

WITNESS MY HAND \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
 PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 DATE: 8/10/2018 8:43 FILE: \\A:\12597\Survey Drawings\V12 PH7 FIN\V12FN PH7 SHEET1.dwg

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 NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

SHEET 1 OF 4

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**ATTACHMENT 5 - Pg.1**

**BELLEVUE RANCH WEST  
VILLAGE 12 - PHASE 7**

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 5, FILED IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_ TO \_\_\_\_ 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  
JANUARY 2018

**BENCHMARK ENGINEERING, INC.**

915 17TH STREET, MODESTO, CALIFORNIA 95354

- |      |                      |
|------|----------------------|
| 1.99 | LINE TABLE REFERENCE |
| SE   | SIDEWALK EASEMENT    |
| LE   | LANDSCAPE EASEMENT   |

- LEGEND:**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
  - FOUND MONUMENT PER (7) OR AS NOTED
  - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
  - FOUND GPS MONUMENT, AS SHOWN ON REF. A.
  - 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

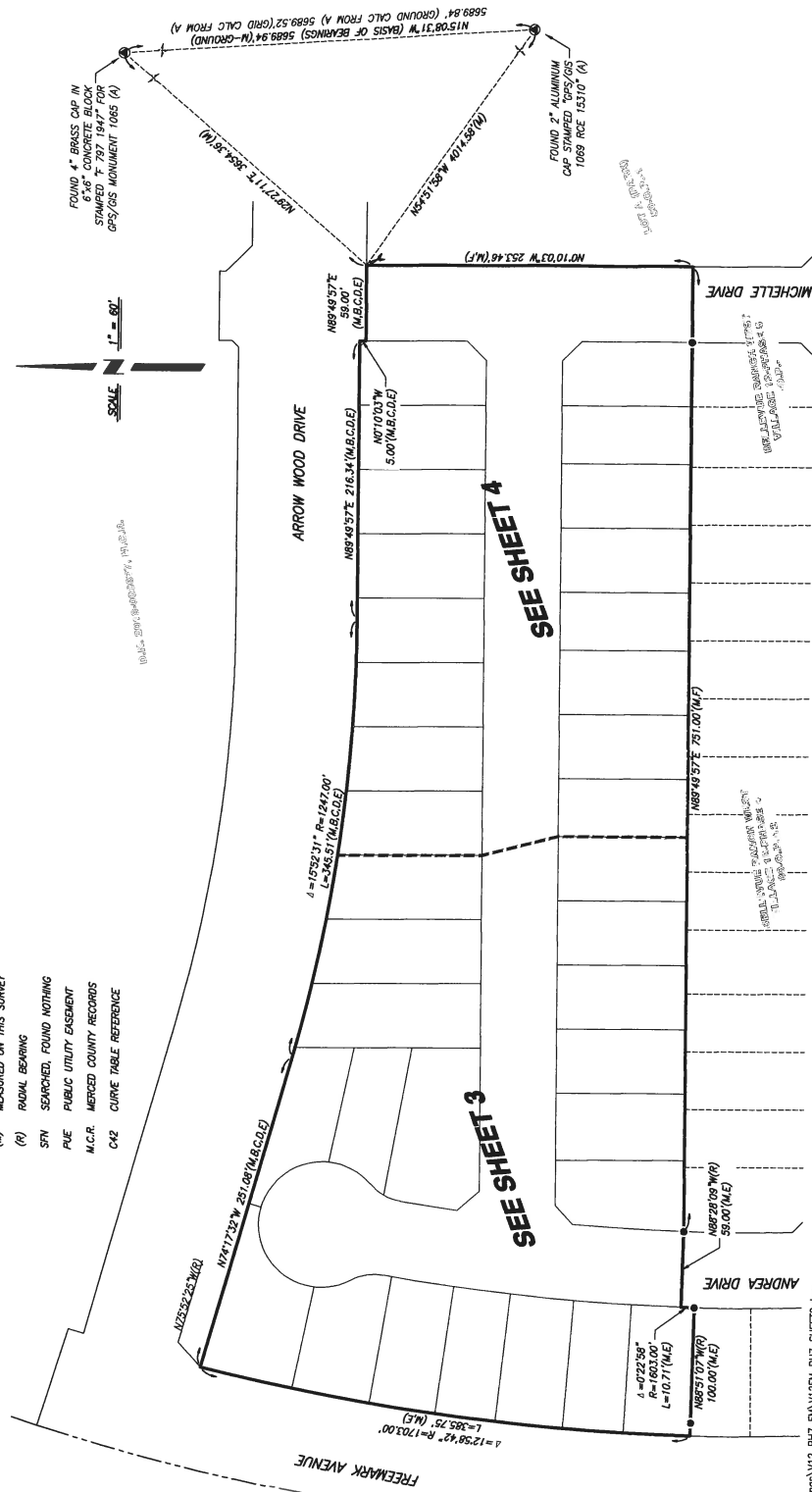
- (A) OPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.  
 (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.  
 (C) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.  
 (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.  
 (E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 4, VOLUME 80 OF OFFICIAL PLATS, PAGES 17 TO 21, M.C.R.  
 (F) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 5, VOLUME 80 OF OFFICIAL PLATS, PAGES 22 TO 26, M.C.R.  
 (G) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 6, VOLUME 80 OF OFFICIAL PLATS, PAGES 27 TO 31, M.C.R.

- 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. WITNESS CORNERS ARE SET ON THE LOT LINE OR EXTENSION THEREOF. AT THE DISTANCE NOTED.

A BEARING OF N1508°31'W FOR THE LINE BETWEEN GPS/GS MONUMENT 1069 AND GPS/GS MONUMENT 1065 AS SHOWN IN THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 27 OF JOURNALS, AT PAGES 27 TO 43, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

<u>SUBDIVISION SUMMARY:</u>	
35 LOTS	4.19 ACRES
STREETS	1.77 ACRES
<u>TOTAL</u>	<u>5.96 ACRES</u>

- | RESTRICTED ACCESS |                         |
|-------------------|-------------------------|
| O.R.              | OFFICIAL RECORDS        |
| I.N.              | INSTRUMENT NUMBER       |
| D.N.              | DOCUMENT NUMBER         |
| R.S.              | RECORD OF SURVEY        |
| P.M.              | PARCEL MAP              |
| O.P.              | OFFICIAL PLATS          |
| (N)               | MEASURED ON THIS SURVEY |
| (R)               | RADIAL BEARING          |
| SPN               | SEARCHED, FOUND NOTHING |
| PUE               | PUBLIC UTILITY EASEMENT |
| M.C.R.            | MERGED COUNTY RECORDS   |
| C42               | CURVE TABLE REFERENCE   |



**LEGEND:**

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- FOUND MONUMENT PER (P) OR AS NOTED
  - FOUND MONUMENT IN MONUMENT WELL AS NOTED
  - FOUND GPS MONUMENT, AS SHOWN ON REF. A
  - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8640 IN MONUMENT WELL
  - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8640 AT CORNER

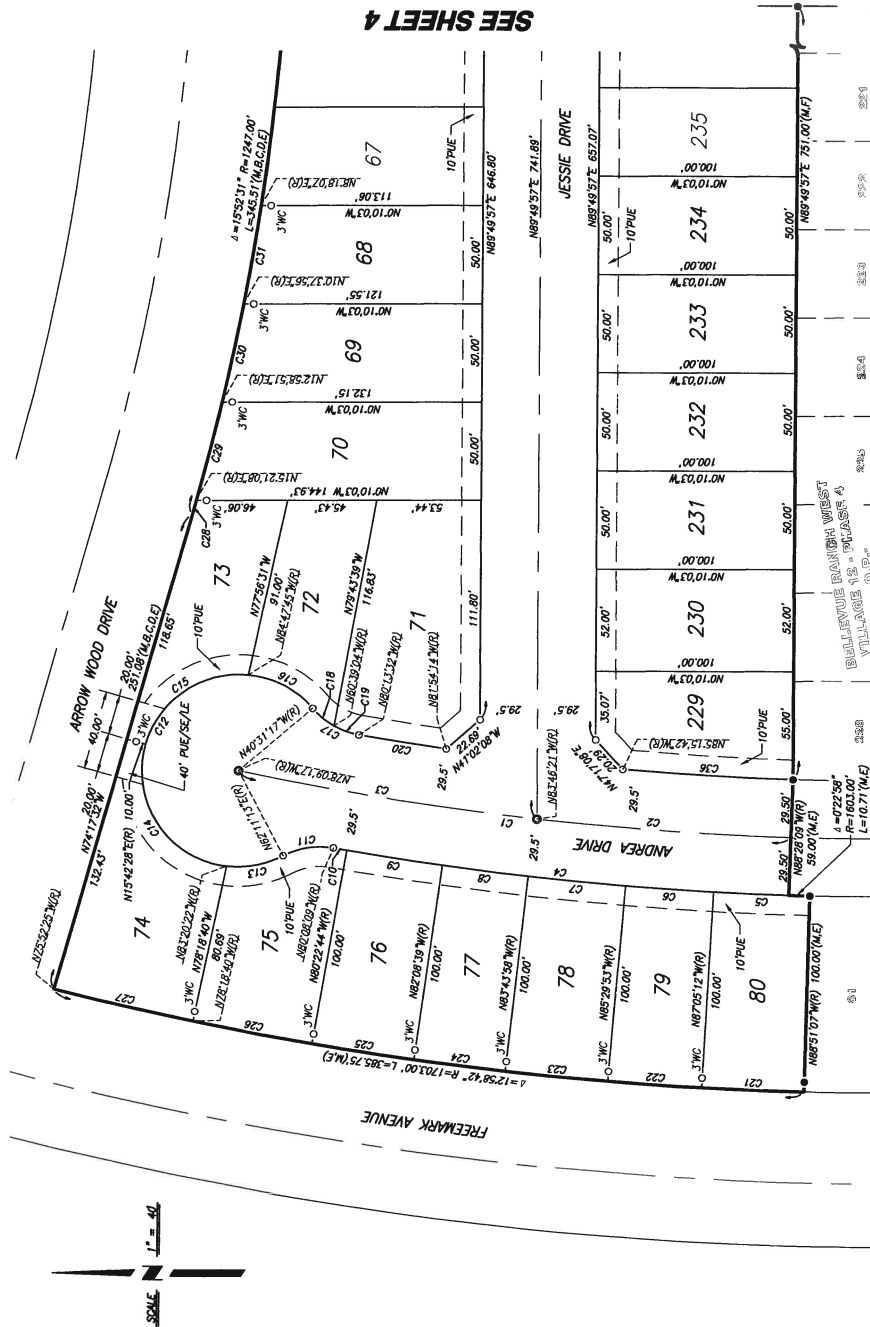
- RESTRICTED ACCESS
- SE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

**REFERENCES:**

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
- (C) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
- (D) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
- (E) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 4, VOLUME 80 OF OFFICIAL PLATS, PAGES 17 TO 21, M.C.R.
- (F) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 5, VOLUME 80 OF OFFICIAL PLATS, PAGES 22 TO 26, M.C.R.

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SEE SHEET 4

**TRACT NO. 5364  
BELLEVUE RANCH WEST  
VILLAGE 12 - PHASE 7**

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE OF RANCH WEST, VILLAGE 12 - PHASE 5, FILED IN VOLUME 80 OF OFFICIAL PLATS, AT PAGES 17 TO 21, 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  
JANUARY 2018

**BENCHMARK ENGINEERING, INC.**

915 17TH STREET, MODESTO, CALIFORNIA 95354

**CURVE TABLE DATA**

CURVE	DELTA	RADIUS	LENGTH
C1	107°18'52"	1573.50'	283.26'
C2	4°41'48"	1573.50'	128.99'
C3	5°37'04"	1573.50'	154.28'
C4	8°19'58"	1603.00'	233.14'
C5	1°45'55"	1603.00'	49.39'
C6	1°35'19"	1603.00'	44.45'
C7	1°45'55"	1603.00'	49.39'
C8	1°35'19"	1603.00'	44.45'
C9	1°45'55"	1603.00'	49.39'
C10	0°14'35"	1603.00'	6.90'
C11	37°40'38"	48.00'	28.30'
C12	25°17'39"	48.00'	220.04'
C13	34°28'25"	48.00'	29.48'
C14	99°02'50"	48.00'	84.71'
C15	79°29'42"	48.00'	67.99'
C16	44°16'27"	48.00'	37.88'
C17	39°42'15"	40.00'	27.72'
C18	20°07'42"	40.00'	14.05'
C19	19°34'28"	40.00'	13.67'
C20	1°40'42"	1544.00'	45.23'
C21	1°45'55"	1703.00'	52.47'
C22	1°35'19"	1703.00'	47.22'
C23	1°45'55"	1703.00'	52.47'
C24	1°35'19"	1703.00'	52.47'
C25	1°45'55"	1703.00'	52.47'
C26	2°04'04"	1703.00'	61.46'
C27	2°28'15"	1703.00'	72.45'
C28	0°21'20"	1247.00'	7.74'
C29	2°22'17"	1247.00'	51.61'
C30	2°20'55"	1247.00'	51.12'
C31	2°19'49"	1247.00'	50.72'
C36	3°12'27"	1544.00'	66.44'

**LOT AREA TABLE**

LOT	SF
68	5856
69	6334
70	6918
71	7835
72	4658
73	4987
74	6710
75	5465
76	5083
77	4583
78	5083
79	4583
80	5083
229	5149
230	5200
231	5000
232	5000
233	5000
234	5000

**BELLEVUE RANCH WEST  
VILLAGE 12 - PHASE 7**

915 17TH STREET, MODESTO, CALIFORNIA, 95354

CURVE	DELTA	RADIUS	LENGTH
C32	2°18'59"	1247.00'	50.41'
C33	2°18'23"	1247.00'	50.19'
C34	2°18'00"	1247.00'	50.06'
C35	1°32'48"	1247.00'	33.66'

LOT	SF
80	4848
61	4973
62	4973
63	4973
64	4978
65	5046
66	5274
67	5494
235	4500
236	5000
237	5000
238	4500
239	5000
240	5000
241	4500
242	4888

**NOTES:**

