

**LEGAL DESCRIPTION**

**VILLAGE 12, PHASE 1, LOT A**

All that certain real property situate, lying, and being Lot A (Park), as shown on that certain map of "Bellevue Ranch West, Village 12 – Phase 1", filed in Volume 80 of Official Plats, at Pages 1 through 6, Merced County Records, lying in the City of Merced, County of Merced, State of California.

Containing a total of 5.88 acres, more or less.

D.N. 2018-003677, M.C.R.

ARROW WOOD DRIVE

N89°49'57"E 725.22'

LOT A (PARK)  
5.88 ACRES

N0°10'03"W 338.46'

N45°10'03"W  
21.21'

N89°02'16"W  
59.00'  
S45°23'51"W  
21.00'

S89°49'57"W 529.07'

N0°57'44"E  
35.29'

N89°02'16"W  
100.44'

S0°57'44"W 377.25'

M STREET

SCALE

1" = 150'

BELLEVUE RANCH WEST  
VILLAGE 12 - PHASE 1  
80-O.P.-1

### NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

DATE: 8/10/2018 10:04 FILE: M:\125971\Survey Drawings\PARK SITE\LOT A.dwg



**BENCHMARK ENGINEERING, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
915 17TH STREET • MODESTO, CALIFORNIA • 95364  
(209) 548-8300 FAX:(209) 548-8305

**PHASE 1 - LOT A**  
**BELLEVUE RANCH WEST**  
MERCED, CALIFORNIA

DRAWN BY: SYD  
DATE: 2018-08-10  
SHEET: 1 OF 2  
JOB: 125971