

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINES.

WE 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 AS INDICATED IN THIS MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

WESLIE WAY, JEMA WAY, AND MARI CRUZ LANE.

WE FURTHER STATE THAT WE KNOW OF NO EASEMENTS OR STRUCTURES EXISTING WITHIN THE LAND HEREIN OFFERED FOR DEDICATION TO THE PUBLIC OTHER THAN PUBLIC UTILITIES OR AS PLOTTED WITHIN THIS MAP.

OWNER: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

BY: GREG HOSTETLER - PRESIDENT DATE:

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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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

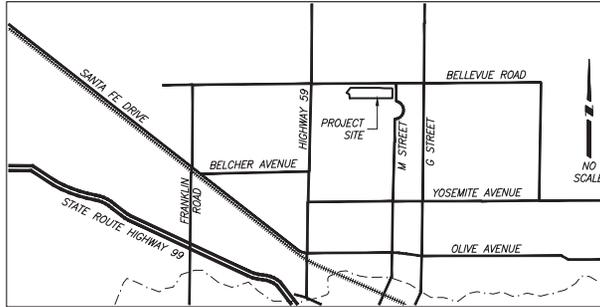
SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

TENTATIVE MAP NO. 1330 TRACT NO. 5422 BELLEVUE RANCH WEST VILLAGE 18-22 - PHASE 4

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 18-22 PHASE 3, VOLUME 88 OF OFFICIAL PLATS, PAGES 18-21, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA FEBRUARY 2025

BENCHMARK ENGINEERING CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING 4285 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 548-8300



PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT PREPARED BY: FIDELITY NATIONAL TITLE COMPANY ORDER NUMBER: FFORM-3012400906 DATE: SEPTEMBER 5, 2024 AFFECT: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE

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 CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, PLOWING, 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 SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY, AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM THE NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

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. 160893.011, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

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 STONEFIELD HOME, INC. IN MAY, 2024. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE MAY 31, 2026, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL HALTERMAN, L.S. 8040 PRELIMINARY FOR REVIEW ONLY DATE

CITY SURVEYOR'S STATEMENT

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

JOE M. CARDOSO, 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 PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DARYL R. JORDAN, CITY ENGINEER P.E. 58036 DATE

CITY CLERK'S CERTIFICATE

I, SCOTT McBRIDE 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 MERCED, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL OF WESLIE WAY, JEMA WAY, AND MARI CRUZ LANE, ALL EASEMENTS AND OTHER DEDICATIONS INDICATED ON THIS MAP.

SCOTT McBRIDE, CITY CLERK DATE

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., FOR BELLEVUE RANCH WEST, VILLAGE 18-22, PHASE 4, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R. SUB AGREEMENT DOC. 2019-007510 & 2021-057493

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 202____, AT _____ O'CLOCK ____ M. IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R. AT THE REQUEST OF STONEFIELD HOME, INC.

FEE: _____ MATT H. MAY, COUNTY RECORDER BY: _____, DEPUTY

DOC. #: _____



Attachment 2

TENTATIVE MAP NO. 1330
TRACT NO. 5422
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 4

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 18-22 PHASE 3, VOLUME 88 OF OFFICIAL PLATS, PAGES 18-21, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN
 CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 FEBRUARY 2025

BE BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4285 SPYRIS WAY, SUITE A, MODESTO, CALIFORNIA, 95386 (209) 543-8300

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED LS 8040, PER REF (A), UNLESS NOTED OTHERWISE
 - FOUND 3/4" IRON PIPE TAGGED LS 8040, IN MONUMENT WELL PER REF (A), UNLESS NOTED OTHERWISE
 - 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
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - * CALCULATED FROM REFERENCE
 - M.C.R. MERCED COUNTY RECORDS
 - OP OFFICIAL PLATS
 - D.N. DOCUMENT NUMBER

SCALE 1" = 60'

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. FOR CURVE AND LINE TABLES SEE SHEETS 3 AND 4.

BASIS OF BEARINGS

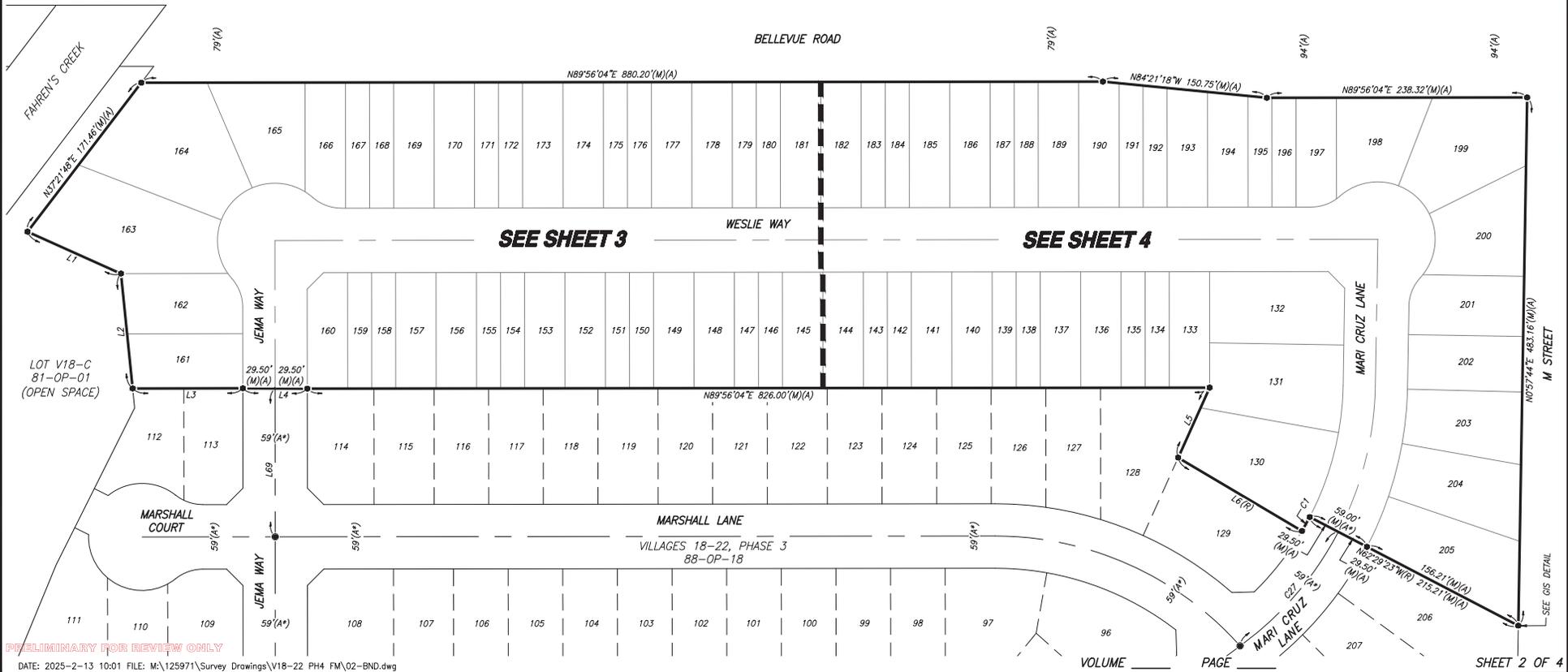
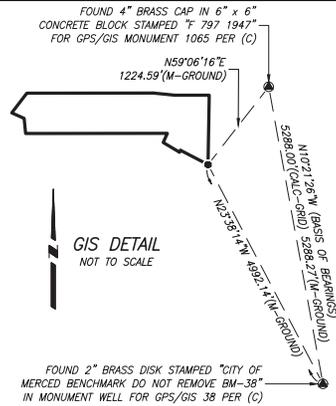
A BEARING OF N10°21'26"W WAS MEASURED FOR THE LINE BETWEEN GPS/GIS MONUMENT 38 AND GPS/GIS MONUMENT 1065 AS PER (C) WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

REFERENCES

- (A) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 3, VOLUME 88, PAGES 18-21, M.C.R.
- (B) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 1, VOLUME 87, PAGES 44-49, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.

SUBDIVISION SUMMARY

76 LOTS	7.23 ACRES
STREETS	2.05 ACRES
TOTAL	9.28 ACRES



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 4286 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95386 (209) 548-0000

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
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 - FOUND 3/4" IRON PIPE TAGGED LS 8040, IN MONUMENT WELL PER REF (A), UNLESS NOTED OTHERWISE
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 - (M) MEASURED ON THIS SURVEY
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 - C42 CURVE TABLE REFERENCE
 - L99 LINE TABLE REFERENCE
 - * CALCULATED FROM REFERENCE
 - M.C.R. MERCED COUNTY RECORDS
 - OP OFFICIAL PLATS
 - D.N. DOCUMENT NUMBER

SCALE 1" = 40'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	41°24'35"	39.50'	28.55'
C3	6°21'47"	52.50'	5.83'
C4	56°10'08"	52.50'	51.47'
C5	45°41'38"	52.50'	41.87'
C6	55°06'04"	52.50'	50.49'
C7	9°29'33"	52.50'	8.70'
C8	172°49'09"	52.50'	158.35'
C9	41°24'35"	39.50'	28.55'
C27	26°31'53"	300.00'	138.92'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N65°49'24"W	93.74' (M)(A)
L2	N5°48'25"W	105.53' (M)(A)
L3	N89°56'04"E	100.82' (M)(A)
L4	S89°43'25"E	59.00' (M)(A)
L7	S44°56'04"W	21.21'
L8	N0°03'56"W	106.00'
L9	N0°03'56"W	106.00'
L10	N0°03'56"W	106.00'
L11	N0°03'56"W	106.00'
L12	N0°03'56"W	106.00'
L13	N0°03'56"W	106.00'
L14	N0°03'56"W	106.00'
L15	N0°03'56"W	106.00'
L16	N0°03'56"W	106.00'
L17	N0°03'56"W	106.00'
L18	N0°03'56"W	106.00'
L19	N0°03'56"W	106.00'
L20	N0°03'56"W	106.00'
L21	N0°03'56"W	106.00'

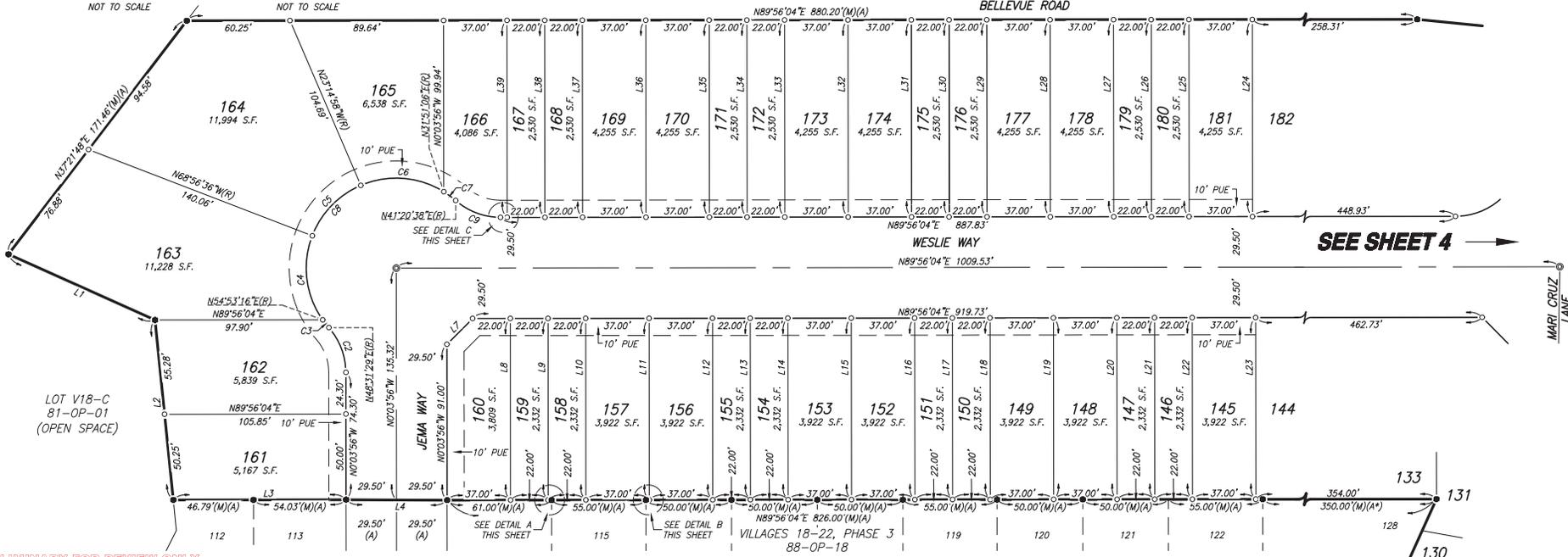
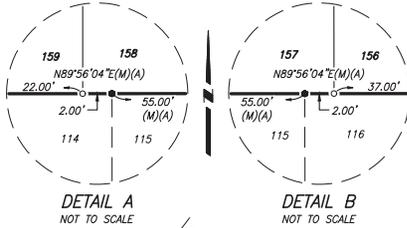
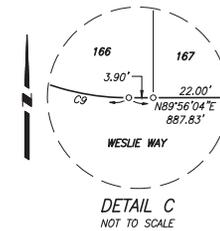
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L22	N0°03'56"W	106.00'
L23	N0°03'56"W	106.00'
L24	N0°03'56"W	115.00'
L25	N0°03'56"W	115.00'
L26	N0°03'56"W	115.00'
L27	N0°03'56"W	115.00'
L28	N0°03'56"W	115.00'
L29	N0°03'56"W	115.00'
L30	N0°03'56"W	115.00'
L31	N0°03'56"W	115.00'
L32	N0°03'56"W	115.00'
L33	N0°03'56"W	115.00'
L34	N0°03'56"W	115.00'
L35	N0°03'56"W	115.00'
L36	N0°03'56"W	115.00'
L37	N0°03'56"W	115.00'
L38	N0°03'56"W	115.00'
L39	N0°03'56"W	115.00'
L69	N0°03'56"W	135.68' (M)(A)

NOTES

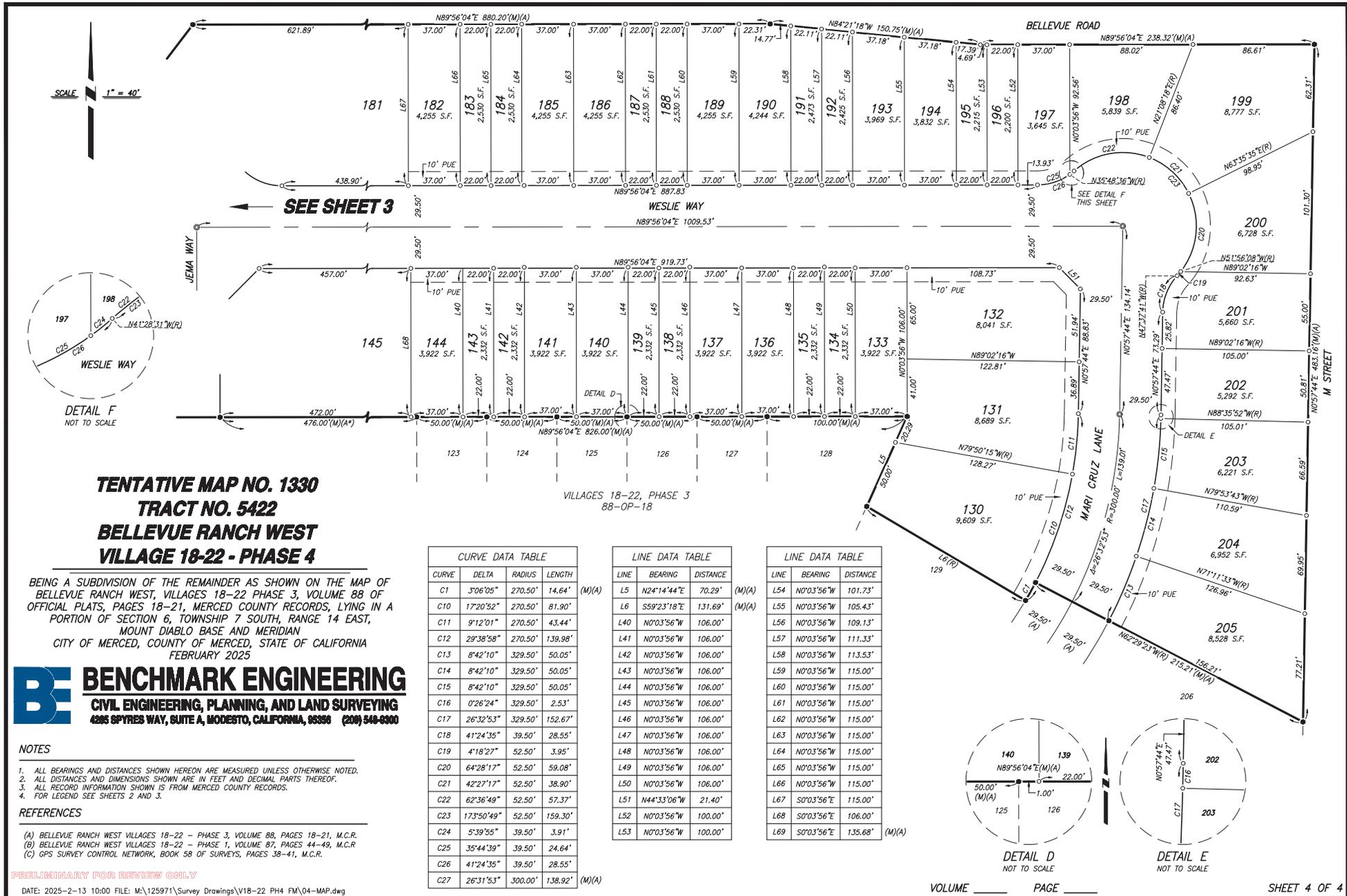
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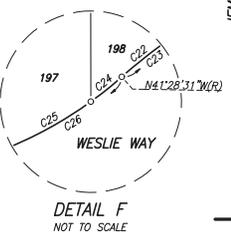
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- (B) BELLEVUE RANCH WEST VILLAGES 18-22 - PHASE 1, VOLUME 87, PAGES 44-49, M.C.R.
- (C) GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38-41, M.C.R.



PRELIMINARY FOR REVIEW ONLY



SCALE 1" = 40'



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TRACT NO. 5422
BELLEVUE RANCH WEST
VILLAGE 18-22 - PHASE 4**

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PRELIMINARY FOR REVIEW ONLY

DATE: 2025-2-13 10:00 FILE: M:\125971\Survey Drawings\18-22 PH4 FM\04-MAP.dwg

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°06'09"	270.50'	14.64'
C10	17°20'52"	270.50'	81.90'
C11	9°12'01"	270.50'	43.44'
C12	29°38'58"	270.50'	139.98'
C13	8°42'10"	329.50'	50.05'
C14	8°42'10"	329.50'	50.05'
C15	8°42'10"	329.50'	50.05'
C16	0°26'24"	329.50'	2.53'
C17	26°32'53"	329.50'	152.67'
C18	41°24'35"	39.50'	28.55'
C19	4°18'27"	52.50'	3.95'
C20	64°28'17"	52.50'	59.08'
C21	42°27'17"	52.50'	38.90'
C22	62°36'49"	52.50'	57.37'
C23	17°35'04"	52.50'	159.30'
C24	5°39'55"	39.50'	3.91'
C25	35°44'39"	39.50'	24.64'
C26	41°24'35"	39.50'	28.55'
C27	26°31'53"	300.00'	138.92'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L5	N24°14'44"E	70.29'
L6	S59°23'18"E	131.69'
L40	N0°03'56"W	106.00'
L41	N0°03'56"W	106.00'
L42	N0°03'56"W	106.00'
L43	N0°03'56"W	106.00'
L44	N0°03'56"W	106.00'
L45	N0°03'56"W	106.00'
L46	N0°03'56"W	106.00'
L47	N0°03'56"W	106.00'
L48	N0°03'56"W	106.00'
L49	N0°03'56"W	106.00'
L50	N0°03'56"W	106.00'
L51	N44°33'06"W	21.40'
L52	N0°03'56"W	100.00'
L53	N0°03'56"W	100.00'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L54	N0°03'56"W	101.73'
L55	N0°03'56"W	105.43'
L56	N0°03'56"W	109.13'
L57	N0°03'56"W	111.33'
L58	N0°03'56"W	113.53'
L59	N0°03'56"W	115.00'
L60	N0°03'56"W	115.00'
L61	N0°03'56"W	115.00'
L62	N0°03'56"W	115.00'
L63	N0°03'56"W	115.00'
L64	N0°03'56"W	115.00'
L65	N0°03'56"W	115.00'
L66	N0°03'56"W	115.00'
L67	S0°03'56"E	115.00'
L68	S0°03'56"E	106.00'
L69	S0°03'56"E	135.68'

