

RESOLUTION NO. 2019-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGE
12, PHASE 7 SUBDIVISION (#5364)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 12, Phase 7 Subdivision was approved on March 23, 2016, by the Planning Commission; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

2. The Final Map is in substantial compliance with the Tentative Map.
3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.
4. The Final Map is consistent with applicable general and specific plans.
5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
6. The site is physically suitable for the proposed type of development.
7. The site is physically suitable for the proposed density of development.
8. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.
9. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
10. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
11. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Bellevue Ranch West, Village 12, Phase 7 Subdivision, as shown on the map attached as Exhibit A and incorporated herein by this reference, and does hereby accept on behalf of the public all streets, courts, avenues, public

utility easements, public facility easements, and other public areas as shown on the map.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2019 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Kelly J. Moore 12/11/18
City Attorney Date

OWNER'S STATEMENT:
I, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR
RECORDATION OF THIS MAP, RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 80 THROUGH 100, AND 73, TO
AND FROM ARROW WOOD DRIVE, AND LOTS 74 THROUGH 80 TO AND FROM FREEMARK AVENUE, AND HEREBY
OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS,
DITCHES, SIDEWALKS, EASEMENTS (S.E.), LANDSCAPE ELEMENTS (L.E.), AND PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN
ON THIS MAP.

OWNER: STONERFIELD HOME, INC., A CALIFORNIA CORPORATION
BY: GREG HOSTETLER - PRESIDENT DATE: _____
BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION, 4 1/2% HOUSING CAPITAL COMPANY
BY: _____ DATE: _____
PRINT NAME AND TITLE _____

NOTARY STATEMENT:
I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE
INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS,
ACCURACY, OR VALIDITY OF THAT 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
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME
IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT
THE PERSON(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: _____

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STATE OF CALIFORNIA } S.S.
COUNTY OF _____ }
ON _____, 20____, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____

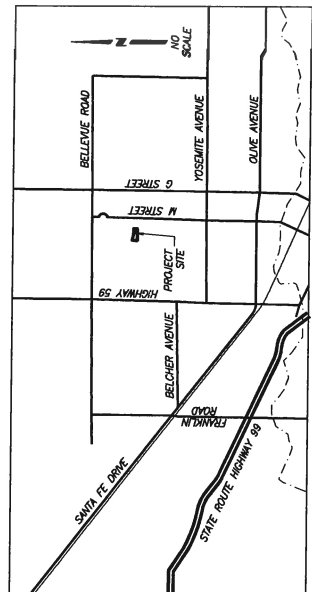
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SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME
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THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
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: 8/10/2018 8:43 P.M. M:\125871\Survey Drawings\12 PHD PHD 125871 PHD SHEET 2.dwg

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



TITLE REPORT:
PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FIDN-2011000607-0N
DATE: 5 APRIL 2018
APPEARS: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.
LIMITED SIGNATURE STATEMENT:
PURSUANT TO SECTION 6643(c)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN
LIMITED:
TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES
LIMITED BY: GREAT WESTERN POWER COMPANY OF CALIFORNIA
BEED REFERENCE: BOOK 210 OF OFFICIAL RECORDS, PAGE 238, M.C.R., RECORDED 9 MAY, 1928

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON
A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION
MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BANNER RANCHES, LLC IN
CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY
COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE
ARE OR WILL BE SUFFICIENT TO LOCATE THE SURVEY TO BE RETAINED.
MICHAEL HALTEMAN L.S. 8040
REGISTERED PROFESSIONAL SURVEYOR FOR NEW JERSEY ONLY

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

JOE M. CHROBOS, P.L.S. 8851
DATE: _____

CITY ENGINEER'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE
SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS THAT SHOWN ON
THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL
PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL
ORDINANCES ARE COMPLIED WITH AT THE TIME OF APPROVAL OF THE TENTATIVE MAP
HAVE BEEN COMPLIED WITH.

STEVEN SON, ACTING CITY ENGINEER
LICENSE #071389
DATE: _____

CITY CLERK'S CERTIFICATE:
I, STEVEN S. CHAMBERLAIN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY
THAT THE MAP WAS FILED AND ACCEPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MERCED,
STATE OF CALIFORNIA, HELD AT THE CITY CLERK'S OFFICE, ON _____, 20____, AT _____ O'CLOCK _____ M.,
ACCEPT ON BEHALF OF THE PUBLIC ALL STREETS, COURTS, PUBLIC UTILITY EASEMENTS, PUBLIC FACILITY
EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

STEVEN S. CHAMBERLAIN, 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. 160831001,
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 7, 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

REFERENCES:

- (A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
- (B) BELLEVUE RANCH WEST, VILLAGE 12-PHASE 2, 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:

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS 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.

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

○ OFFICIAL RECORDS

○ INSTRUMENT NUMBER

○ DOCUMENT NUMBER

○ RECORD OF SURVEY

○ PARCEL MAP

○ OFFICIAL PLATS

○ MEASURED ON THIS SURVEY

○ RADIAL BEARING

○ SEARCHED, FOUND NOTHING

○ PUBLIC UTILITY EASEMENT

○ MERCED COUNTY RECORDS

○ CURVE TABLE REFERENCE

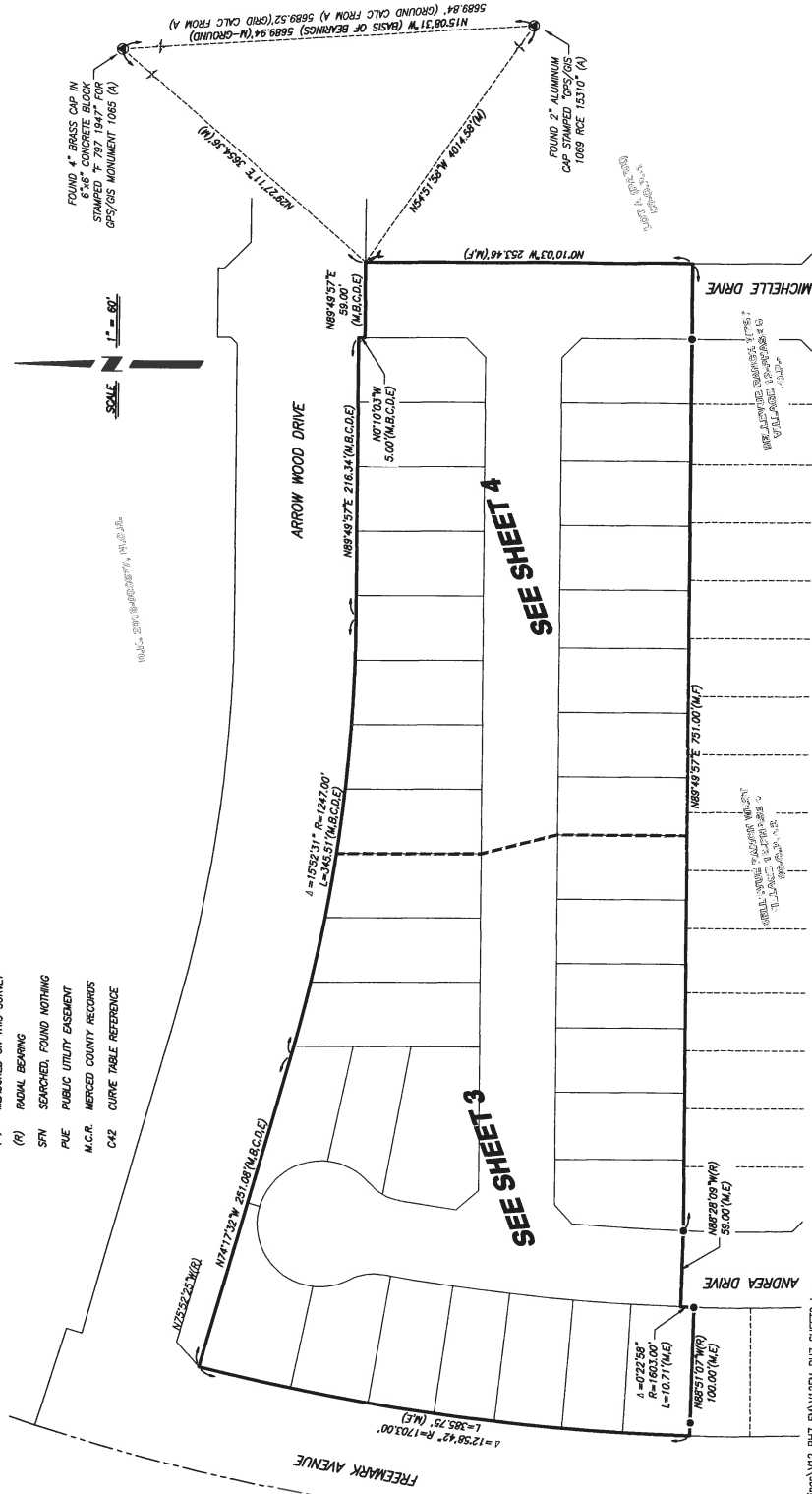
TRACT NO. 5364

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



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- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8640 AT CORNER
- RESTRICTED ACCESS
- SE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

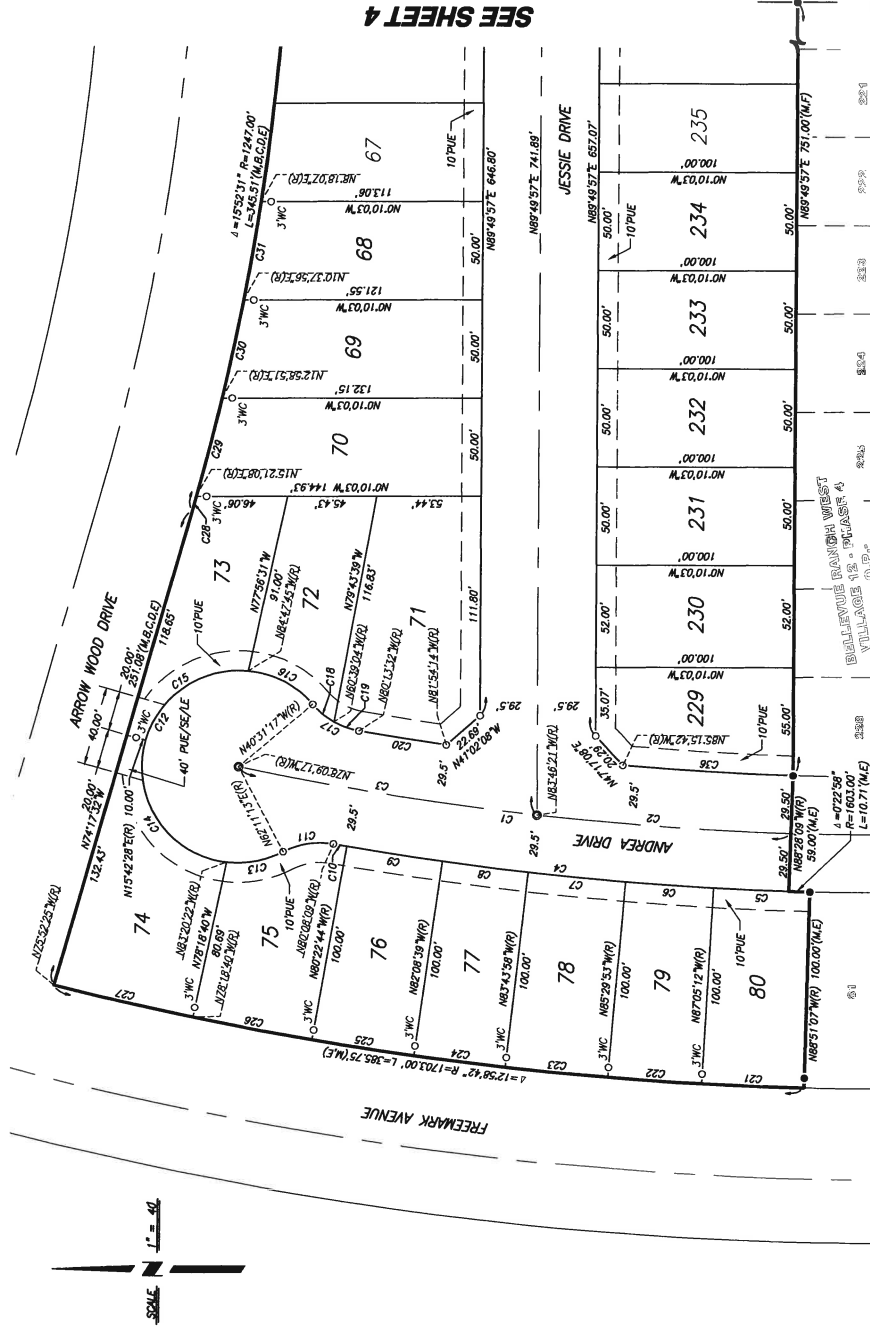
- O.R. OFFICIAL RECORDS
- I.N. INSTRUMENT NUMBER
- D.N. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- M.C.R. MERCED COUNTY RECORDS
- C42 CURVE TABLE REFERENCE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

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.
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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 20, 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°18'32"	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'	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

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 1 TO 6, M.C.R. 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. L
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
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 - RESTRICTED ACCESS
 - SE SIDEWALK EXEMPTION
 - LE LANDSCAPE EXEMPTION

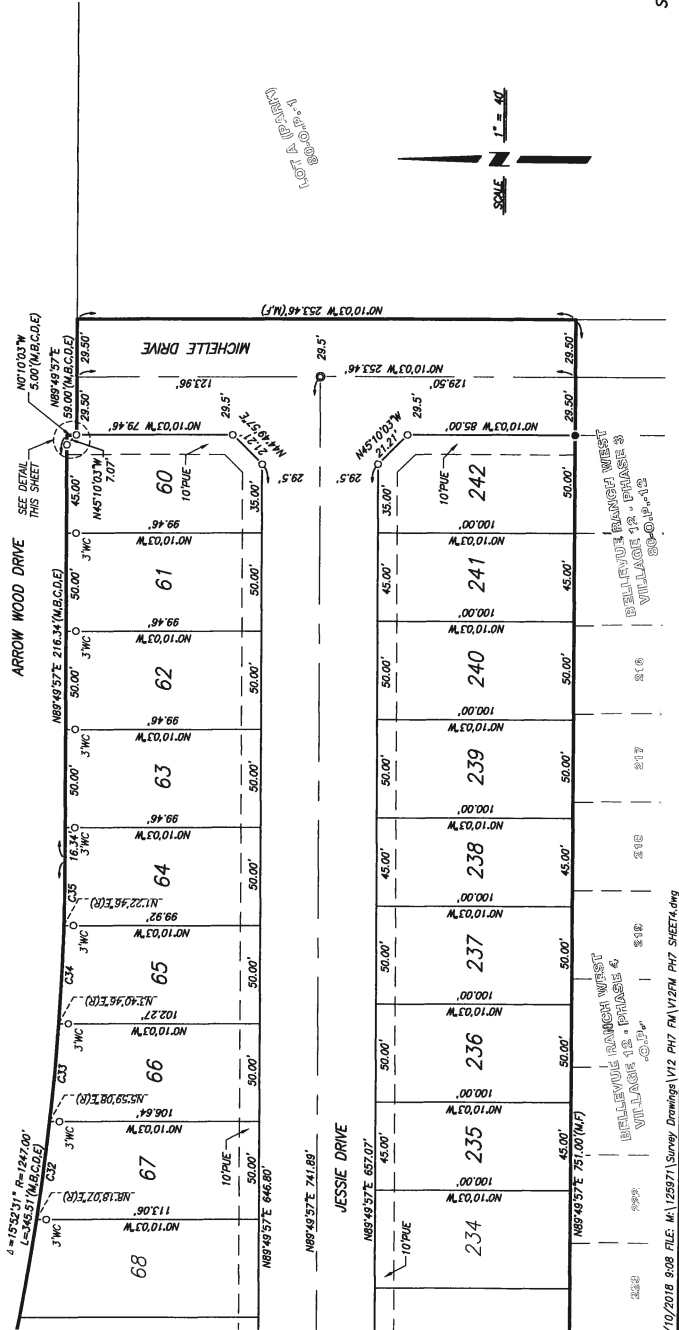
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CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH	AREA
C32	2°18'59"	1247.00'	50.41'	4848
C33	2°18'53"	1247.00'	50.19'	4873
C34	2°18'00"	1247.00'	50.06'	4973
C35	1°32'46"	1247.00'	33.66'	4973

LOT AREA TABLE

LOT	SF
60	4848
61	4873
62	4973
63	4973
64	4978
65	5046
66	5214
67	5464
68	5000
235	5000
237	5000
238	5000
239	5000
240	5000
241	5000
242	4888



SEE SHEET 3