



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.

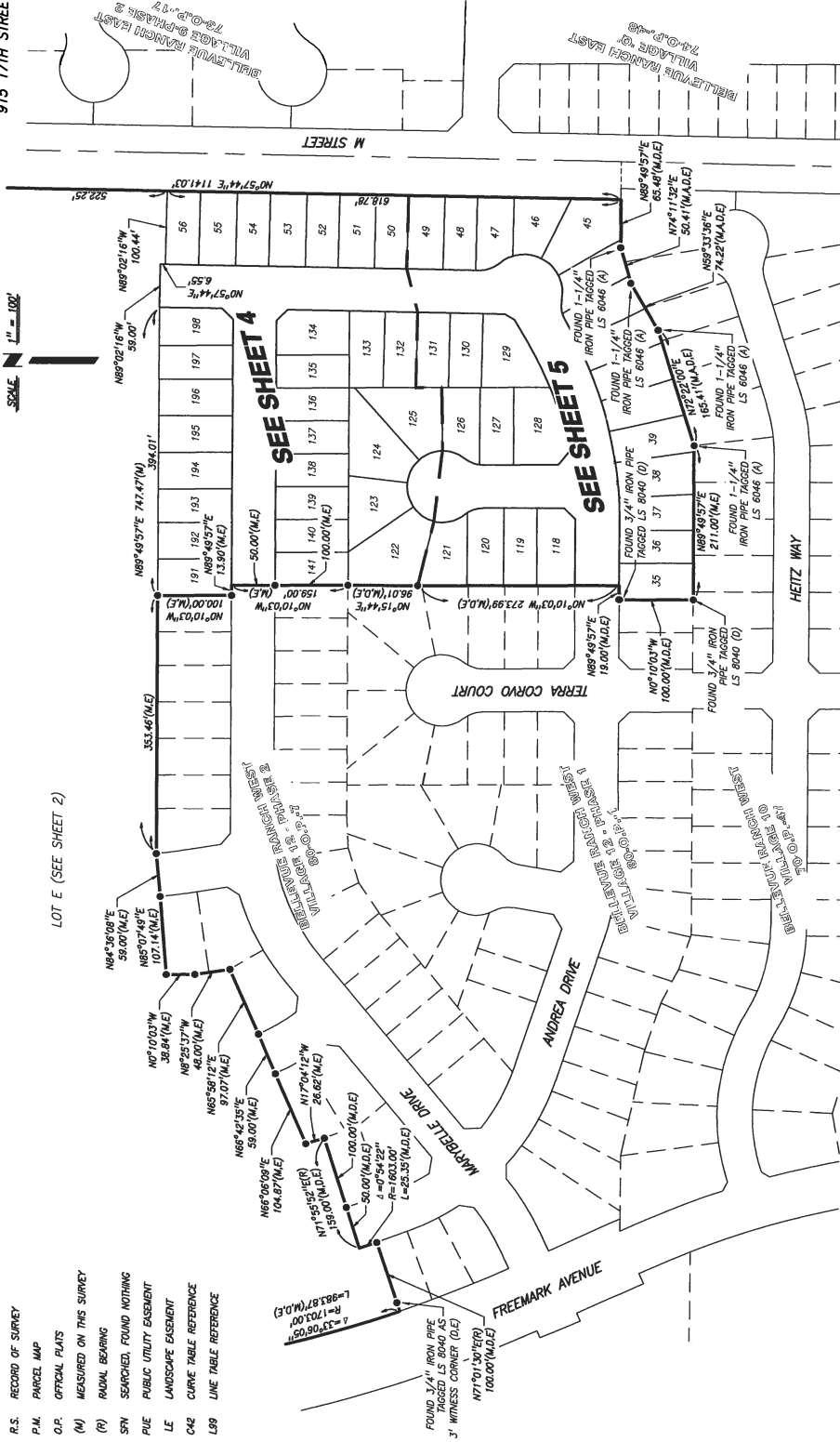
915 17TH STREET, MODESTO, CALIFORNIA, 95354

- 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	1.45 ACRES
STREETS	1.45 ACRES
TOTAL	25.16 ACRES

PAGE

VOLUME

SHEET 3 OF 5

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SHEET 4 OF 5

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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.
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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 IN ACCORDANCE WITH THE STANDARDS 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

CURVE	DELTA	RADIUS	LENGTH
C1	30°16'22"	500.00'	284.18'
C2	4°56'14"	500.00'	43.08'
C3	25°20'08"	500.00'	221.08'
C4	30°16'22"	529.50'	278.77'
C5	3°00'30"	529.50'	27.80'
C6	9°14'43"	529.50'	48.47'
C7	4°41'36"	529.50'	43.37'
C8	4°41'36"	529.50'	43.37'
C9	4°41'36"	529.50'	43.37'
C10	4°41'36"	529.50'	43.37'
C11	3°14'44"	39.50'	28.99'
C12	41°24'35"	39.50'	28.99'
C13	14°33'12"	39.50'	10.03'
C14	26°51'28"	39.50'	18.91'
C15	14°29'01"	32.50'	129.58'
C16	38°12'50"	52.50'	35.02'
C17	38°28'11"	52.50'	33.43'
C18	43°45'12"	52.50'	40.09'
C19	22°57'47"	52.50'	21.04'
C20	41°24'35"	39.50'	28.99'
C21	18°11'37"	470.50'	157.61'
C22	7°58'23"	470.50'	65.47'
C23	11°13'14"	470.50'	82.14'
C24	38°19'25"	40.00'	26.89'
C25	7°44'02"	40.00'	5.40'
C26	30°55'23"	40.00'	21.59'
C27	25°18'51"	48.00'	220.06'
C28	39°26'30"	48.00'	33.73'
C33	52°44'20"	48.00'	45.10'
C34	38°19'25"	40.00'	26.89'
C35	9°58'58"	40.00'	4.18'
C36	32°40'27"	40.00'	22.81'

LOT AREA TABLE

LOT	SF
35	5000
36	4500
37	4609
38	5495
39	5026
40	4823
41	4832
42	4829
43	4741
44	4619
45	7106
46	4685
47	4653
48	4590
49	5022
118	5399
119	4770
120	5956
121	5994
126	4870
127	4875
128	6901
129	6780
130	4570
131	4610

