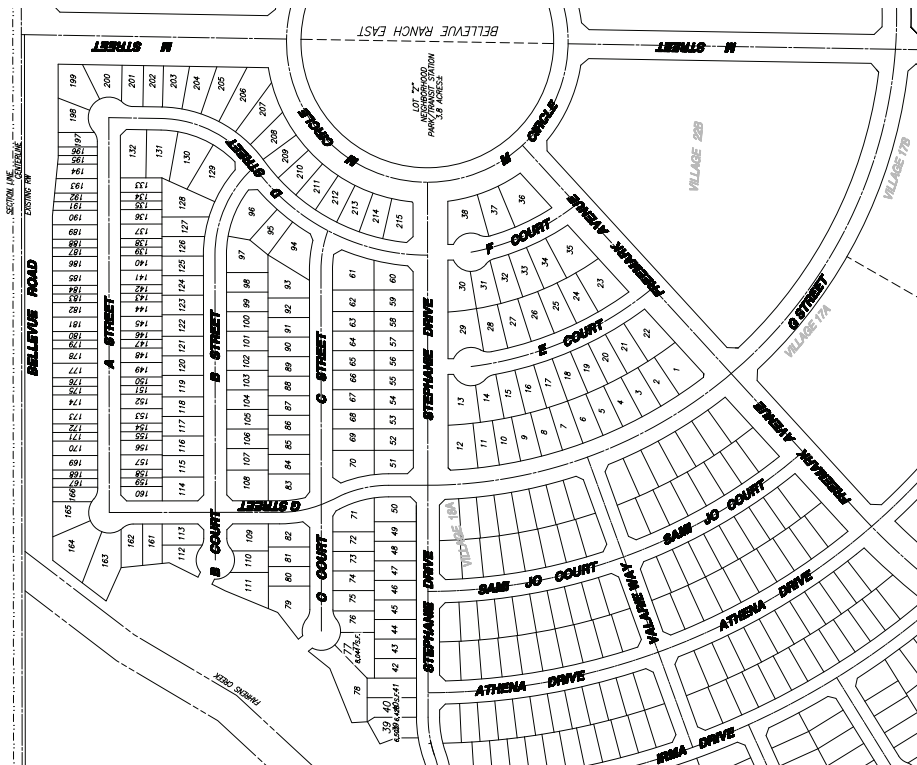


BEING A SUBDIVISION OF LOT V18-B, LOT V21-A, LOT V22-A, AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST VILLAGES 17--22, VOLUME 81 OF OFFICIAL PAGES, 1 THROUGH 9, MERCED COUNTY RECORDS, LYING IN A PORTION OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MERCED, STATE OF CALIFORNIA, APRIL 2021



OWNER & SUBDIVIDER
APN: 224-300-005, 224-300-010, 224-300-012.

BAXTER RANCHES LLC
923 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93635-4327
APN: 224-300-011
STONEFIELD HOME INC
923 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93635-4327

STATEMENT OF SUBDIVIDER			
1	ASSESSORS PARCEL NO:	224-100-010	224-100-005

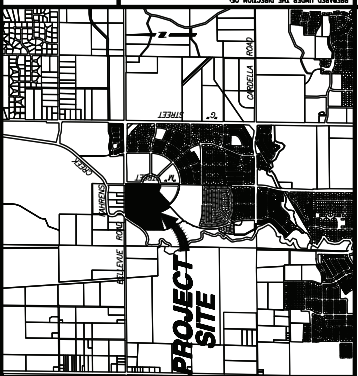
- [illegible]

INTC.

- STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MEDFORD STANDARD SPECIFICATIONS.
- ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS
- IF THE SITE HAS BEEN PREVIOUSLY ROUGH GRADED WITH THE BELLEVUE RANCH WEST MASS GRADING PLANS, THE FOLLOWING SHALL BE REQUIRED:
1. TOTAL AREA OF THIS SUBDIVISION IS 3.47 ACRES, CONTAINING 215 LOTS.
2. THE SHADOWER HERRY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 86A, § 6E.

SHEET NO	DESCRIPTION
1.	COVER SHEET
2.	STREET SECTIONS
3.	LOT DIMENSION PLAN (NORTH)
4.	LOT DIMENSION PLAN (SOUTH)
5.	CONCEPTUAL GRADING PLAN (NORTH)
6.	CONCEPTUAL GRADING PLAN (SOUTH)
7.	CONCEPTUAL COMPOSITE UTILITY PLAN (NORTH)
8.	CONCEPTUAL COMPOSITE UTILITY PLAN (SOUTH)

EXISTING	PROPOSED
WATER VALVE	
FIRE HYDRANT	
DRAIN INLET	
STANDARD MANHOLE	
WATER LINE	
SAWYER SINK	
STORM DRAIN	
TYPICAL STREET LIGHT	
DIRECTION OF FLOW	
TOP OF CURB ELEVATION	
GROUND CONTOURS	
CANS, GUTTER AND SIDEWALK	
TYPICAL RETURN WITH MANHOLE RAMP	



VICINITY MAP

SCALE 1" = 150'

INDEX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4255 9TH STREET SUITE A • MODESTO, CALIFORNIA • 95358
(209) 546-9300 FAX: (209) 546-9305



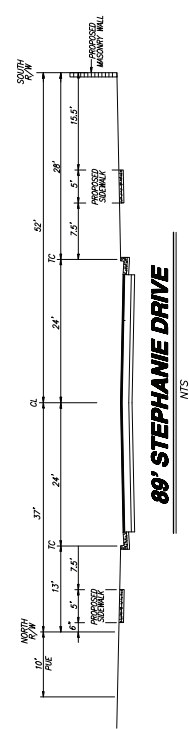
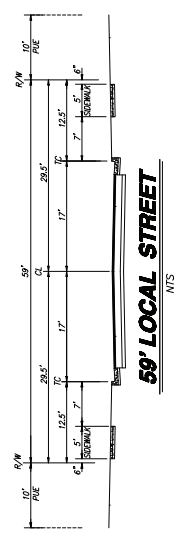
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Q NO	125971
DATE	02/08/2024
BUY	CV
BUY	MR
SALE	AS SHOWN
SHEET NUMBER	

1
OF 8 SHEETS

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PRELIMINARY



NO.	DESCRIPTION	DATE	APPROVED

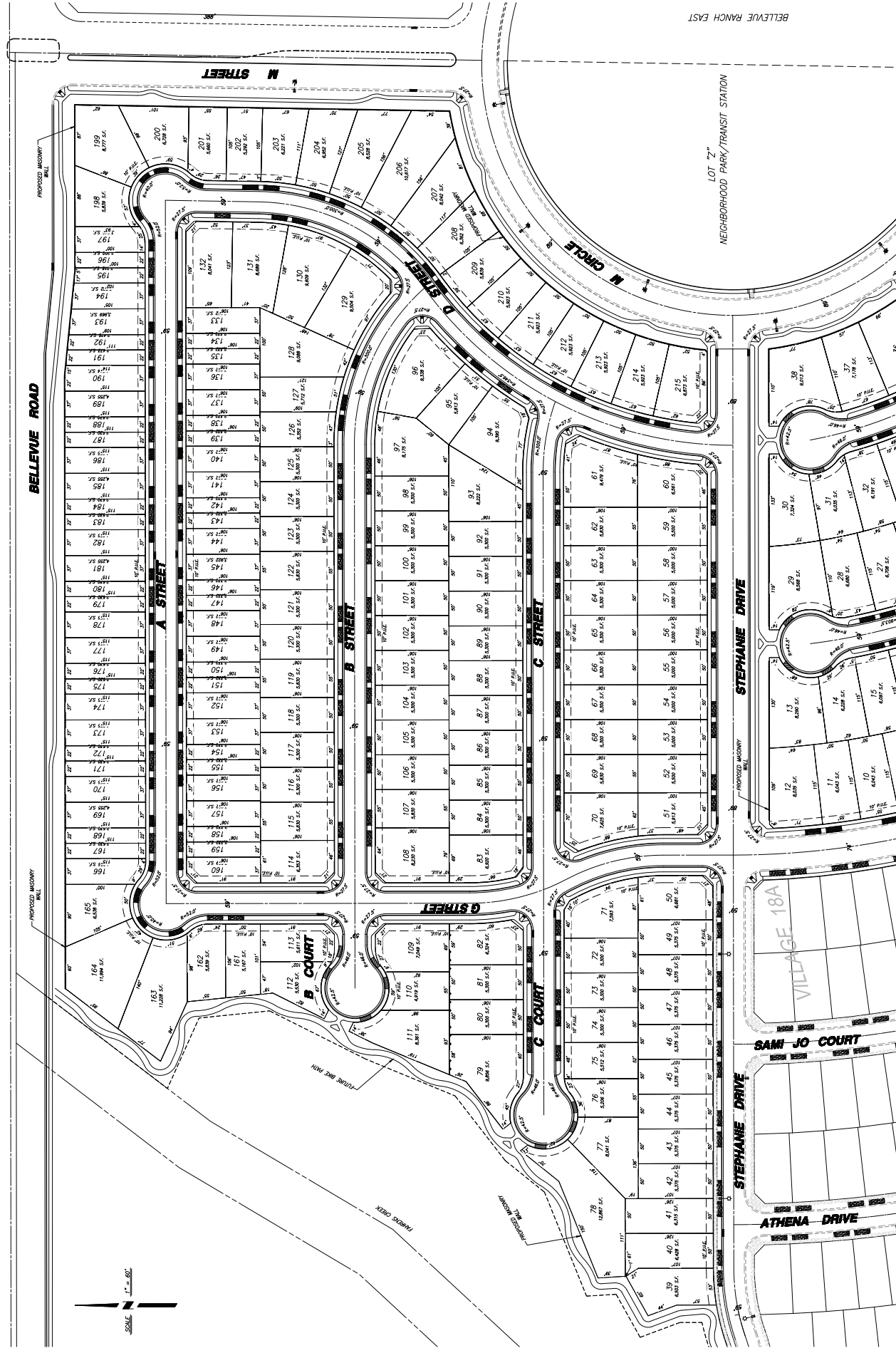
BENCHMARK ENGINEERING, INC.
 4820 BRYANT WAY SUITE A • MODesto, CALIFORNIA • 95366
 (209) 546-8800 FAX: (209) 546-8805



LOT DIMENSION PLAN (NORTH)
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 BELLEVUE RANCH EAST

PROJECT NO. 129171
 DATE: 02/26/2014
 DRAWN BY: CY
 CHECK BY: MT
 SCALE: AS SHOWN

SHEET NUMBER
3
 OF 8 SHEETS



SEE SHEET 4
 PRELIMINARY

NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 4205 BAYVIEW WAY SUITE A • MODesto, CALIFORNIA • 95366
 (209) 544-8800 FAX: (209) 544-8805



LOT DIMENSION PLAN (SOUTH)
BELLEVE RANCH WEST
 VILLAGE 18-22
 VILLAGE 17A, 17B, 22A, 22B
 MERCED, CALIFORNIA

JOB NO. 12971
 DATE 02/28/2024
 BY: CY
 CHECK: MT
 SCALE: AS SHOWN

4
 SHEET NUMBER
 OF 8 SHEETS



PRELIMINARY

PL 129717 (Preliminary) (2024-18-22) (MT, CY, AND MT, CY)



NO.	DESCRIPTION	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4255 BYRITES WAY SUITE A • MODESTO, CALIFORNIA • 95356
 (209) 548-8303 FAX (209) 548-8305



CONCEPTUAL GRADING
PLAN (SOUTH)
BELLEVE RANCH WEST
 VILLAGE 18-22
 MERCED, CALIFORNIA

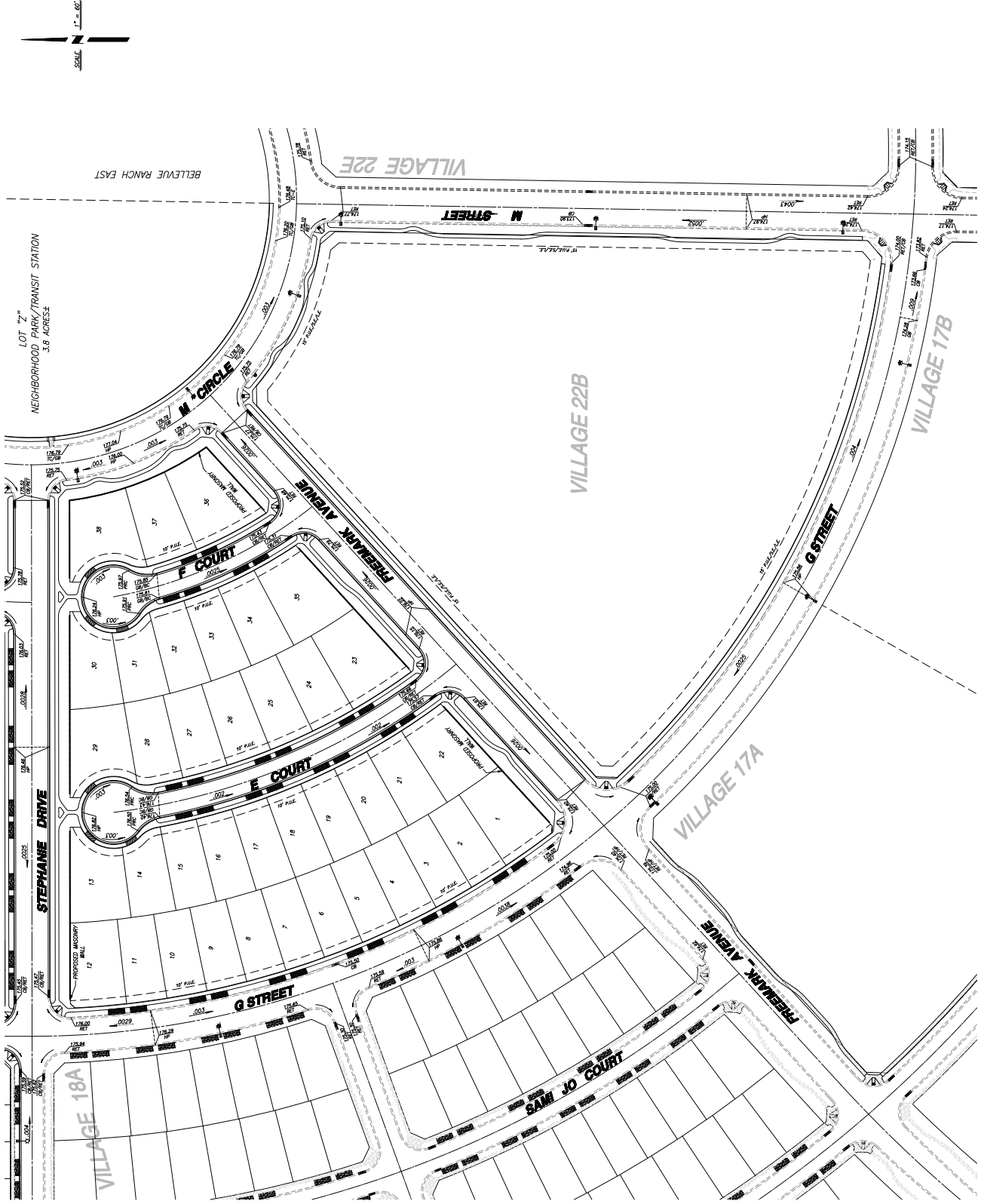
JOB NO. 12971
 DATE 02/26/2014
 DRAWN BY
 CHECK BY
 SCALE AS SHOWN

6
 SHEET NUMBER

OF 8 SHEETS

11/12/2017 (Preliminary) (2014-18-22) (BME) (AK) (AutoCAD) (dwg)

PRELIMINARY



SEE SHEET 5

NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 4209 S. MYERS WAY SUITE A • MODesto, CALIFORNIA • 95305
 (209) 648-8300 FAX: (209) 648-8305



CONCEPTUAL COMPOSITE UTILITY
PLAN (NORTH)
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 MENOC, CALIFORNIA

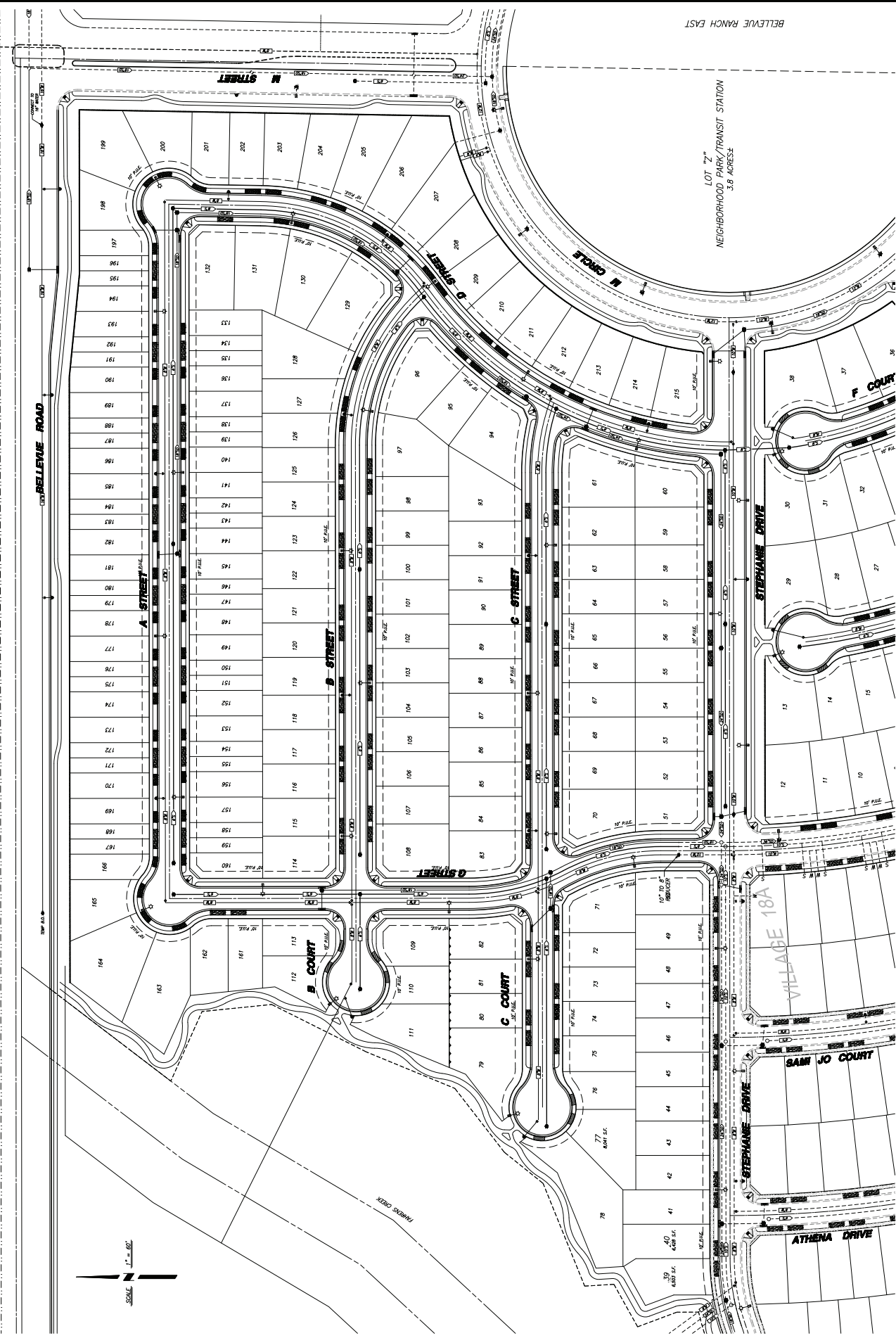
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 CHECK BY: MP
 SCALE: AS SHOWN

7
 SHEET
 NUMBER

OF 8 SHEETS

PRELIMINARY

SEE SHEET 8



NO.	DESCRIPTION	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4205 SHYRES WAY SUITE A • MODesto, CALIFORNIA • 95305
 (209) 644-8300 FAX: (209) 644-8305



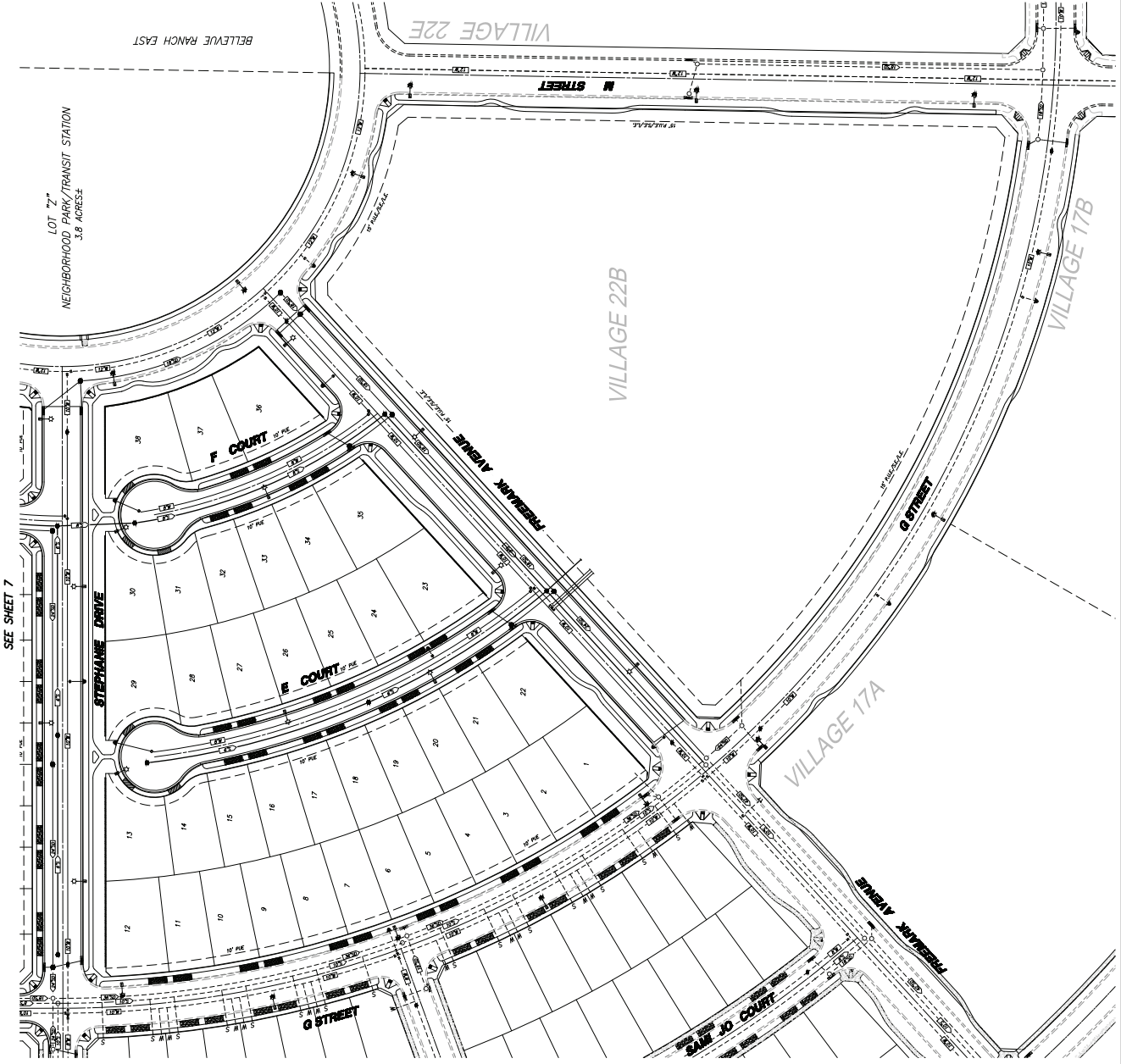
CONCEPTUAL COMPOSITE UTILITY
PLAN (SOUTH)
BELLEVE RANCH WEST
VILLAGE 18-22
 MERCED, CALIFORNIA

JOB NO. 128971
 DATE 02/04/2024
 DRAWN BY CY
 CHECKED BY
 SCALE AS SHOWN
 SHEET NUMBER

8
 OF 8 SHEETS

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PRELIMINARY



SEE SHEET 7

LOT "Z"
 NEIGHBORHOOD PARK/TRANSIT STATION
 3.8 ACRES±

