

OWNER'S STATEMENT:
BE UNRECORDED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR
RECORDATION OF THIS MAP, BELONGING TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT,
THE ROADS, STREETS, DUMPS, AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

OWNER: STONERFIELD HOME, INC., A CALIFORNIA CORPORATION
BY: GREG KOSTETZER - PRESIDENT DATE: _____

TRUSTEE: UNIONBANK MORTGAGE CORPORATION, A CALIFORNIA CORPORATION
BY: _____ DATE: _____

PRINT NAME AND TITLE _____

NOTARY STATEMENT:

I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE
PERSON(S) 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/ET/ THEY EXECUTED THE SAME
IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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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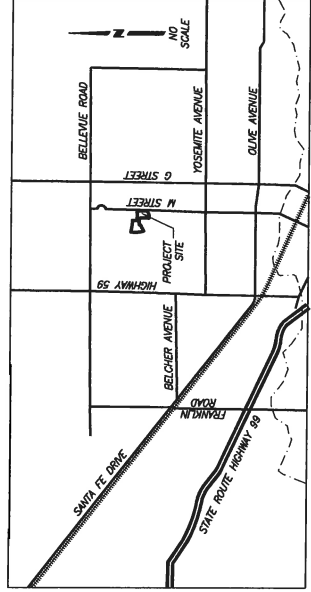
WITNESS MY HAND _____
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____
DATE: 4/26/2018 14:01 FILE W:\128371\Survey Drawings\12-12-18 PH3 PLAN\12-18 PH3 SHEET 04.dwg

**TRACT NO. 5360
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 3**

BEING A SUBDIVISION OF LOT D AS SHOWN ON BELLEVUE RANCH WEST,
VILLAGE 12 - PHASE 2, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT
PAGES 7 TO 11, 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
MARCH 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA 95354



TITLE REPORT:

PREPARED BY: GREGORY INTERNATIONAL TITLE COMPANY
PREPARED BY: FROM-3011800007-JM
DATE: 5 APRIL 2018
AFFECTS: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

LIMITED SIGNATURE STATEMENT:

PURSUANT TO SECTION 664396(c)(3)(A)(V) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN
LIMITED:
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 238, 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 RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM
THE USE OF AGRICULTURAL MACHINERY, EQUIPMENT, PESTICIDES, FERTILIZERS, AND FROM
THE PURSUIT OF AGRICULTURAL ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, PLANTING, 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 URBAN BOUNDARY. THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY
BOUNDARY. HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY OR URBAN BOUNDARY. THE COUNTY OF MERCED HAS
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 BANNER RANCHES, LLC IN
CONFORMANCE WITH THE CITY OF MERCED, CALIFORNIA. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY
COMPLIES WITH THE CITY OF MERCED, CALIFORNIA. I HEREBY STATE THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
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
ARE OR WILL BE CONSIDERED TO BE THE SURVEY TO BE REFINED.

PREPARED BY: SUBMITTAL FOR REVIEW ONLY
MICHAEL HALLMAN L.S. 8040
DATE: _____

CITY SURVEYOR STATEMENT:

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

JOE M. CARROZZO, 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 THE MAP SHOWN ON
THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL
PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL
ORDINANCES ARE COMPLIED WITH, AND THAT THE TIME OF APPROVAL OF THE TENTATIVE MAP
HAVE BEEN COMPLIED WITH.

STEVEN SON, ACTING CITY ENGINEER
R.G.E. #171869
DATE: _____

CITY CLERK'S CERTIFICATE:

I, STEVEN S. CARROZZO, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY
THAT THIS MAP WAS APPROVED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MERCED,
STATE OF CALIFORNIA, HELD ON _____, 20____, AT _____ O'CLOCK _____ M.,
ACCEPT ON BEHALF OF THE PUBLIC ALL STREETS, COURTS, PUBLIC UTILITY EASEMENTS, PUBLIC UTILITY
EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CARROZZO, 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. (TES NO. 160883101),
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 STONERFIELD HOME, INC., FOR BELLEVUE RANCH WEST,
VILLAGE 12 - PHASE 3, 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. LEVEY, COUNTY RECORDER
BY: _____, DEPUTY

TRACT NO. 5360 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 3

BEING A SUBDIVISION OF LOT D AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 2, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 7 TO 11, 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
MARCH 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT PER (E) OR AS NOTED
- ⊙ FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- ⊙ FOUND OPS 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
- SET 3/4" x 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.N. INSTRUMENT NUMBER
- D.N. DOCUMENT NUMBER
- A.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
- LE LANDSCAPE EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE

REFERENCES:

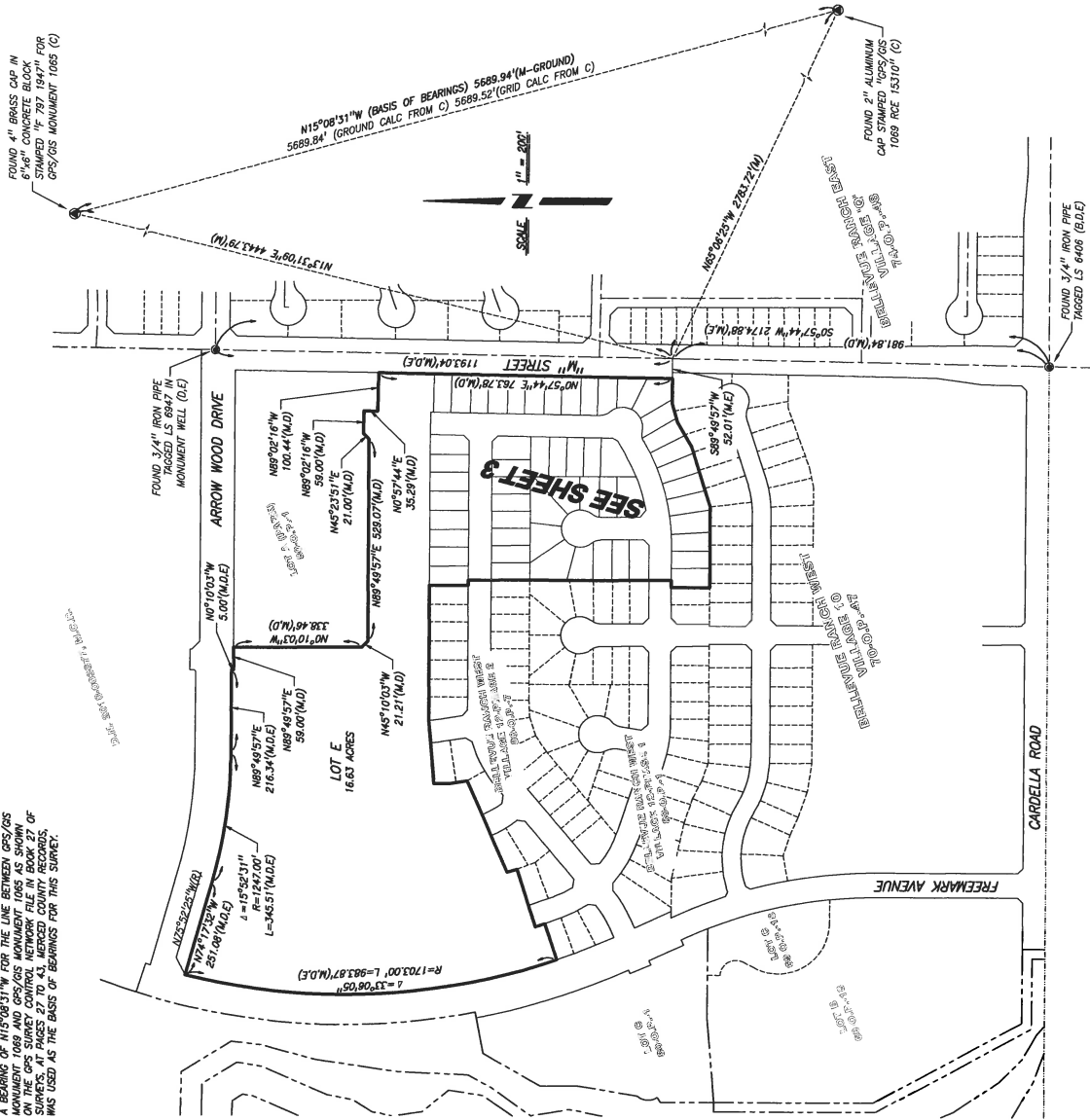
- (A) BELLEVUE RANCH WEST, VILLAGE 10, BOOK 70 OF OFFICIAL PLATS, PAGES 47 TO 58, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 11, BOOK 70 OF OFFICIAL PLATS, PAGES 41 TO 51, M.C.R.
- (C) OPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, 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 TO BE PLACED IN ACCORDANCE WITH THE MERCED COUNTY RECORDS.
4. WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

BASIS OF BEARINGS:

A BEARING OF N15°08'31"W FOR THE LINE BETWEEN OPS/OS ON THE SURVEY CONTROL NETWORK FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 7 TO 11, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



TRACT NO. 5360 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 3

BEING A SUBDIVISION OF LOT D AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 2, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 7 TO 11, 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
MARCH 2018

BENCHMARK ENGINEERING, INC.

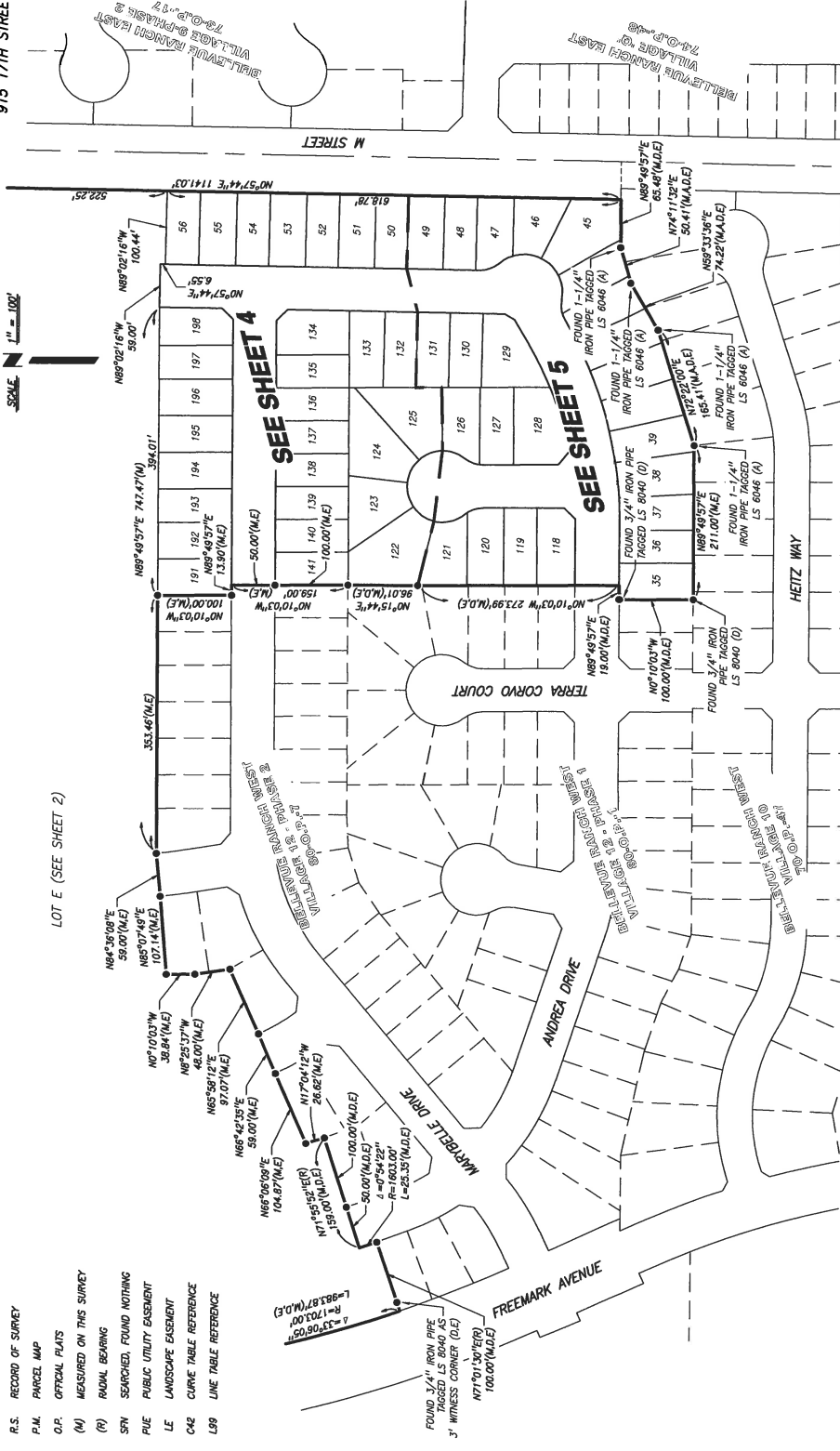
915 17TH STREET, MODESTO, CALIFORNIA, 95354

- LEGEND:**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
 - FOUND MONUMENT PER (E) OR AS NOTED
 - 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
 - SET 3/4" x 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

- NOTES:**
- ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS OTHERWISE NOTED.
 - ALL DISTANCES AND BEARINGS ARE TO THE MONUMENTS 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.

LOT E (SEE SHEET 2)

SCALE 1" = 100'



SUBDIVISION SUMMARY:

54 LOTS	7.08 ACRES
16 EASEMENTS	16.45 ACRES
STREETS	1.45 ACRES
TOTAL	25.16 ACRES

PAGE

VOLUME

SHEET 3 OF 5

DATE: 4/13/2018 14:20 FILE: M:\25571\Survey Drawings\12 PH3 PH4\12PH3 PH4 SHEET3.dwg

TRACT NO. 5360 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 3

BEING A SUBDIVISION OF LOT D AS SHOWN ON BELLEVUE RANCH WEST VILLAGE 12 - PHASE 2, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 7 TO 11, 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
MARCH 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:
NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
● FOUND MONUMENT PER (E) OR AS NOTED
○ FOUND MONUMENT IN MONUMENT WELL, AS NOTED
○ FOUND GRS 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
○ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
RESTRICTED ACCESS

REFERENCES:
(A) BELLEVUE RANCH WEST, VILLAGE 10, BOOK 70 OF OFFICIAL PLATS, PAGES 47 TO 55, M.C.R.
(B) BELLEVUE RANCH WEST, VILLAGE 11, BOOK 68 OF OFFICIAL PLATS, PAGES 47 TO 51, M.C.R.
(C) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
(D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
(E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.

SCALE 1" = 40'

NOTES:
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS ARE TO BE SET AT THE CORNERS OF THE LOTS AND AT THE POINTS 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.

SEE SHEET 4

CURVE TABLE DATA				LOT AREA TABLE	
CURVE	DELTA	RADIUS	LENGTH	LOT	SF
C1	30°16'22"	500.00'	284.18'	35	5000
C2	4°56'14"	500.00'	43.08'	36	4500
C3	25°20'08"	500.00'	221.08'	37	4609
C4	30°16'22"	500.00'	278.77'	38	5405
C5	3°00'30"	500.00'	50.50'	39	5026
C6	9°14'43"	500.00'	108.47'	40	4823
C7	4°41'36"	500.00'	43.37'	41	4741
C8	4°41'36"	500.00'	43.37'	42	4829
C9	4°41'36"	500.00'	43.37'	43	4741
C10	4°41'36"	500.00'	43.37'	44	4619
C11	3°14'44"	500.00'	28.99'	45	7106
C12	41°24'35"	39.50'	28.99'	46	4685
C13	14°33'12"	39.50'	10.03'	47	4653
C14	26°51'28"	39.50'	18.51'	48	4590
C15	14°29'01"	39.50'	18.51'	49	5022
C16	38°12'50"	39.50'	129.38'	118	5399
C17	38°28'11"	39.50'	129.38'	119	4770
C18	43°45'12"	39.50'	33.43'	120	5056
C19	22°57'47"	39.50'	21.04'	121	5094
C20	41°24'35"	39.50'	28.99'	126	4870
C21	18°11'37"	470.50'	157.61'	127	4875
C22	7°58'23"	470.50'	65.47'	128	6901
C23	11°13'14"	470.50'	82.14'	129	6780
C24	38°19'25"	40.00'	26.89'	130	4570
C25	30°55'23"	40.00'	21.59'	131	4610
C26	7°44'02"	40.00'	5.40'		
C27	25°18'51"	48.00'	220.06'		
C28	39°26'30"	48.00'	33.73'		
C29	52°44'20"	48.00'	45.10'		
C30	38°19'25"	40.00'	26.89'		
C31	5°58'58"	40.00'	4.18'		
C32	32°40'27"	40.00'	22.81'		

