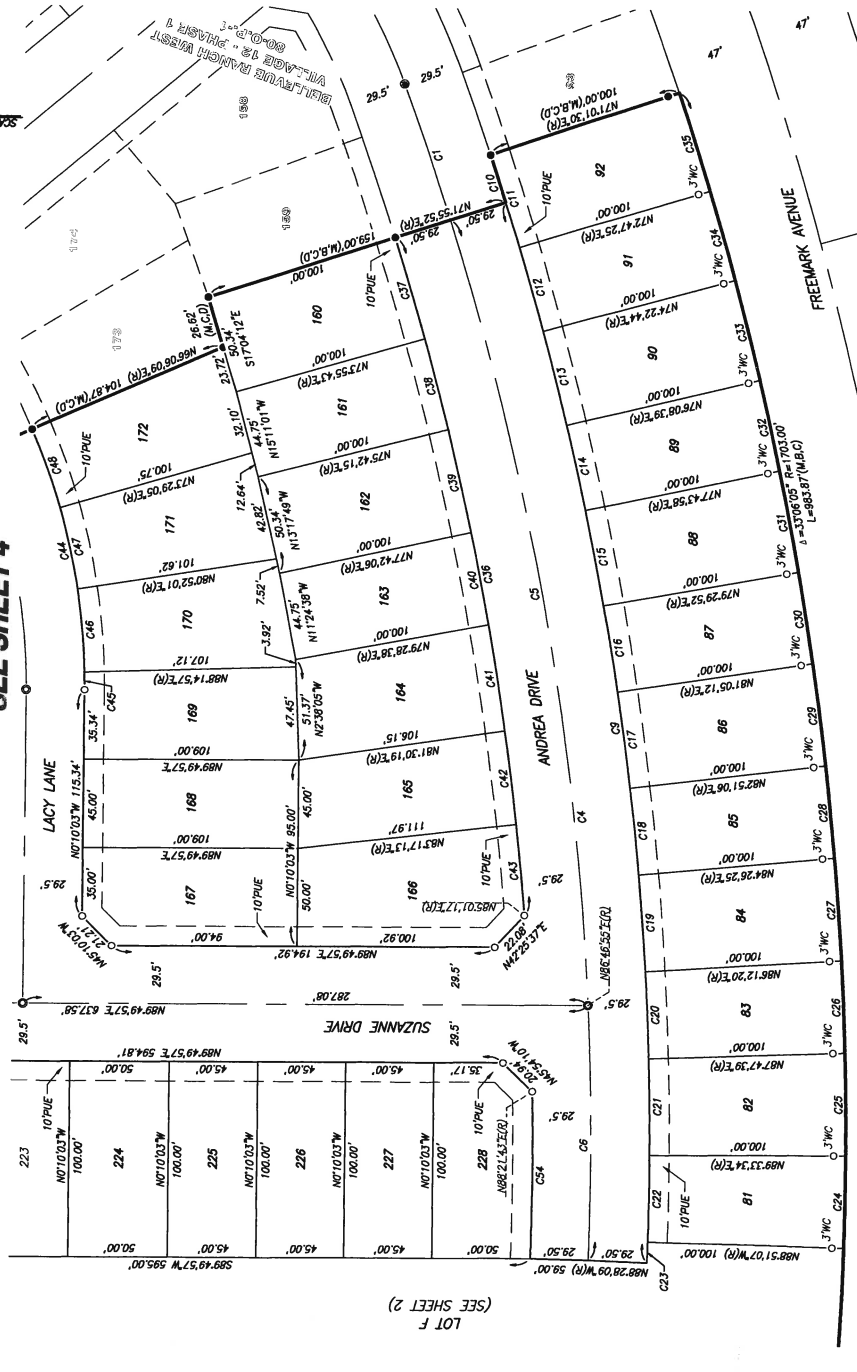
- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 60 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 60 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 60 OF OFFICIAL PLATS, AT PAGES 12 TO 16, M.C.R.

NOTE. ALL PIPE SIZES ARE INSIDE DIAMETER	O.R.	OFFICIAL RECORDS
● FOUND MONUMENT PER (C) AND (D), OR AS NOTED	I.N.	INSTRUMENT NUMBER
● FOUND MONUMENT IN MONUMENT WELL, AS NOTED	D.N.	DOCUMENT NUMBER
○ FOUND GPS MONUMENT, AS SHOWN ON REF. A.	R.S.	RECORD OF SURVEY
○ SET 3/4" x 24" FROM PIPE, WITH PLASTIC PLUG STAMPED LS 8040	P.M.	PARCEL MAP
○ SET 3/4" x 24" FROM PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL	O.P.	OFFICIAL PLATS
— SET 3/4" x 24" FROM PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER	(M)	MEASURED ON THIS SURVEY
— RESTRICTED ACCESS	(P)	PUBAL BEARING
	SPN	SEARCHED, FOUND NOTHING
	PUE	PUBLIC UTILITY EASEMENT
	LE	LANDSCAPE EASEMENT
	C42	CURVE TABLE REFERENCE
	L89	LINE TABLE REFERENCE

NOTES:

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

SEE SHEET 4



DATE: 8/10/2018 8:34 FILE: M:\125971\Survey Drawings\12 PH4 FM\12FM PH4 SHEET3.dwg

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT PER (C) AND (D), OR AS NOTED
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND OPS MONUMENT, AS SHOWN ON REF. A.
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUS STAMPED LS 8040 IN MONUMENT WELL
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUS STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
- RESTRICTED ACCESS

- O.P. 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) PLURAL BEARING
SPN SEARCHED, FOUND NOTHING
PUE PUBLIC UTILITY EASEMENT
LE LANDSCAPE EASEMENT
C42 CURVE TABLE REFERENCE
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REFERENCES:

- (A) OPS 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.
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TRACT NO. 5362
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 4

BEING A SUBDIVISION OF LOT E AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 3, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 12 TO 16, MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

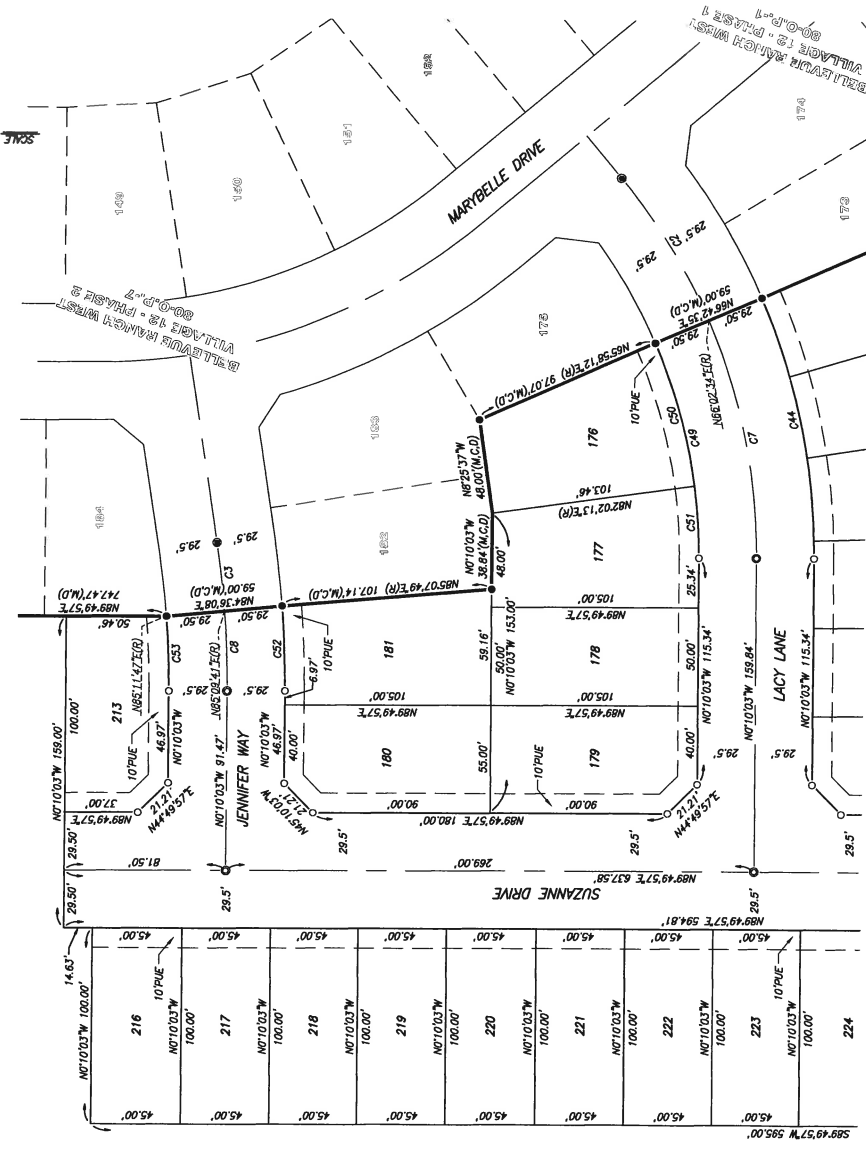
915 17TH STREET, MODESTO, CALIFORNIA 95354

CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH
C2	16°18'25"	300.00'	85.38'
C3	4°01'40"	500.00'	35.15'
C7	23°17'24"	300.00'	124.56'
C8	4°40'17"	500.00'	40.76'
C44	23°43'48"	329.50'	136.47'
C49	23°31'46"	270.50'	112.66'
C50	16°04'01"	270.50'	75.65'
C51	7°47'45"	270.50'	36.80'
C52	4°42'09"	529.50'	43.46'
C53	4°38'11"	470.50'	36.07'

LOT AREA TABLE

LOT	SF
176	8250
177	5764
178	5250
179	5663
180	5663
181	5795
213	5068
216	4500
217	4500
218	4500
219	4500
220	4500
221	4500
222	4500
223	4500



LOT F
(SEE SHEET 2)

SEE SHEET 3

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