

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH NORTH, VILLAGE
23, PHASE A SUBDIVISION (#5372)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch North, North 23, Phases A and B Subdivision was approved on January 9, 2019, by the Planning Commission; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

2. The Final Map is in substantial compliance with the Tentative Map.
3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.
4. The Final Map is consistent with applicable general and specific plans.
5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
6. The site is physically suitable for the proposed type of development.
7. The site is physically suitable for the proposed density of development.
8. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.
9. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
10. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
11. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Bellevue Ranch North, Village 23, Phase A Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to

Subdivision improvements), and all easements and dedications as shown on the map at Exhibit "A" attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2024 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

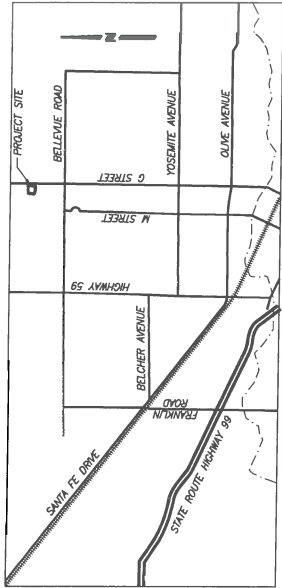
BY: Craig Cornwell 1/8/24
City Attorney Date

TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

BEING A SUBDIVISION OF LOT V-23A AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA, OCTOBER 2023

BENCHMARK ENGINEERING, INC.

4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356



NOTARY STATEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE SIGNER, AND THE 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 CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) EXECUTED 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: _____

RIGHT TO FARM STATEMENT:

PER MERCED COUNTY ORDINANCE NO. 1213:
THE PROPERTY DESCRIBED ON THE HEREOF 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 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 CITY OR TOWN BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) 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.

OWNER'S STATEMENT:
I HEREBY STATE THAT I AM THE OWNER OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

I 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 INDICATED ON THIS MAP.
I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES OVER AND ACROSS THE REAL PROPERTY DESCRIBED BELOW.

A PUBLIC UTILITY EASEMENT OVER ALL PRIVATE STREETS WITHIN THE EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION MAP.
I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW TO THE CITY OF MERCED FOR OPEN SPACE, LINEAR PARKWAY, PUBLIC UTILITY EASEMENTS, AND OTHER PUBLIC PURPOSES.

LOT 1B1.
I ALSO HEREBY RELINQUISH ALL ACCESS RIGHTS OF LOTS 8-12, 14, AND 15 TO AND FROM G STREET, LOT 16 TO AND FROM H STREET, LOT 17, 18, AND 23 TO AND FROM HANJUAN AVENUE, LOT 18 TO AND FROM HANJUAN AVENUE AND STELLARS JAY LANE, LOT 19 TO AND FROM STELLARS JAY LANE, AND LOT 21 TO AND FROM STELLARS JAY LANE AND FARMLAND AVENUE.

PURSUANT TO SECTION 66434(a) OF THE SUBDIVISION MAP ACT, THE WEST 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN WITHIN THE BOUNDARIES OF THE FOREGOING PARAGRAPHS IS HEREBY BEING ABANDONED.

OWNER: STONEMFIELD HOME, INC. A CALIFORNIA CORPORATION
BY: _____ DATE: _____
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY
BY: _____ DATE: _____
FRONT NAME AND TITLE _____

NOTARY STATEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE SIGNER, AND THE 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 CAPACITIES, 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: _____

SUBMISSION AGREEMENT:

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEMFIELD HOME, INC. FOR BELLEVUE RANCH NORTH VILLAGE 23A, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R.

COVENANTS, CONDITIONS, AND RESTRICTIONS:

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PHASE 1 OF BELLEVUE RANCH EAST, RECORDED 8 SEPTEMBER, 2004 AS DOCUMENT NO. 2004-058467, MERCED COUNTY RECORDS.
CERTIFICATE OF FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF MERCED COUNTY RECORDS.

SOILS REPORT:

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE A PRELIMINARY SOIL REPORT FOR THE SUBDIVISION WAS PREPARED ON SEPTEMBER 20, 2006 BY TECHNICAL ENGINEERING SERVICES, INC., TED NO. 183363003, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

DATE: 11/17/2023 14:55 FILE: M\125967\Survey Drawings\123A-FIN\123A-SIT1.dwg

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, CHAPTER 1, SECTION 66434, AND THE REQUIREMENTS OF BELLEVUE RANCH NORTH, LLC, IN NOVEMBER 2016. I HEREBY STATE THAT THE POSITION OF THE SUBDIVISION CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 31, 2024, OR BEFORE SAID SUBDIVISION MAP IS RECORDED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____.

PROFESSIONAL SURVEYOR'S SIGNATURE:
MICHAEL HALTERMAN, P.L.S. 8840

CITY SURVEYOR STATEMENT:

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

JOE M. CARROSSO, P.L.S. 8851

DATE _____

CITY ENGINEER'S STATEMENT:

I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREBY CONFORMS WITH THE REQUIREMENTS OF THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES ARE COMPLIED WITH AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MIKE WEGLEY, INTERIM CITY ENGINEER
R.C.E. 45009

DATE _____

CITY CLERK'S CERTIFICATE:

I, SCOTT HERRIDGE, 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 CALIFORNIA HELD ON _____ DAY OF _____, 20____, AND THAT COUNCIL DID ACCEPT ON EASEMENTS, THE PUBLIC ALL PUBLIC UTILITY EASEMENTS, OPEN SPACE, LINEAR PARK, AND OTHER PUBLIC EASEMENTS.

LOT 1B1.

ALL PRIVATE STREETS AS SHOWN WITHIN THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION MAP DESIGNATED TO THE CITY AS PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED BUT REJECTED FOR MAINTENANCE PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING DEDICATION IS HEREBY ABANDONED:

THE WEST 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN ON THE PARCEL MAP ABANDONED.

SCOTT HERRIDGE, CITY CLERK

DATE _____

RECORDER'S STATEMENT

NO. _____ FILED THIS _____ DAY OF _____, 20____, AT _____ M.

IN VOLUME _____ OF OFFICIAL PLATS, AT PAGE _____, M.C.R.

AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

FEES: _____
MATT H. MAY, COUNTY RECORDER

BY: _____

VOLUME _____ PAGE _____

SHEET 1 OF 5

TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

BEING A SUBDIVISION OF LOT Y-23A AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
OCTOBER 2023

BENCHMARK ENGINEERING, INC.

4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D), OR AS NOTED
 - FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D) IN MONUMENT WELL, OR AS NOTED
 - FOUND GPS MONUMENT, AS SHOWN ON REF. B.
 - 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

- O.R. 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) ADJACENT BEARING
- SPN SEARCHED, FOUND NOTHING
- PVE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION

BASIS OF BEARINGS:

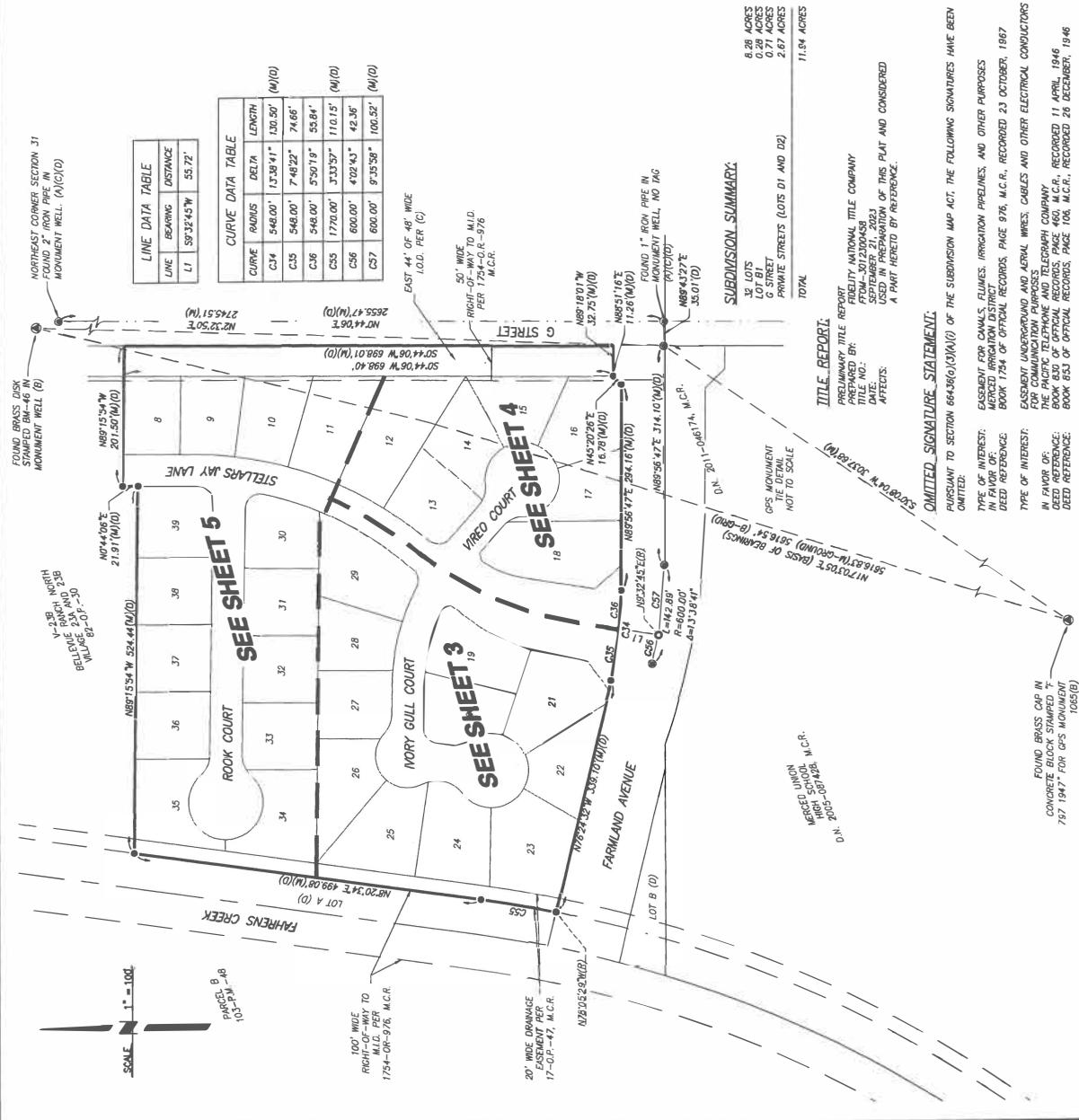
A BEARING OF N1703082°E FOR THE LINE BETWEEN GPS/GS MONUMENTS AND GPS/GS MONUMENT 46 AS SHOWN ON THIS SURVEY WAS OBTAINED FROM THE MERGED COUNTY RECORDS, AT PAGES 38 TO 41, MERGED COUNTY RECORDS. WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:

- (A) PARCEL MAP BOOK 103 OF PARCEL MAPS, PAGES 48 TO 52, M.C.R.
- (B) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 52 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (C) BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, PAGES 38 TO 42, M.C.R.
- (D) BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, 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 RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. INFORMATION REFERRED TO IN THIS MAP FOR OPEN SPACE, LINEAR PARK, AND PUBLIC UTILITY EASEMENT.
5. LOTS D1 AND D2 ARE FOR PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
6. PARCELS D1 AND D2 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST 4.00' OF THE PARCELS D1 AND D2, AND THE WEST 4.00' OF THE PARCELS D1 AND D2 MAP FILED IN BOOK 92 OF PARCEL MAPS, AT PAGES 38 TO 42 (REF-C) IS HEREBY NOTED BY THIS MAP.



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S82°32'45"W	55.72'

CURVE DATA TABLE

CURVE	RAMUS	DELTA	LENGTH	(M/D)
C14	548.00'	13°38'41"	100.50'	(M/D)
C15	548.00'	7°40'22"	74.66'	(M/D)
C16	548.00'	5°50'19"	55.64'	(M/D)
C55	1770.00'	3°33'37"	110.15'	(M/D)
C56	600.00'	4°02'43"	42.36'	(M/D)
C57	600.00'	9°35'58"	100.52'	(M/D)

SUBDIVISION SUMMARY:

32 LOTS	6.28 ACRES
LOT B1	0.28 ACRES
6 STREET	0.71 ACRES
PRIVATE STREETS (LOTS D1 AND D2)	2.07 ACRES
TOTAL	11.54 ACRES

TITLE REPORT:

PREPARED BY: ELEGITY NATIONAL TITLE COMPANY
 PREPARED FOR: FFM-3012300438
 DATE: SEPTEMBER 21, 2023
 AFFECTS: THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

OMITTED SIGNATURE STATEMENT:

FURTHER TO SECTION 664360(M)(10) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

IN FAVOR OF: EASEMENT FOR CANALS, FULMERS, IRRIGATION PIPELINES, AND OTHER PURPOSES
 MERGED IRRIGATION DISTRICT
 BOOK 1754 OF OFFICIAL RECORDS, PAGE 976, M.C.R., RECORDED 23 OCTOBER, 1967

TYPE OF INTEREST: EASEMENT UNDERGROUND AND AERIAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS FOR COMMUNICATION PURPOSES

IN FAVOR OF: THE PHOENIX TELEPHONE AND TELEGRAPH COMPANY
 BOOK 653 OF OFFICIAL RECORDS, PAGE 106, M.C.R., RECORDED 11 APRIL, 1946

DEED REFERENCE: BOOK 653 OF OFFICIAL RECORDS, PAGE 106, M.C.R., RECORDED 26 DECEMBER, 1946

TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

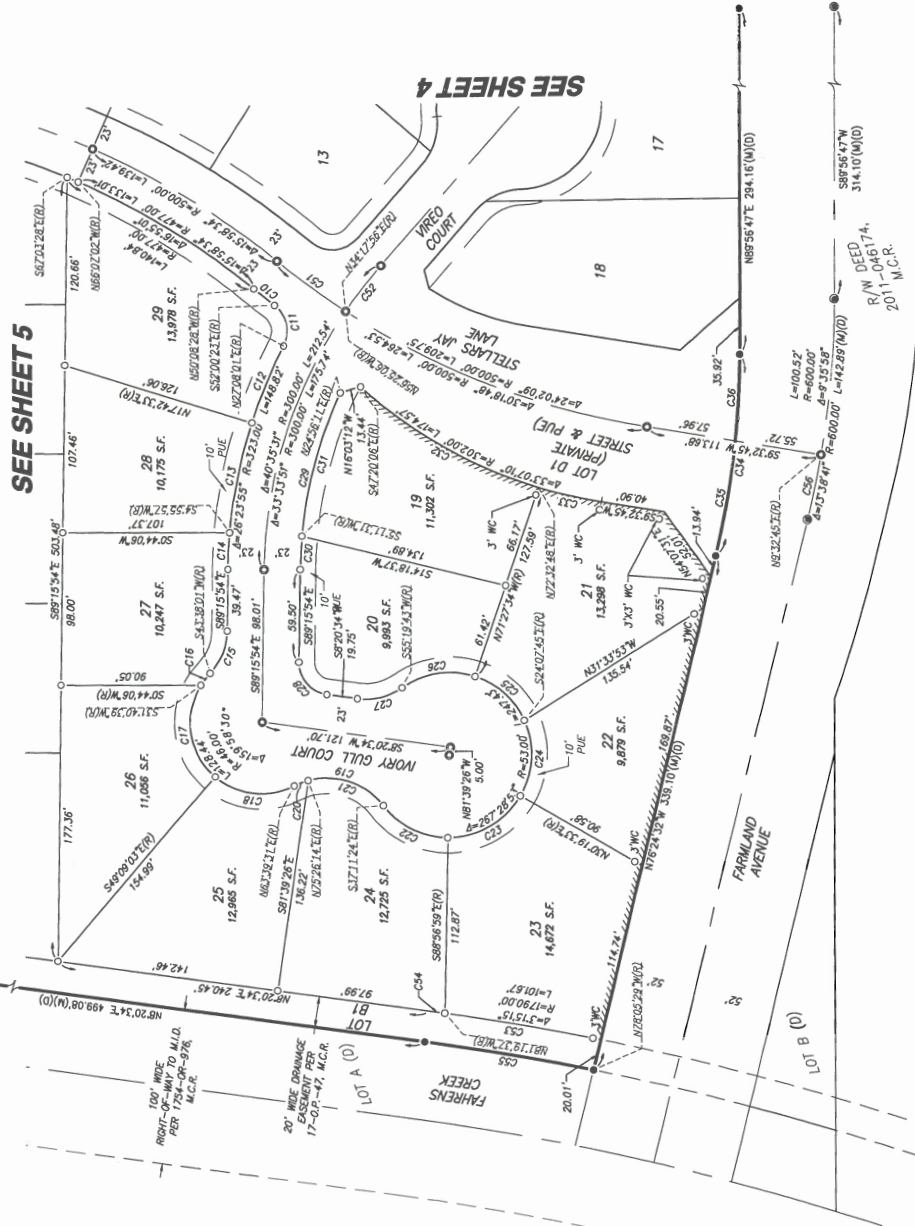
BEING A SUBDIVISION OF LOT V-23A AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA, OCTOBER 2023

BENCHMARK ENGINEERING, INC.
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

- LEGEND:**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
 - FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (O), OR AS NOTED
 - FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (O) IN MONUMENT WELL, OR AS NOTED
 - FOUND GCS MONUMENT, AS SHOWN ON REF. B.
 - 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
 - O.R. OFFICIAL RECORDS
 - I.N. INSTRUMENT NUMBER
 - D.N. DOCUMENT NUMBER
 - R.S. RECORD OF SURVEY
 - P.M. PARCEL MAP
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - SPN SEARCHED, FOUND NOTHING
 - PUE PUBLIC UTILITY EASEMENT
 - C42 CURVE TABLE REFERENCE
 - L89 LINE TABLE REFERENCE
 - M.C.R. MERCED COUNTY RECORDS
 - I.O.D. IRREVOCABLE OFFER OF DEDICATION
 - WC WITNESS CORNER



CURVE DATA TABLE				CURVE DATA TABLE				CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C10	1°51'26"	353.00'	17.00'	C19	7°09'00"	46.00'	63.55'	C28	8°23'31"	21.00'	30.20'
C11	7°08'24"	21.00'	29.01'	C20	11°46'43"	46.00'	8.46'	C29	2°41'20"	27.00'	117.00'
C12	9°25'28"	323.00'	53.13'	C21	6°22'21"	46.00'	54.09'	C30	4°27'25"	27.00'	21.55'
C13	12°46'36"	323.00'	72.03'	C22	51°45'35"	53.00'	47.68'	C31	19°44'40"	27.00'	95.46'
C14	4°11'51"	323.00'	23.66'	C23	6°04'32"	53.00'	56.17'	C32	2°15'19"	302.00'	132.94'
C15	4°53'55"	40.00'	29.95'	C24	9°42'17"	53.00'	50.37'	C33	7°53'52"	302.00'	41.63'
C16	11°57'22"	46.00'	9.60'	C25	47°19'50"	53.00'	43.78'	C34	12°38'41"	548.00'	130.50'
C17	8°49'42"	46.00'	64.89'	C26	5°12'43"	53.00'	49.22'	C35	7°49'22"	548.00'	74.66'
C18	6°71'26"	46.00'	53.94'	C27	43°00'32"	40.00'	30.03'	C36	5°50'19"	548.00'	55.84'



- REFERENCES:**
- (A) PARCEL MAP, BOOK 103 OF PARCEL MAPS, PAGES 48 TO 52, M.C.R.
 - (B) CITY OF MERCED GIS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
 - (C) BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, PAGES 38 TO 42, M.C.R.
 - (D) BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, M.C.R.

- NOTES:**
1. ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE LINE.
 3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
 4. LOT B1 IS DEDICATED TO THE CITY OF MERCED BY THIS MAP FOR OPEN SPACE, LINEAR PARK, AND PUBLIC UTILITY EASEMENT.
 5. UTILITY EASEMENT, USE FOR PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
 6. PURSUANT TO SECTION 66434(d) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN ON THE PARCEL MAP FILED IN BOOK 82 OF PARCEL MAPS, AT PAGES 38 TO 42 (REF C) IS HEREBY WAIVED BY THIS MAP.

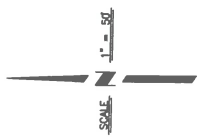
TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

BEING A SUBDIVISION OF LOT Y-23A AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
OCTOBER 2023

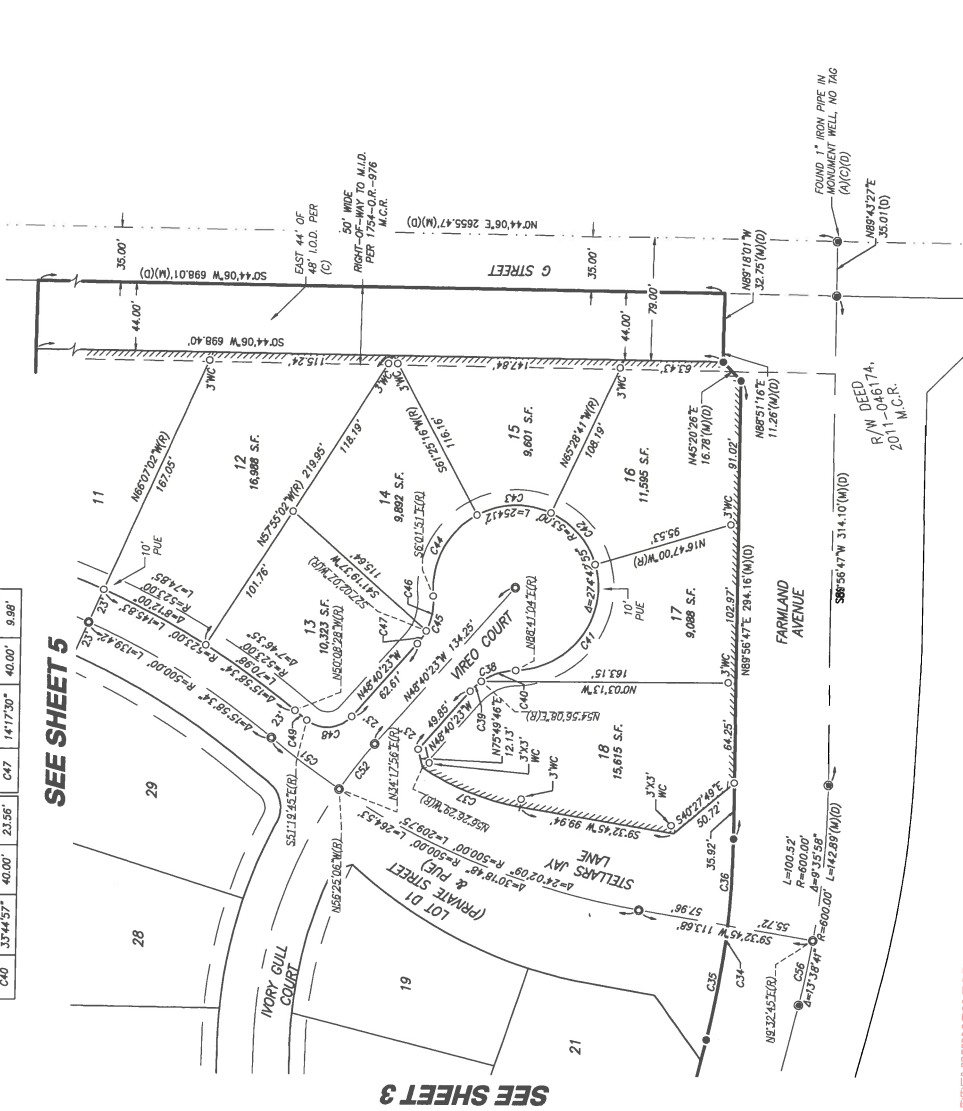
BENCHMARK ENGINEERING, INC.
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (O), OR AS NOTED
- FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D) IN MONUMENT WELL, OR AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF. B.
- 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
- O.R. 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) RADIAL BEARING
- SPN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASMENT
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- WC WITNESS CORNER



CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C34	13°38'41"	348.00'	130.50'
C41	105°28'04"	53.00'	97.56'
C48	87°20'38"	21.00'	32.01'
C49	1°11'17"	477.00'	9.89'
C51	6°16'38"	500.00'	54.78'
C52	7°01'40"	300.00'	36.80'
C56	4°02'43"	600.00'	42.36'
C40	13°36'31"	40.00'	23.08'
C47	14°17'30"	40.00'	9.88'



REFERENCES:

- (A) PARCEL MAP, BOOK 103 OF PARCEL MAPS, PAGES 48 TO 52, M.C.R.
- (B) CITY OF MERCED GPS SURVEY CONTROL NETWORK SURVEYS, PAGES 38 TO 41, M.C.R.
- (C) BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, PAGES 38 TO 42, M.C.R.
- (D) BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, 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 RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. ALL MONUMENTS SHOWN ON THIS MAP FOR OPEN SPACE, LINAR PARK, AND PUBLIC UTILITY EASEMENT.
5. LOTS D1 AND D2 ARE FOR PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
6. A REFERENCE TO SECTION 66.43(d) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST 4.00' OF THE AREA SHOWN ON THIS MAP IS HEREBY OFFERED FOR DEDICATION AS SHOWN ON THE PARCEL MAP FILED IN BOOK 82 OF PARCEL MAPS, AT PAGES 38 TO 42 (REF. C) IS HEREBY WACKED BY THIS MAP.

PROJECT INFORMATION: P:\2023\5372\Drawings\23A_Plan\23A-SH1.dwg
DATE: 10/26/2023 11:10 FILE: M:\1258672\Survey Drawings\23A_Plan\23A-SH1.dwg

TRACT NO. 5372 BELLEVUE RANCH NORTH VILLAGE 23A

BEING A SUBDIVISION OF LOT V-23A AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
OCTOBER 2023

BENCHMARK ENGINEERING, INC.

4265 SPIRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356

LEGEND:

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D), OR AS NOTED
- FOUND 3/4" IRON PIPE TAGGED LS 8040 PER (D) IN MONUMENT WELL OR AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF. B.
- 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

- O.R. 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) RADIAL BEARING
- SPN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- C42 CURVE TABLE REFERENCE
- LS9 LINE TABLE REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- L.O.D. IRREVOCABLE OFFER OF DEDICATION



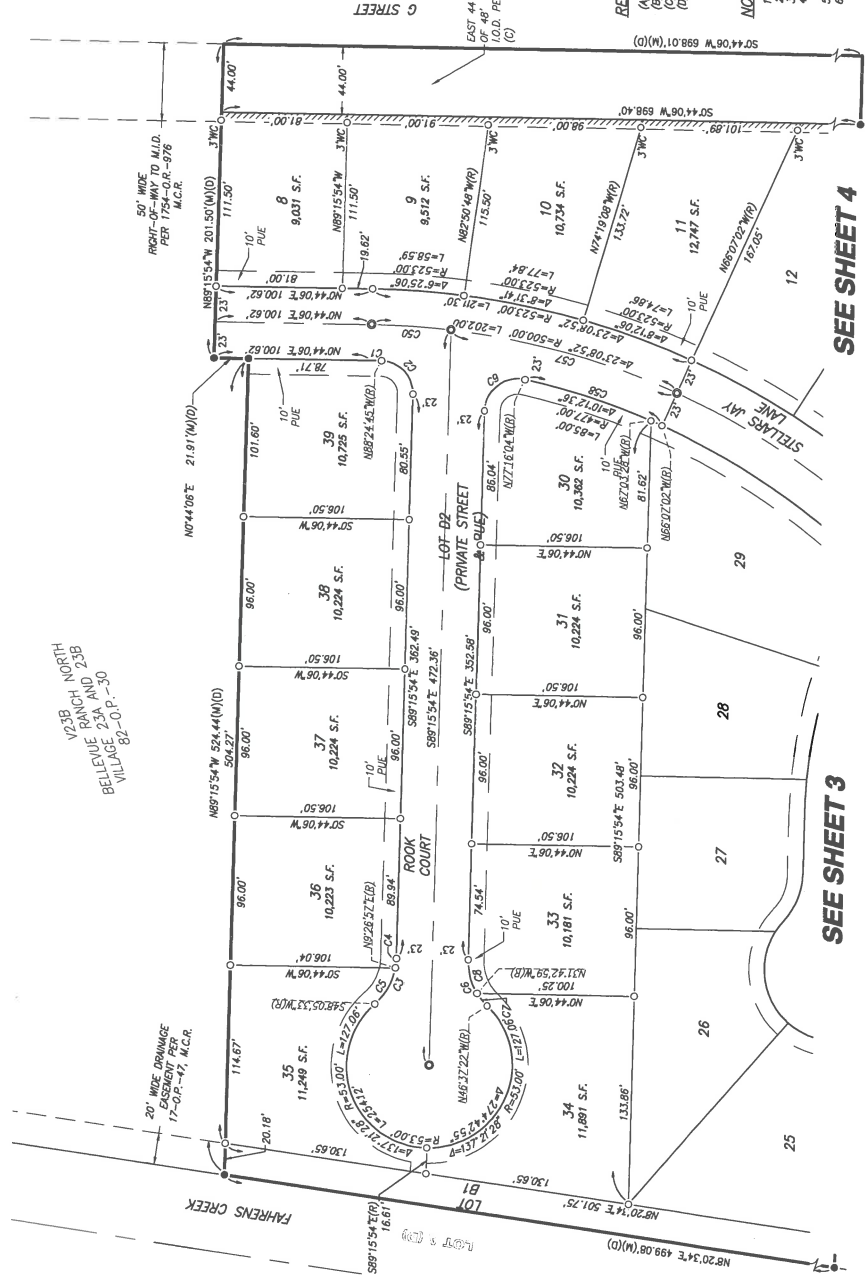
REFERENCES:

- (A) PARCEL MAP, BOOK 103 OF PARCEL MAPS, PAGES 48 TO 63, M.C.R.
- (B) CITY OF MERCED GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- (C) "BELLEVUE RANCH", BOOK 92 OF PARCEL MAPS, PAGES 38 TO 42, M.C.R.
- (D) BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, VOLUME 82 OF OFFICIAL PLATS, PAGES 30 TO 32, 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 DISTANCES AND DIMENSIONS SHOWN ARE MEASURED FROM MERCED COUNTY RECORDS.
4. LOT B1 IS DEDICATED TO THE CITY OF MERCED BY THIS MAP FOR OPEN SPACE UNDER PARK, AND PUBLIC UTILITY EASEMENT.
5. LOTS D1 AND D2 ARE FOR PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
6. LOTS D1 AND D2 ARE FOR PRIVATE STREETS COVERED ENTIRELY BY A PUBLIC UTILITY EASEMENT.
7. THIS MAP IS A SUBDIVISION OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST 4.00' OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION ON THE PARCEL MAP FILED IN BOOK 92 OF PARCEL MAPS, AT PAGES 38 TO 42 (REF. C) IS HEREBY VACATED BY THIS MAP.

CURVE DATA TABLE		CURVE DATA TABLE				
CURVE	DELTA	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	051°10'	477.00'	C7	145°23'	40.00'	10.41'
C2	89°08'50"	21.00'	C8	322°70"	40.00'	22.66'
C3	472°128'	40.00'	C9	101°59'50"	21.00'	37.38'
C4	8°42'51"	40.00'	C50	5°49'47"	500.00'	50.87'
C5	38°52'37"	40.00'	C57	17°19'05"	500.00'	151.13'
C6	472°128'	40.00'	C58	11°09'02"	477.00'	92.83'



SEE SHEET 4

SEE SHEET 3