

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF A SECURITY INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 10354."

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS: Philip & Kelly
PHILIP SEAN KIELY, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
Patrick Kiely
PATRICK KIELY, A SINGLE MAN

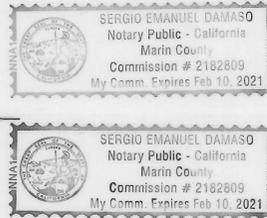
OWNER'S ACKNOWLEDGMENT:

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
COUNTY OF MARIN
ON 07/06/2020
BEFORE ME, SERGIO EMANUEL DAMASO, NOTARY PUBLIC,
PERSONALLY APPEARED PHILIP SEAN KIELY
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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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 AND OFFICIAL SEAL

SIGNATURE [Signature]
PRINTED NAME SERGIO EMANUEL DAMASO
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS MARIN
COMMISSION EXPIRES 02/10/2021
COMMISSION NUMBER 2182809



OWNER'S ACKNOWLEDGMENT:

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
COUNTY OF MARIN
ON 07/06/2020
BEFORE ME, SERGIO EMANUEL DAMASO, NOTARY PUBLIC,
PERSONALLY APPEARED PATRICK KIELY
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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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 AND OFFICIAL SEAL

SIGNATURE [Signature]
PRINTED NAME SERGIO EMANUEL DAMASO
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS MARIN
COMMISSION EXPIRES 02/10/2021
COMMISSION NUMBER 2182809



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 PATRICK KIELY IN JULY OF 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: JULY 13, 2020
Richard L. Langford
RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2021



TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20__.

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20__, APPROVED THIS MAP ENTITLED "FINAL MAP 10354." IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

BOARD OF SUPERVISORS' APPROVAL:

ON _____, 20__, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____.

APPROVALS:

THIS MAP IS APPROVED THIS 24th DAY OF August, 2020

BY ORDER NO. 203514

BY: Alaric Degraff DATE: September 29, 2020

ALARIC DEGRAFF
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

DATE: AUGUST 19, 2020
Bruce R. Storrs
BRUCE R. STORRS, P.L.S. 6914



APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__, AT _____ M. IN BOOK _____ OF

FINAL MAPS, AT PAGES _____, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 10354

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED ON APRIL 3, 2018 AS DOCUMENT 2018-K597240-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
ALSO BEING A PORTION OF 100 VARA BLOCK 40B
JUNE 2020

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#13-3026 DRAWING=3026LANG.DWG

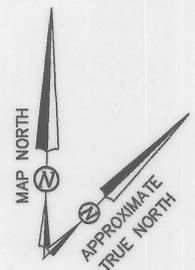
SHEET
1 OF 2

APN 3730-096, 34 LANGTON STREET

HOWARD STREET
{82.50' WIDE}

SUMNER STREET
{21.5' WIDE}

ASSESSOR'S
BLOCK 3730



NOTE: THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED APN
1	3730-411
2	3730-412
3	3730-413
4	3730-414
5	3730-415

LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON APRIL 3, 2018 AS O.R. DOCUMENT 2018-K597340-00
- R2 = THAT DEED RECORDED ON JANUARY 10, 2008 AS O.R. DOCUMENT 2008-1108275-00
- R3 = THAT DEED RECORDED ON DECEMBER 27, 2018 AS O.R. DOCUMENT 2018-K715620-00
- R4 = THAT DEED RECORDED ON APRIL 24, 2019 AS O.R. DOCUMENT 2019-K759815-00
- R5 = THAT DEED RECORDED ON MAY 19, 2005 AS O.R. DOCUMENT 2005-H956350-00
- R6 = PARCEL MAP NO. 4194 FILED ON OCTOBER 20, 2008 IN BOOK 107 OF CONDOMINIUM MAPS, O.R., AT PAGES 170-171
- R7 = THAT PARCEL MAP FILED ON JULY 22, 2003 IN BOOK 81 OF CONDOMINIUM MAPS, O.R., AT PAGES 115-118
- R8 = THAT MAP FILED ON AUGUST 1, 1997, IN BOOK 53 OF CONDOMINIUM MAPS, O.R., AT PAGES 201-205
- R9 = THAT MAP FILED ON AUGUST 13, 2001, IN BOOK 69 OF CONDOMINIUM MAPS, O.R., AT PAGES 120-122
- R10 = FINAL MAP 8589 FILED ON SEPTEMBER 26, 2017, IN BOOK 132 OF CONDOMINIUM MAPS, O.R., AT PAGES 162-163
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-PARCEL)
- MID XX = MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- M285 = CITY OF SAN FRANCISCO MONUMENT MAP 285, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- M314 = CITY OF SAN FRANCISCO MONUMENT MAP 314, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- BD = THE BLOCK DIAGRAM ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, ENTITLED "100 VARA BLK. 408", UNDATED

TAGS PER R8 NOT FOUND

TAGS PER R8 NOT FOUND

TAGS PER R8 & R9 NOT FOUND

TAG PER R9 & R10 NOT FOUND

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

TAG PER R10 NOT FOUND

TAG PER R10 NOT FOUND

TAG PER R10 NOT FOUND

TAGS PER R10 NOT FOUND

TAGS PER R10 NOT FOUND

RAUSCH STREET {51' WIDE}

EAST 187.10' {187.10' BD}

NORTH 175.08' {175.08' BD} (175.00' R4)

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

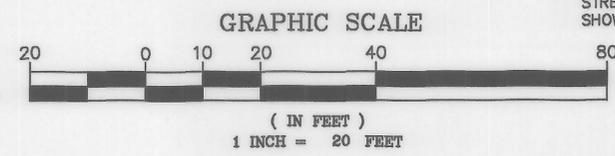
WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

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WEST 13.10' (12.92' WEST AND 0.03' SOUTH PER R10)

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 1, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



FOLSOM STREET {82.50' WIDE}

MARK CORNER 2-STORY STUCCO BUILDING, 1.3' UP MID 35235

MARK CORNER 3-STORY CONCRETE BUILDING, 1.0' UP MID 31140

WEST 229.75' MONUMENT LINE TO BLOCK CORNER {229.75' BD, R6, R7}

{165.00' BD, R8}

GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE DWELLING UNITS.
- B. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D. IN THE EVENT THE AREAS IDENTIFIED IN (C) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES, NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER LANGTON STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE, INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
4. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN 7TH STREET, TAKEN TO BE DUE NORTH (ASSUMED).
5. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.

FINAL MAP 10354

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT
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JUNE 2020

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PHONE (510) 530-5200
JOB#13-3026 DRAWING=3026LANG.DWG

MARK CORNER 2-STORY CONCRETE BUILDING, 1.9' UP MID 30125

SHEET 2 OF 2

APN 3730-096, 34 LANGTON STREET

LANGTON STREET {35' WIDE}

7TH STREET {82.5' WIDE}

MONUMENT LINE AS SHOWN ON M285 & M314 BASIS OF BEARINGS DUE NORTH (ASSUMED)

MID 19009 NOT FOUND

{29.75' BD, R6, R7, R8, R10}

{29.75'± M285}

{29.75'± M285}