

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.

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.

BASIS OF BEARINGS:

A BEARING OF N15°08'31"W FOR THE LINE BETWEEN GPS/OS MONUMENT 1069 AND GPS/OS MONUMENT 1065 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 27 OF SURVEYS, PAGES 43 TO 48, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SUBDIVISION SUMMARY:

35 LOTS	4.19 ACRES
STREETS	1.77 ACRES
TOTAL	5.96 ACRES

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT PER (F) OR AS NOTED
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON RET. 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

RESTRICTED ACCESS

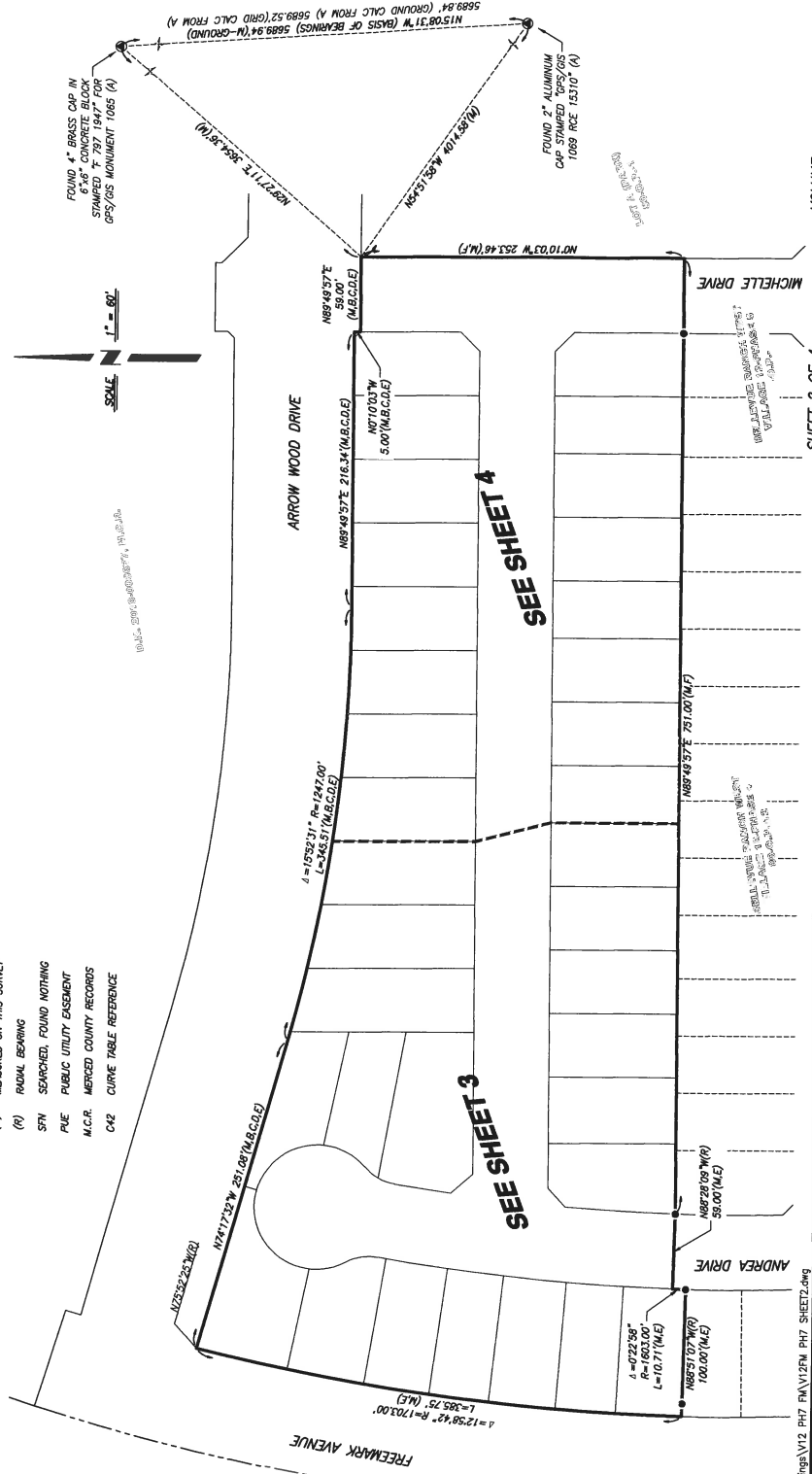
- O.R. OFFICIAL RECORDS
- I.N. INSTRUMENT NUMBER
- D.N. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- S.F.N. SEARCHED, FOUND NOTHING
- P.U.E. PUBLIC UTILITY EASEMENT
- M.C.R. MERCED COUNTY RECORDS
- C42 CURVE TABLE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

**TRACT NO. 5364
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 80 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



LEGEND:

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 - 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

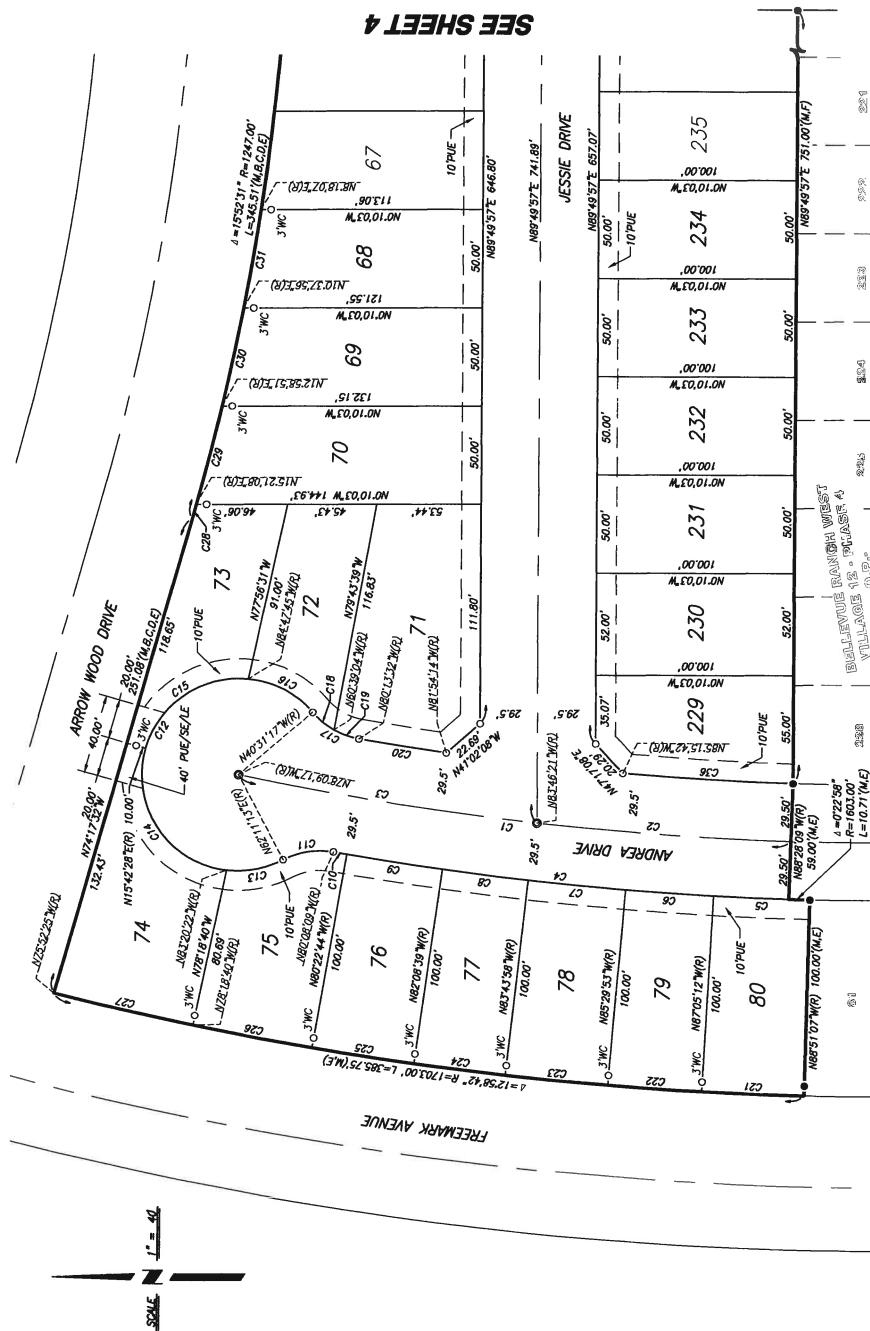
- O.R. OFFICIAL RECORDS
- I.N. INSTRUMENT NUMBER
- D.N. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (P) RADIAL BEARING
- SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- M.C.R. MERCED COUNTY RECORDS
- C42 CURVE TABLE REFERENCE
- L89 LINE TABLE REFERENCE

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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 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
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'	128.89'
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'	48.39'
C8	1°35'19"	1603.00'	44.45'
C9	1°45'55"	1603.00'	48.39'
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'	28.48'
C14	99°02'50"	48.00'	84.71'
C15	79°29'42"	48.00'	67.89'
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'	47.22'
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	8710
75	5465
76	5083
77	4583
78	5083
79	4583
80	5083
229	5149
230	5200
231	5000
232	5000
233	5000
234	5000

SHEET 3 OF 4

VOLUME _____

PAGE _____

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TRACT NO. 5364 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

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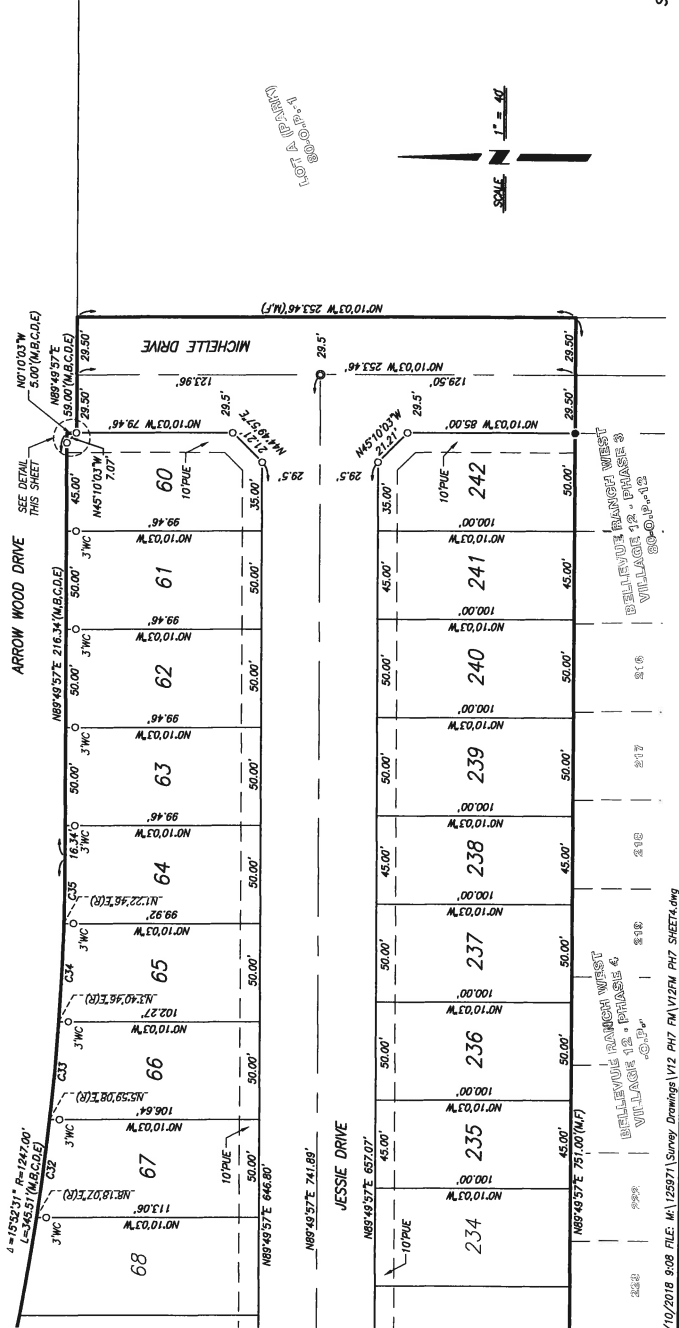
- LEGEND:**
- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
 - FOUND MONUMENT PER (P) OR AS NOTED
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - ⊙ FOUND GPS MONUMENT, AS SHOWN ON REF. L
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
 - RESTRICTED ACCESS
 - SE SIDEWALK EXEMPT
 - LE LANDSCAPE EXEMPT
- NOTES:**
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- LOT AREA TABLE**
- | CURVE | DELTA | RADIUS | LENGTH | AREA |
|-------|----------|----------|--------|------|
| C32 | 2°18'59" | 1247.00' | 50.41' | 4848 |
| C33 | 2°18'53" | 1247.00' | 50.19' | 4973 |
| C34 | 2°18'00" | 1247.00' | 50.06' | 4973 |
| C35 | 1°32'46" | 1247.00' | 33.66' | 4973 |
- CURVE TABLE DATA**
- | LOT | AREA |
|-----|------|
| 60 | 4848 |
| 61 | 4973 |
| 62 | 4973 |
| 63 | 4973 |
| 64 | 4978 |
| 65 | 5046 |
| 66 | 5214 |
| 67 | 5464 |
| 68 | 5000 |
| 235 | 4500 |
| 237 | 5000 |
| 238 | 4500 |
| 239 | 5000 |
| 240 | 5000 |
| 241 | 4500 |
| 242 | 4888 |

LOT AREA TABLE

CURVE TABLE DATA

Curve	Delta	Radius	Length	Area
C32	2°18'59"	1247.00'	50.41'	4848
C33	2°18'53"	1247.00'	50.19'	4973
C34	2°18'00"	1247.00'	50.06'	4973
C35	1°32'46"	1247.00'	33.66'	4973

Lot	Area
60	4848
61	4973
62	4973
63	4973
64	4978
65	5046
66	5214
67	5464
68	5000
235	4500
237	5000
238	4500
239	5000
240	5000
241	4500
242	4888



DETAIL
(NOT TO SCALE)

ARROW WOOD DRIVE

AREA DEDICATED AS
RIGHT-OF-WAY
(12.50 SQUARE FEET)

MICHELLE DRIVE

60

SCALE
1" = 40'

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VOLUME _____

PAGE _____

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