

TRACT NO: 2000-06  
**MISSION ESTATES**  
**UNIT NO. 5**

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE "PARCEL MAP No. 2001-09 FOR LARRY W. ANDERSON AND GEORGEANN M. ANDERSON", FILED FOR RECORD ON DECEMBER 27, 2001, IN VOLUME 89 OF PARCEL MAPS, AT PAGES 37-39, MERCED COUNTY RECORDS, SITUATE IN THE NORTH HALF OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE & MERIDIAN.

CITY OF LOS BANOS, MERCED COUNTY, CALIFORNIA

**O'Dell Engineering**

1165 SCENIC DRIVE, MODESTO, CALIFORNIA

**REFERENCES:**

- (M) - MEASURED THIS SURVEY
- (R1) - "PARCEL MAP No. 2001-09 FOR LARRY W. ANDERSON AND GEORGEANN M. ANDERSON" FILED FOR RECORD ON DECEMBER 27, 2001, IN VOL. 89 PARCEL MAPS AT PAGES 37-39, MERCED COUNTY RECORDS.
- (R2) - RECORD PER DEED FILED FOR RECORD ON JANUARY 26, 1998, IN VOL. 3679 OF OFFICIAL RECORDS AT PAGE 82, MERCED COUNTY RECORDS.
- (R3) - RECORD OF SURVEY FOR RANCHWOOD PROPERTIES VOL. 26 OF SURVEYS, 12, MERCED COUNTY RECORDS.
- (R4) - MAP OF TRACT No. 89-6 "JO-LIN PARK MANOR PHASE 1" VOL. 40, OFFICIAL PLATS, PAGES 3-6, MERCED COUNTY RECORDS.
- (R5) - RECORD OF SURVEY FOR "GPS SURVEY CONTROL NETWORK" VOL. 28, SURVEYS, PAGE 9, MERCED COUNTY RECORDS.
- (R6) - PARCEL MAP MINOR SUBDIVISION 90-7 FILE FOR RECORD AT VOL. 69, PARCEL MAPS, PAGES 21-22, MERCED COUNTY RECORDS.
- (R7) - MAP OF TRACT No. 99-01 "VERONA, UNIT No. 1" VOL. 54, OFFICIAL PLATS, PAGES 8-11, MERCED COUNTY RECORDS.
- (R8) - MAP OF TRACT No. 2000-06 "MISSION ESTATES, UNIT No. 2" VOL. 58, OFFICIAL PLATS, PAGES 1-3, MERCED COUNTY RECORDS.
- (R9) - MAP OF TRACT No. 2000-06 "MISSION ESTATES, UNIT No. 3" VOL. 59, OFFICIAL PLATS, PAGES 42-44, MERCED COUNTY RECORDS.
- (R10) - MAP OF TRACT No. 2000-06 "MISSION ESTATES, UNIT No. 4" VOL. 58, OFFICIAL PLATS, PAGES 14-17, MERCED COUNTY RECORDS.

**LEGEND**

- SUBDIVISION BOUNDARY LIMITS
- CITY LIMITS
- ⊙ FD. GPS CONTROL POINT, AS NOTED (R5).
- ⊙ FD. 3/4" (I.D.) IRON PIPE TAGGED L.S. 6805, IN MONUMENT WELL, UNLESS OTHERWISE NOTED.
- ⊙ FD. 3/4" IRON PIPE, TAGGED L.S. 6805 PER (R1), UNLESS NOTED OTHERWISE.
- ⊙ FD. 3/4" IRON PIPE, TAGGED L.S. 6805 PER (R9), UNLESS NOTED OTHERWISE.
- ⊙ SET 3/4"(I.D.) x 24" IRON PIPE TAGGED P.L.S. 7788, IN MONUMENT WELL.
- ⊙ SET 3/4"(I.D.) x 24" IRON PIPE TAGGED P.L.S. 7788, AT LOT CORNERS UNLESS NOTED OTHERWISE.
- I.P. IRON PIPE, AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- M.C.R. MERCED COUNTY RECORDS
- ⑤ CURVE REFERENCE NUMBER
- L1 LINE REFERENCE NUMBER
- O.P. OFFICIAL PLATS
- O.R. OFFICIAL RECORDS
- (I.D.) INSIDE DIAMETER
- (R) RADIAL BEARING
- W.C. SET WITNESS CORNER, MEASURED ALONG LOT LINE, OR NOTED BEARING, FROM ACTUAL CORNER AS NOTED.
- //// RESTRICTED ACCESS

**LINE TABLE**

LINE	BEARING	LENGTH
L1(M)(R1)(R10)	S 00°27'45" W	147.60'
L2(M)(R1)(R10)	S 80°35'36" W	95.75'
L3(M)(R1)(R10)	S 79°49'19" W	72.92'
L4(M)(R1)(R10)	S 00°27'45" W	95.31'
L5(M)(R1)(R10)	S 00°05'20" W	74.33'
L6(M)(R1)(R10)	S 00°27'45" W	231.75'
L7(M)(R1)(R8)	N 88°22'10" W	204.71'
L8(M)(R1)(R8)	S 01°37'50" W	170.00'
L9(M)(R1)(R8)	S 88°22'10" E	43.51'
L10(M)(R1)(R8)	S 01°37'50" W	105.00'

**SUBDIVISION SUMMARY**

BEING A SUBDIVISION OF 11.92± ACRES INTO 49 LOTS.

**BASIS OF BEARINGS**

A BEARING OF NORTH 86°57'18" WEST FOR THE LINE BETWEEN THE GPS CONTROL MONUMENT No. 1017 AND GPS CONTROL MONUMENT No. 1016 AS SHOWN ON THE CITY OF LOS BANOS "GPS SURVEY CONTROL NETWORK" FILED FOR RECORD IN VOL. 28 OF SURVEYS AT PAGE 9, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

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