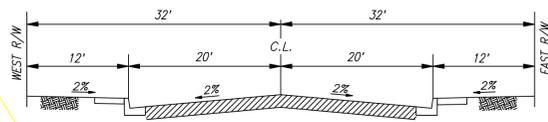
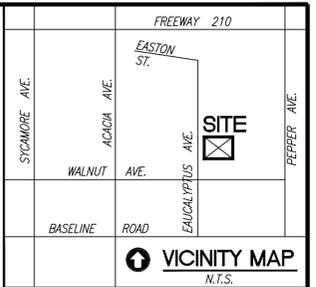


TENTATIVE PARCEL MAP 20047

BEING A SUBDIVISION OF A PORTION OF LOT 175, SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, RECORDED IN MAP BOOK 6, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



EUCALYPTUS AVENUE
NOT TO SCALE

OWNER/SUBDIVIDER: MORE CASH FOR HOMES, LLC
A NEVADA LIMITED LIABILITY COMPANY
11175 AZUSA COURT, UNIT 110
RANCHO CUCAMONGA, CA 91730
(909) 997-1676

ENGINEER/SURVEYOR: HP ENGINEERING, INC.
HENRY C. POQUIZ, L.S. 6048
1465 CRESTVIEW ROAD
REDLANDS, CA 92374
(909) 335-8239, FAX (909) 335-9940

UTILITIES: (THE SITE WILL BE SERVED BY:)
ELECTRICITY: SO. CAL. EDISON COMPANY
1-800-655-4555
SEWER: VEOLA WATER
909 820-0400
WATER: WEST VALLEY WATER DISTRICT
909 875-1804
GAS: SO. CAL. GAS COMPANY
1-800-427-2200
TELEPHONE: TIME WARNER = 1-888-892-2253
AT&T = 1-888-511-1885
REFUSE: BURRTEC
909 877-1596
CABLE TV: TIME WARNER = 1-888-892-2253
AT&T = 1-888-511-1885
SCHOOL: RIALTO UNIFIED SCHOOL DISTRICT
909 820-7707

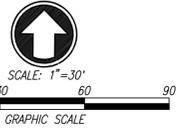
LEGEND:
TC = TOP OF CURB
FL = FLOWLINE
FF = FINISHED FLOOR
FH = FIRE HYDRANT
W = WATERLINE
G = GAS LINE
S = SEWERLINE
C&G = CURB AND GUTTER
WM = WATER METER
C = CENTERLINE
PCC = PORTLAND CEMENT CONCRETE

LEGAL DESCRIPTION:
PORTION OF LOT 175, SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, RECORDED IN MAP BOOK 6, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R1-A)
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL (R1-A)
EXISTING LAND USE: EXISTING SINGLE FAMILY HOME (PARCEL 1)
PROPOSED LAND USE: (PARCEL 1) = EXIST. SINGLE FAMILY RESIDENTIAL
(PARCEL 2) = TO REMAIN VACANT AND UNDEVELOPED

TOTAL GROSS AREA: 258,299 S.F. = 5.93 Ac.
TOTAL NET AREA: 231,460 S.F. = 5.31 Ac.
TOTAL NO. OF PARCELS: 2
PARCEL 1 AVERAGE SLOPE = 5.8%
PARCEL 2 AVERAGE SLOPE = 14.5%
TOTAL AVERAGE SLOPE = 12.5%

ASSESSOR'S PARCEL NO.: 0264-201-24
PROPERTY ADDRESS: 1685 EUCALYPTUS AVENUE
DATE MAP PREPARED: JANUARY 13, 2026



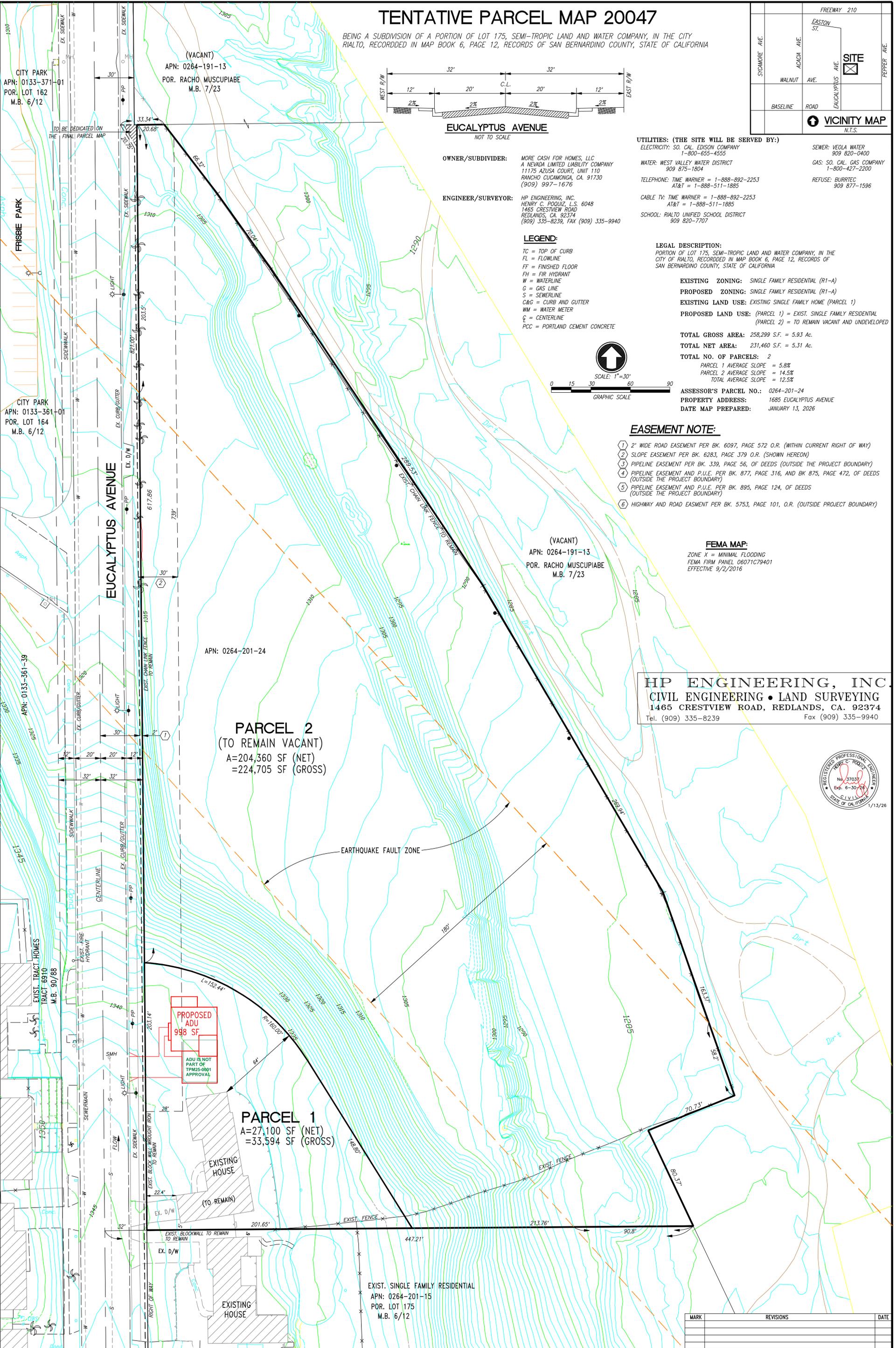
EASEMENT NOTE:

- 1 2' WIDE ROAD EASEMENT PER BK. 6097, PAGE 572 O.R. (WITHIN CURRENT RIGHT OF WAY)
- 2 SLOPE EASEMENT PER BK. 6283, PAGE 379 O.R. (SHOWN HEREON)
- 3 PIPELINE EASEMENT PER BK. 339, PAGE 56, OF DEEDS (OUTSIDE THE PROJECT BOUNDARY)
- 4 PIPELINE EASEMENT AND P.U.E. PER BK. 877, PAGE 316, AND BK 875, PAGE 472, OF DEEDS (OUTSIDE THE PROJECT BOUNDARY)
- 5 PIPELINE EASEMENT AND P.U.E. PER BK. 895, PAGE 124, OF DEEDS (OUTSIDE THE PROJECT BOUNDARY)
- 6 HIGHWAY AND ROAD EASMENT PER BK. 5753, PAGE 101, O.R. (OUTSIDE PROJECT BOUNDARY)

FEMA MAP:

ZONE X = MINIMAL FLOODING
FEMA FIRM PANEL 06071C79401
EFFECTIVE 9/2/2016

HP ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING
1465 CRESTVIEW ROAD, REDLANDS, CA. 92374
Tel. (909) 335-8239 Fax (909) 335-9940



PARCEL 2
(TO REMAIN VACANT)
A=204,360 SF (NET)
=224,705 SF (GROSS)

PARCEL 1
A=27,100 SF (NET)
=33,594 SF (GROSS)

PROPOSED ADU
998 SF
ADU IS NOT PART OF TRIM25-0001 APPROVAL

EXIST. SINGLE FAMILY RESIDENTIAL
APN: 0264-201-15
POR. LOT 175
M.B. 6/12

MARK	REVISIONS	DATE