

OWNER'S STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR BOUNDARY OF THE SUBDIVISION SHOWN ON THIS MAP, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, BEING A PRELIMINARY MAP, AND TO THE SUBSEQUENT RECORDATION OF THE MAP, AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE, AS AT PRESENT, THE ROADS, STREETS, DRIVES, 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:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN IN THE INSTRUMENT, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE 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 SHOWN IN THE INSTRUMENT, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/HE/HER/HER AUTHORIZED CHARACTER(S), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/HE/HER/HER AUTHORIZED CHARACTER(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:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN IN THE INSTRUMENT, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE 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 SHOWN IN THE INSTRUMENT, AND THAT BY HIS/HER/HER AUTHORIZED CHARACTER(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.

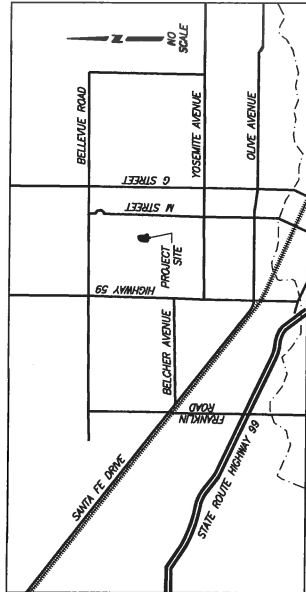
WITNESS MY HAND
SIGNATURE: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____
DATE: 5/9/2018 8:18 FILE: W:\125971\Survey Drawings\W12 PH6 PLAN\125971 PH6 SHEET1.dwg

**TRACT NO. 5361
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 6**

BEING A SUBDIVISION OF LOT C AS SHOWN ON BELLEVUE RANCH, VILLAGE 12 - PHASE 1, FILE IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 1 TO 6, 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, APRIL 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354



TITLE REPORT:

PRELIMINARY TITLE REPORT
PREPARED BY: REALTY NATIONAL TITLE COMPANY
DATE: 5 APRIL 2018
FILE NO. 180608-01

OMITTED SIGNATURE STATEMENT:

PURSUANT TO SECTION 66436(a)(3)(A)(V) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
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, 1988

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 WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, FOG, AND NOISE.

THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE BOUNDARY, HIGHWAY INTERSECTION, AND RURAL RESIDENTIAL CENTER (RRC) 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.

SURVEYOR'S STATEMENT:

A FIELD SURVEY BY GREG KOSTETZER, SURVEYOR, WAS MADE BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY BY GREG KOSTETZER, SURVEYOR, MADE ON OR ABOUT 15 APRIL 2018, AND THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BANNER RANCHES, LLC IN NOVEMBER 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY ACCURATELY REPRESENTS THE FIELD SURVEY AND THAT THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS PRIOR TO JULY 31, 2019, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO EMULATE THE SURVEY TO BE RETAINED.

MICHAEL HULTERMAN, L.S. 8040
PRELIMINARY SURVEY FOR REVIEW ONLY

DATE: _____

CITY SURVEYOR STATEMENT:

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

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

DATE: _____

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BANNER RANCHES, LLC IN NOVEMBER 2016, AND THAT THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS PRIOR TO JULY 31, 2019, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO EMULATE THE SURVEY TO BE RETAINED.

STEVEN SWAN, AGING CITY ENGINEER

LICENSE #C71289

DATE: _____

CITY CLERK'S CERTIFICATE:

I, STEVEN S. CARRIGAN, 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 MERCED, CALIFORNIA, ON THE _____ DAY OF _____, 20____, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE CITY OF MERCED, ALL STREETS (SUBJECT TO SUBDIVISION IMPROVEMENTS BEING ACCEPTED BY THE CITY OF MERCED), ALL PUBLIC UTILITY EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CARRIGAN, 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 TECHCON ENGINEERING SERVICES, INC. (TES NO. 16083101), 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 6, 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. 5361 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 6

SUBDIVISION SUMMARY:
18 LOTS
STREETS
TOTAL
3.14 ACRES
1.23 ACRES
4.37 ACRES

BEING A SUBDIVISION OF LOT C AS SHOWN ON BELLEVUE RANCH WEST VILLAGE 12 - PHASE 1, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 1 TO 6, 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
APRIL 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

REFERENCES:

- (A) BELLEVUE RANCH WEST, VILLAGE 5, BOOK 89 OF OFFICIAL PLATS, PAGES 18 TO 28, M.C.R.
- (B) GPS SURVEY CONTROL POINT 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (C) DOCUMENT NO. 2018-04387, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.

NOTES:

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND BEARINGS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORDING INFORMATION IS TO BE PLACED IN THE PUBLIC RECORDS.
- WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.
- SEE SHEET 3 FOR GPS/GPS TIES AND BASIS OF BEARINGS.

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE TAGGED LS 8040, IN MONUMENT WELL PER (D), 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
- 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

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

SFN SEARCHED, FOUND NOTHING

FUE PUBLIC UTILITY EXHIBENT

LE LANDSCAPE EXHIBENT

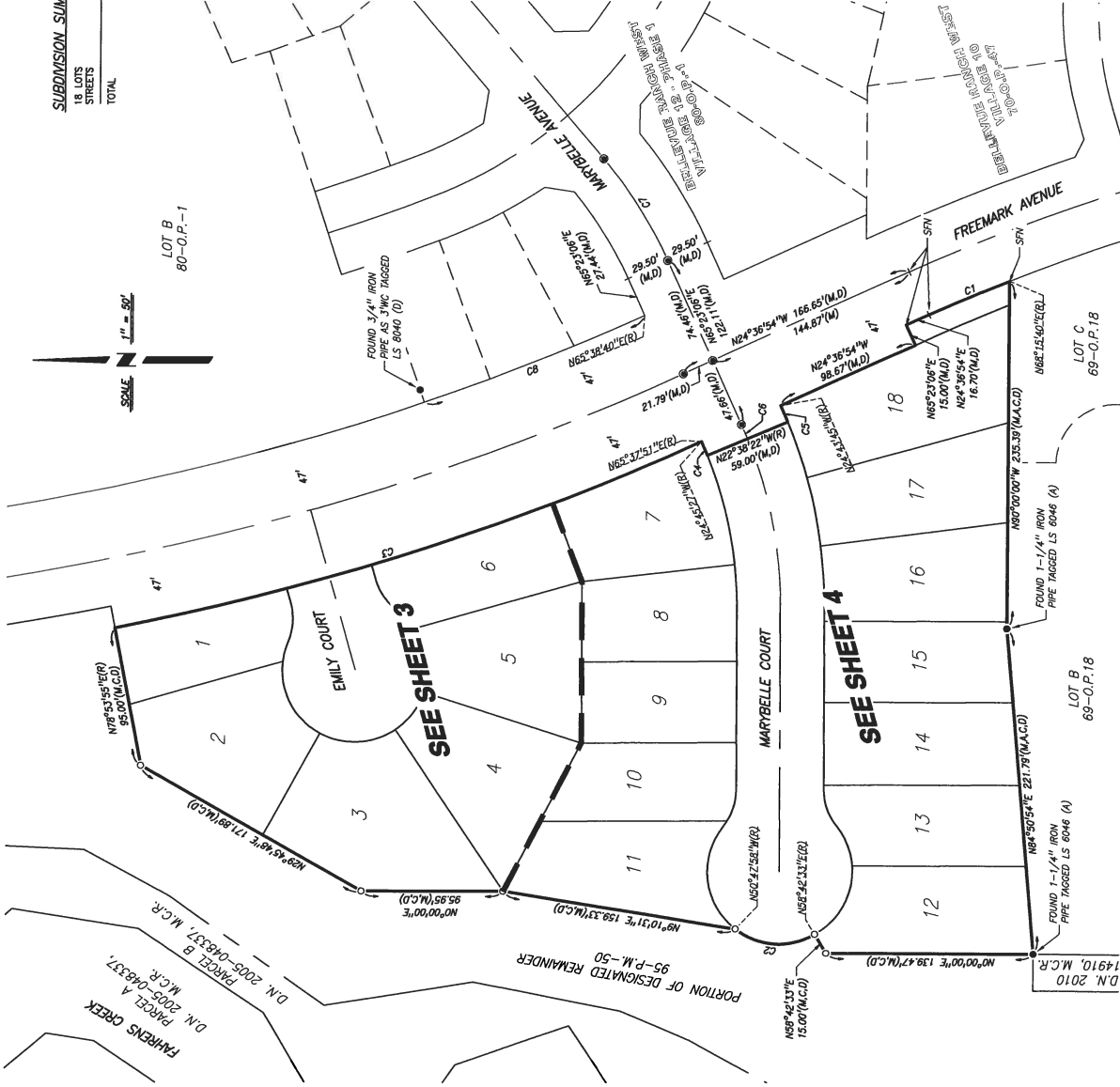
C42 CURVE TABLE REFERENCE

LS9 LINE TABLE REFERENCE

M.C.R. MERCED COUNTY RECORDS

CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH
C1	2°52'34"	1168.00'	58.63'
C2	70°29'29"	46.50'	57.21'
C3	13°16'04"	1797.00'	416.13'
C4	2°07'06"	270.50'	10.00'
C5	2°05'24"	329.50'	12.02'
C6	1°58'33"	300.00'	10.35'
C7	15°38'55"	300.00'	81.94'
C8	5°22'50"	1703.00'	159.93'



TRACT NO. 5361 BELLEVUE RANCH WEST VILLAGE 12 - PHASE 6

BEING A SUBDIVISION OF LOT C AS SHOWN ON BELLEVUE RANCH WEST VILLAGE 12 - PHASE 1, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 1 TO 6, 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
APRIL 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

REFERENCES:
(A) BELLEVUE RANCH WEST, VILLAGE 5, BOOK 69 OF OFFICIAL PLATS, PAGES 19 TO 28, M.C.R.
(B) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
(C) DOCUMENT NO. 2018-003676, M.C.R.
(D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.

- LEGEND:**
NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
● FOUND MONUMENT AS NOTED
○ FOUND MONUMENT IN MONUMENT WELL, 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
○ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT MIDDLE POINTS, UNLESS NOTED AS A WITNESS CORNER
////// RESTRICTED ACCESS
- NOTES:**
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
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.
- OFFICIAL RECORDS**
I.A. INSTRUMENT NUMBER
D.A. DOCUMENT NUMBER
R.S. RECORD OF SURVEY
P.M. PARCEL MAP
O.P. OFFICIAL PLATS
(M) MEASURED ON THIS SURVEY
(R) RADIAL BEARING
S.F.N. SEARCHED, FOUND NOTHING
P.U.E. PUBLIC UTILITY EASEMENT
L.E. LANDSCAPE EASEMENT
C.A.2 CURVE TABLE REFERENCE
L.B. LINE TABLE REFERENCE
M.C.R. MERCED COUNTY RECORDS

SCALE
1" = 40'

CURVE TABLE DATA

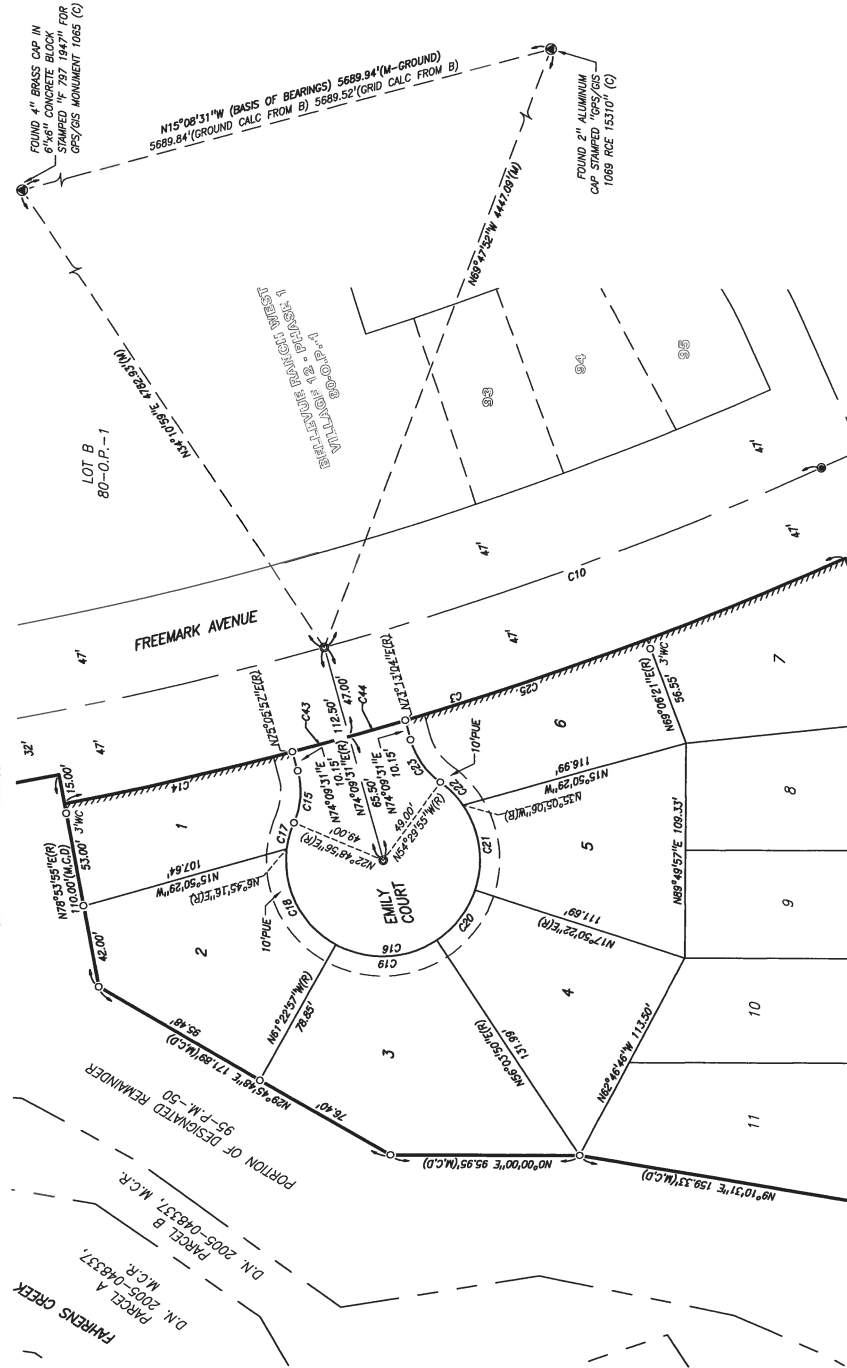
CURVE	DELTA	RADIUS	LENGTH	(N/D)
C3	13°16'04"	1797.00'	416.13'	(N/D)
C10	8°46'25"	1750.00'	387.97'	(N/D)
C14	3°47'58"	1797.00'	118.16'	
C15	38°39'25"	40.00'	26.99'	
C16	25°18'51"	40.00'	220.08'	
C17	16°03'40"	49.00'	13.74'	
C18	68°00'14"	49.00'	58.27'	
C19	62°33'13"	49.00'	53.50'	
C20	38°13'28"	49.00'	32.69'	
C21	52°55'28"	48.00'	43.28'	
C22	19°24'49"	49.00'	16.60'	
C23	38°39'25"	40.00'	26.99'	
C25	4°06'44"	1797.00'	128.97'	
C43	0°56'26"	1797.00'	29.50'	
C44	0°56'26"	1797.00'	29.50'	

LOT AREA TABLE

LOT	SF
1	5753
2	8820
3	10777
4	8186
5	8168
6	6589

BASIS OF BEARINGS:

A BEARING OF N15°08'31"W FOR THE LINE BETWEEN GPS/GS MONUMENT 1089 AND GPS/GS MONUMENT 1085 AS SHOWN ON THE GPS SURVEY CONTROL AND GPS/GS MONUMENT 1085 IN BLOCK 27 OF SURVEYS, AT PAGES 43 TO 48, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



SEE SHEET 4

