

**Supplements include the following:**

- Plot Plan\*
- Assessor Map
- Record of Survey
- Topographic Survey
- Certificate of Parcel Merger\*\*
- Will Serve
- Capacity fee estimate & 2026 update\*\*\*

\*I've included a professional plot plan from an architect that shows one potential way to develop this lot—such as a single-family home to maximize views. This is just to help you visualize, but the lot offers flexibility for your own ideas. This plot plan is conceptual and not a guaranteed blueprint. Buyers should verify all zoning, permitting, and feasibility with local authorities and their professionals. No warranties are made regarding buildability.

\*\*The subject property consists of two previously separate parcels that have been merged into a single parcel. The new/updated APN assigned to the merged parcel is 378-23-1057.

\*\*\*The fee estimate has expired and was not a formal quote. Please verify all info with EVMWD.