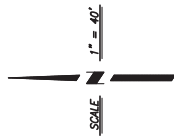


AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

BY: DEPUTY

IN FAVOR OF: MERCED IRRIGATION DISTRICT
DEED REFERENCE: BOOK 1754 OF OFFICIAL RECORDS, PAGE 976, M.C.R., RECORDED 23 OCTOBER, 1967

TENTATIVE MAP NO. 1335 - TRACT NO. 5431
BELLEVEUE RANCH NORTH VILLAGE 24A
BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVEUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
NOVEMBER 2025



LINE DATA TABLE			
LINE	BEARING	DISTANCE	(W)(A)(B)
L2	N87°00'28"E	46.00'	18.71'
L3	N4°05'39"E	20.35'	
L4	S89°15'54"E	44.00'	
L5	N88°00'34"E	39.94'	
L6	S96°00'34"W	39.94'	
L7	N89°15'54"W	16.61'	(R)

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°03'19"	21.00'	18.71'
C2	103°24'1"	49.00'	9.02'
C3	51°03'19"	21.00'	18.71'
C4	224°1'9"	523.00'	21.96'
C5	219°13'	523.00'	21.18'
C6	44°33'2"	523.00'	43.13'
C7	202°43'7"	40.00'	14.25'
C8	26°56'51"	40.00'	18.81'
C9	47°21'28"	40.00'	33.06'
C10	137°21'28"	53.00'	127.06'
C11	137°21'28"	53.00'	127.06'
C12	274°42'55"	53.00'	254.12'
C13	37°09'44"	40.00'	25.94'
C14	10°11'44"	40.00'	7.12'
C15	47°21'28"	40.00'	33.06'
C16	224°29'	477.00'	20.05'
C17	219°03'3"	477.00'	19.29'
C18	44°33'2"	477.00'	39.34'
C19	51°03'19"	21.00'	18.71'
C20	207°14'3"	49.00'	17.27'
C21	51°03'19"	21.00'	18.71'
C22	44°33'2"	500.00'	41.24'

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 DIMENSIONS ARE TO THE CENTER OF THE PIPE UNLESS OTHERWISE NOTED.
- PURSUANT TO SECTION 66.43(a) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN ON REFERENCE (D) IS HEREBY VACATED BY THIS MAP.
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT PER D.N. 2025-022383, M.C.R. 107.00' IS A PRIVATE STREET, AND ENTIRELY COVERED BY A PUBLIC UTILITY EASEMENT.
- LOT D5 IS A PRIVATE STREET, AND ENTIRELY COVERED BY A PUBLIC UTILITY EASEMENT.

REFERENCES

- BELLEVEUE RANCH NORTH VILLAGE 23B, VOLUME 87 OF PLATS, PAGES 1-3, M.C.R.
- BELLEVEUE RANCH NORTH VILLAGES 23A AND 23B, VOLUME 82, PAGES 30-32, M.C.R.
- CITY OF MERCED GPS SURVEY CONTROL NETWORK, VOLUME 59 OF SURVEYS, PAGES 38-41, M.C.R.
- BELLEVEUE RANCH, VOLUME 92 OF PARCEL MAPS, PAGES 38-42, M.C.R.

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PER (A)
 - FOUND 2" IRON PIPE IN MONUMENT WELL PER (B)
 - 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
 - /// RESTRICTED ACCESS
 - /R OFFICIAL RECORDS
 - D.N. DOCUMENT NUMBER
 - P.M. PARCEL MAP
 - O.P. OFFICIAL PLATS
 - M. MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
| PUE | PUBLIC UTILITY EASEMENT |
| C42 | CURVE TABLE REFERENCE |
| L99 | LINE TABLE REFERENCE |
| WC | WITNESS CORNER, TYPE AND DISTANCE DENOTED |
| M.C.R. | MERCED COUNTY RECORDS |
| (*) | CALCULATED PER REFERENCE |

