

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF AND HAVE THE RIGHT, TITLE, AND INTEREST TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS HAVING ANY RECORD INTEREST IN THE SUBDIVIDED PROPERTY; AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE FOLLOWING PUBLIC STREETS: STREET '1' AND STREET '2'. SAID FEE SHALL BE CONVEYED PER SEPARATE INSTRUMENT.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION THE IMPROVEMENTS AS SHOWN ON THE IMPROVEMENTS PLANS ASSOCIATED WITH THAT PUBLIC IMPROVEMENT AGREEMENT THAT ACCOMPANIES THIS FINAL SUBDIVISION MAP.

WE HEREBY IRREVOCABLY OFFER AN EASEMENT AGREEMENT FOR EMERGENCY VEHICLE ACCESS. SAID EASEMENT IS SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS AND SHALL BE CONVEYED PER SEPARATE INSTRUMENT.

WE HEREBY IRREVOCABLY OFFER AN EASEMENT AGREEMENT FOR ACCESS TO MAINTAIN RETAINING WALL. SAID EASEMENT IS SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS AND SHALL BE CONVEYED PER SEPARATE INSTRUMENT.

OWNER: HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY, CORPORATE AND POLITIC

BY: [Signature] TITLE CEO  
DATE May 17, 2021

**OWNERS ACKNOWLEDGMENT**

A notary or other public 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  
CITY AND COUNTY OF SAN FRANCISCO

ON, May 17, 2021, BEFORE ME, Linda Martin  
PERSONALLY APPEARED Germene Tonia Leduy

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



NOTARY COMMISSION NO. 2260017  
MY COMMISSION EXPIRES: 09/27/22  
COUNTY OR PRINCIPAL PLACE OF BUSINESS: San Francisco

**LESSEE'S STATEMENT**

HUNTERS VIEW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, LESSEE DISCLOSED BY MEMORANDUM OF GROUND LEASE RECORDED FEBRUARY 3, 2011 AS DOCUMENT No. 2011-1130574, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY [Signature] BY \_\_\_\_\_  
INDL President TITLE \_\_\_\_\_

**LESSEE ACKNOWLEDGMENT**

A notary or other public 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  
CITY AND COUNTY OF SAN FRANCISCO

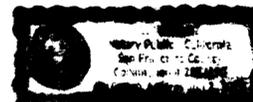
ON, May 14, 2021 BEFORE ME, L. Marquez, NOTARY PUBLIC,  
PERSONALLY APPEARED Jack D. Gardner

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



NOTARY COMMISSION NO. 2287690  
MY COMMISSION EXPIRES: June 2, 2023  
COUNTY OR PRINCIPAL PLACE OF BUSINESS: San Francisco

**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 NO. 9677" AND CONDITIONALLY ACCEPTED ON BEHALF OF THE PUBLIC THE OFFER OF IMPROVEMENTS AND THE OFFER OF DEDICATION, SUBJECT TO CITY ENGINEER CERTIFIED COMPLETION OF SAID IMPROVEMENTS AND BOARD OF SUPERVISORS ACCEPTANCE OF THE IMPROVEMENTS FOR CITY MAINTENANCE AND LIABILITY.

THE CLERK CONFIRMS THAT THE BOARD OF SUPERVISORS ALSO CONDITIONALLY ACCEPTED THE OFFER OF THE EASEMENT AGREEMENT FOR EMERGENCY VEHICLE ACCESS SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS.

THE CLERK CONFIRMS THAT THE BOARD OF SUPERVISORS ALSO CONDITIONALLY ACCEPTED THE OFFER OF THE EASEMENT AGREEMENT FOR ACCESS TO MAINTAIN RETAINING WALL SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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 OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**CITY AND COUNTY SURVEYORS 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.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: 5-17-2021  
JAMES M. RYAN, PLS 8630



**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 HUNTERS VIEW ASSOCIATES L.P. IN JULY 2018.

I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE THREE YEARS FROM THE RECORDATION OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(SIGNED) <u>[Signature]</u>	(DATE SIGNED) <u>5-13-2021</u>
P.L.S. NO. 8185	
<b>RECORDER'S STATEMENT</b>	
FILED THIS <u>21</u> DAY OF <u>August</u> , 20 <u>21</u> AT <u>41</u> MINUTES PAST <u>3</u> P.M. IN BOOK <u>2</u> OF FINAL MAPS, AT PAGES <u>55-59</u> , IN THE OFFICE OF THE COUNTY RECORDER, AT THE REQUEST OF CARLILE-MACY.	
SIGNED: <u>[Signature]</u>	COUNTY RECORDER

Doc # 2021135904

City and County of San Francisco	
Joaquin Torres, Assessor - Recorder	
8/24/2021 3:41:23 PM	Fees \$17.00
Final Map 2 55 - 59	Taxes \$0.00
Pages 5 Title 210 NH	Other \$0.00
	S&B Fees \$225.00
	Paid \$242.00

**FINAL MAP NO. 9677**

A 9 LOT SUBDIVISION AND 310 UNIT, MIXED USE RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM PROJECT WITHIN 7 BUILDABLE LOTS AND A RE-SUBDIVISION OF LOT 10 FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, OFFICE OF THE COUNTY RECORDER  
6.12 ACRES  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
15 THIRD STREET, SANTA ROSA, CA 95401  
TEL (707) 542-6451 FAX (707) 542-5212

MAY 2021 SHEET 1 OF 5 SHEETS

5/17/2021 1:10:28 PM Peter Rochelle G:\2007\2007030\00\07030100.dwg\_PPHASE 3\_C3D\PA\07030-PPH-1.dwg [xref files]

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 544-5227

MEMORANDUM

Date: August 2, 2021  
To: Joaquin Torres, Assessor-Recorder  
From: Angela Calvillo, Clerk of the Board  
Subject: Final Map 9677 - Hunters View Phase 3

On July 27, 2021, the Board of Supervisors approved Map 9677; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

**FINAL MAP NO. 9677**  
A SUBDIVISION AND 3.0 UNIT, MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT PROJECT, WITH 2.5 ACRES OF LAND, A PORTION OF PARCELS 1, 2 AND 3, MAP NO. 27, OFFICE OF THE COUNTY RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, 0.12 ACRES

**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. M21-122 ADOPTED July 27 2021 APPROVED THIS MAP ENTITLED, "FINAL MAP NO 9677" AND CONDITIONALLY ACCEPTED ON BEHALF OF THE PUBLIC THE OFFER OF IMPROVEMENTS AND THE OFFER OF DEDICATION, SUBJECT TO CITY ENGINEER CERTIFIED COMPLETION OF SAID IMPROVEMENTS AND BOARD OF SUPERVISORS ACCEPTANCE OF THE IMPROVEMENTS FOR CITY MAINTENANCE AND LIABILITY.

THE CLERK CONFIRMS THAT THE BOARD OF SUPERVISORS ALSO CONDITIONALLY ACCEPTED THE OFFER OF THE EASEMENT AGREEMENT FOR EMERGENCY VEHICLE ACCESS SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS.

THE CLERK CONFIRMS THAT THE BOARD OF SUPERVISORS ALSO CONDITIONALLY ACCEPTED THE OFFER OF THE EASEMENT AGREEMENT FOR ACCESS TO MAINTAIN RETAINING WALL SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS.

BY: Angela Calvillo DATE: 08/02/2021  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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 OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES.

DATED 2nd DAY OF August 2021

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

**BOARD OF SUPERVISORS APPROVAL**

ON July 27 2021 THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-122, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210800

jw:llams

**APPROVALS**

THIS MAP IS APPROVED THIS 25<sup>th</sup> DAY OF May 2021 BY

ORDER NO. 201769

BY: [Signature] DATE: August 20, 2021

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

**APPROVED AS TO A FORM**

DENNIS J. HERRERA, CITY ATTORNEY

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

**BOARD OF SUPERVISORS APPROVAL**

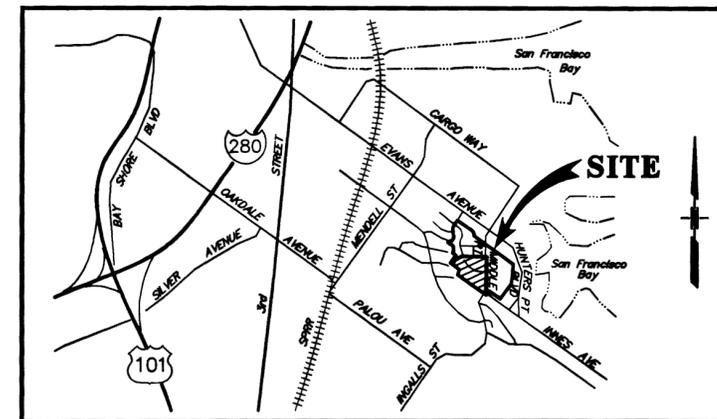
ON \_\_\_\_\_, 20\_\_ THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. \_\_\_\_\_

**CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT**

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE 27<sup>th</sup> DAY OF July, 2021 BY AND BETWEEN THE HUNTERS POINT AFFORDABLE HOUSING INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION AND THE CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: May 25, 2021

ALARIC DEGRAFINRIED  
ACTING DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO



VICINITY MAP

NTS

**NOTES**

1. THE HUNTERS VIEW PHASE 3 PROJECT IS SUBJECT TO NUMEROUS APPROVED DOCUMENTS AS NOTED BELOW AND COMPLIANCE THEREWITH:
  - a. RESTRICTIONS AND RIGHTS DEFINED IN THE DESIGN FOR DEVELOPMENT DOCUMENT DATED MAY 29, 2008 AND ANY SUBSEQUENT AMENDMENTS THEREOF.
  - b. "DECLARATION OF TRUST" RECORDED NOVEMBER 01, 1955 AS INSTRUMENT NUMBER 1955-C28806 IN REEL 6727, IMAGE 27, RECORDER'S SERIAL NUMBER 1955-E28806 OF OFFICIAL RECORDS.
  - c. "DECLARATION OF TRUST (GRANT PROJECTS), RECORDED JANUARY 24, 1989 AS INSTRUMENT NO 1989-E312299, REEL E791, IMAGE 1595, OF OFFICIAL RECORDS.
  - d. MATTERS CONTAINED IN THE REDEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT ARE RECORDED JUNE 23, 2006 AS INSTRUMENT NO 2006-I 199495, REEL J168, IMAGE 0795, OFFICIAL RECORDS.
  - e. MATTERS CONTAINED IN THE DECLARATION OF RESTRICTIONS BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT ARE RECORDED JUNE 23, 2006 AS INSTRUMENT NO 2006-I 199500, REEL J168, IMAGE 0800, OFFICIAL RECORDS.
  - f. "DECLARATION OF TRUST (PUBLIC HOUSING MODERNIZATION GRANT PROJECTS) RECORDED MARCH 19, 2007 AS INSTRUMENT NO. 2007-1354630, REEL J350, IMAGE 237, OF OFFICIAL RECORDS.
  - g. MATTERS CONTAINED IN THE AMENDED DEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT AREA, RECORDED NOVEMBER 18, 2010 AS INSTRUMENT NO. 2010-J083655, REEL K273, IMAGE 0422, OF OFFICIAL RECORDS.
  - h. MATTERS CONTAINED IN THE MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR HUNTERS VIEW PLANNED DEVELOPMENT, RECORDED JULY 29, 2011 AS INSTRUMENT NO. 2011-J229666, REEL K449, IMAGE 268, OF OFFICIAL RECORDS. \*MODIFIED JUNE 30, 2015, AS INSTRUMENT NO. 2015-K084260, IN OFFICIAL RECORDS.
  - i. MATTERS CONTAINED IN THE AMENDED REDEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT ARE RECORDED OCTOBER 23, 2018 AS INSTRUMENT NO 2018-K685939 OF OFFICIAL RECORDS.
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

**FINAL MAP NO. 9677**

A 9 LOT SUBDIVISION AND 310 UNIT, MIXED USE RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM PROJECT WITHIN 7 BUILDABLE LOTS AND A RE-SUBDIVISION OF LOT 10 FINAL MAP NO. 5481, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, OFFICE OF THE COUNTY RECORDER

6.12 ACRES  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**CARLILE • MACY**

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
15 THIRD STREET, SANTA ROSA, CA 95401  
TEL (707) 542-6451 FAX (707) 542-5212

MAY 2021

SHEET 2 OF 5 SHEETS



**LEGEND**

- SUBDIVISION BOUNDARY
- MONUMENT LINE
- LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ⊙ SET 2 1/2" BRASS DISC IN WELL STAMPED PLS 8185
- SET 1 1/2" IRON PIPE, PLS 8185, AT REAR LOT CORNERS
- ⊙ SET 1 1/2" IRON PIPE AT, PLS 8185, 4' O/S TO FRONT LOT CORNERS
- ⊙ SET 1" BRASS DISK, PLS 8185, AT 4' X 4' O/S AT INTERSECTIONS (TYP)
- ⊙ SET 1" BRASS DISK, PLS 8185, AT 4' O/S ON LOT PT (TYP)
- FOUND 2 1/2" BRASS DISC IN WELL STAMPED PLS 5143
- FOUND 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143, PER R1
- APN ASSESSORS PARCEL NUMBER
- CCSF CITY AND COUNTY OF SAN FRANCISCO
- EVA EMERGENCY VEHICLE ACCESS EASEMENT
- EXST EXISTING
- IFO IN FAVOR OF
- M MEASURED
- MD MONUMENT IDENTIFICATION PER CCSF DATABASE
- NTS NOT TO SCALE
- O/S OFFSET
- PT POINT OF TANGENCY OF CURVE
- PSDE PRIVATE STORM DRAIN EASEMENT
- (R) RECORD REFERENCE
- SDE TYPICAL
- (TYP) STORM DRAIN EASEMENT (PUBLIC)

**EASEMENT KEY**

- (A) EXISTING PG&E EASEMENT PER 2010-J064559
- (B) EXISTING PG&E EASEMENT PER 2011-J309931
- (C) EXISTING PG&E EASEMENT PER 2013-J698162
- (D) PG&E EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT
- (E) PG&E EASEMENT INSTRUMENT RECORDED

**BASIS OF BEARINGS**  
 BEING NORTH 0°30'44" EAST, 635.00' BETWEEN FOUND WELL MONUMENTS MARKING THE CENTERLINE OF MIDDLE POINT ROAD BETWEEN HARE STREET AND CATALINA STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "FINAL MAP NO. 7545" FILED FOR RECORD IN BOOK FF OF SURVEY MAPS, AT PAGES 16-20, SAN FRANCISCO CITY AND COUNTY RECORDS & AS SHOWN HEREON

**REFERENCE**

- R1- FINAL MAP NO. 5461, FILED DECEMBER 23, 2010 IN BOOK DD OF SURVEY MAPS, PAGES 90-97
- R2- FINAL MAP NO. 7545, FILED NOVEMBER 21, 2014 IN BOOK FF OF SURVEY MAPS, PAGES 16-20

# FINAL MAP NO. 9677

A 9 LOT SUBDIVISION AND 310 UNIT, MIXED USE RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM PROJECT WITHIN 7 BUILDABLE LOTS AND A RE-SUBDIVISION OF LOT 10 FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, OFFICE OF THE COUNTY RECORDER

6.12 ACRES  
 CITY AND COUNTY OF SAN FRANCISCO  
 STATE OF CALIFORNIA



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 TEL (707) 542-6451 FAX (707) 542-5212

MAY 2021 SHEET 3 OF 5 SHEETS

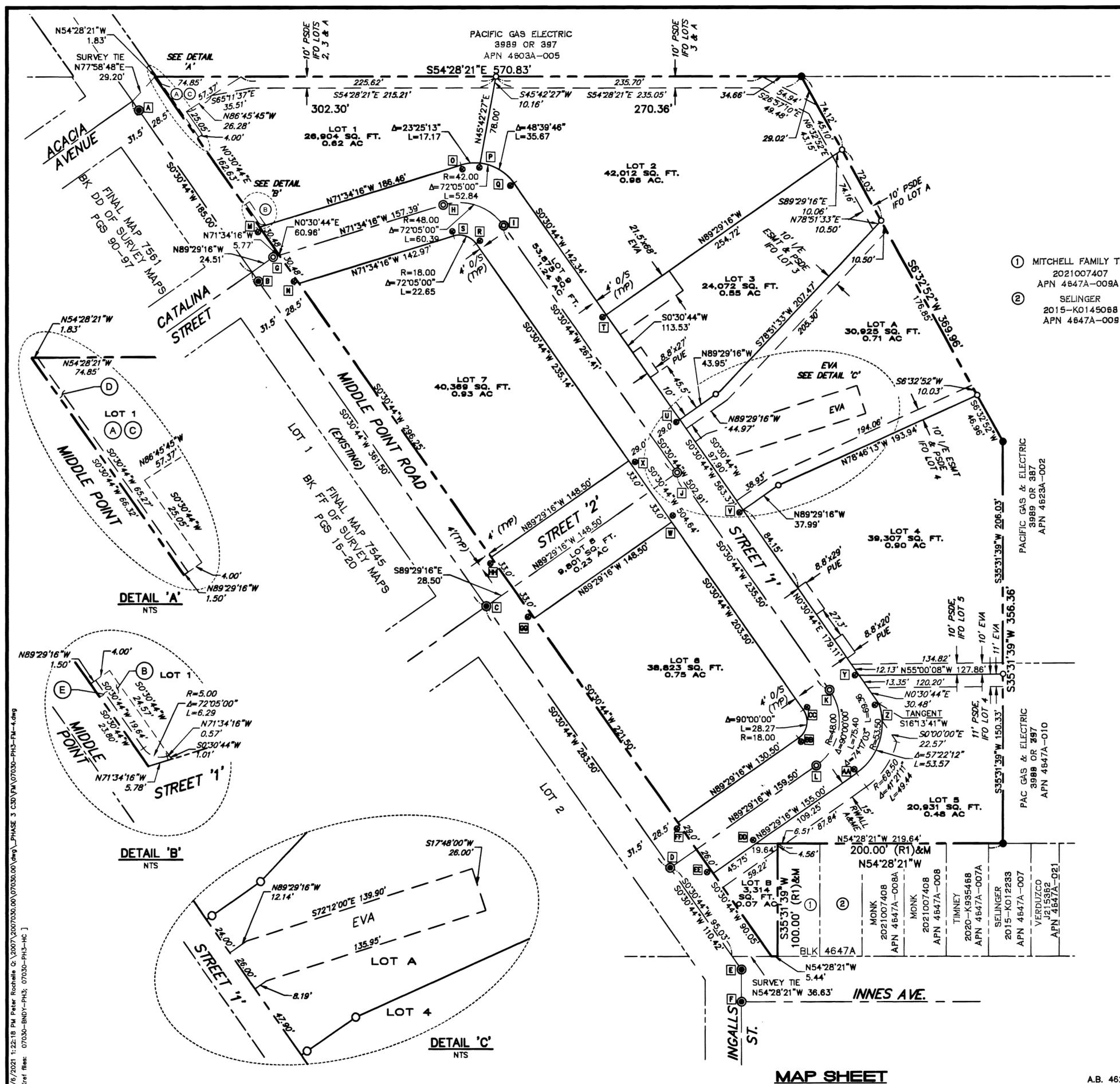
**FIELD SURVEY COMPLETION**  
 THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 19, 2019.

ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**NOTES:**  
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

5/16/2021 11:10:39 PM Peter Rochelle & [2007]2007030.00\07030.00.dwg - PHASE 3 CSO\FINAL\07030-PM-3.dwg  
 [xref files: 07030-BND1-PH3]

## BOUNDARY SHEET



- LEGEND**
- SUBDIVISION BOUNDARY
  - MONUMENT LINE
  - LOT LINE
  - EXISTING LOT LINE
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - ⊙ SET 2 1/2" BRASS DISC IN WELL STAMPED PLS 8185
  - SET 1 1/2" IRON PIPE, PLS 8185, AT REAR LOT CORNERS
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  - ⊙ SET 1" BRASS DISK, PLS 8185, AT 4' O/S ON LOT PT (TYP)
  - ⊙ FOUND 2 1/2" BRASS DISC IN WELL STAMPED PLS 5143
  - FOUND 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143, PER R1
  - MONUMENT IDENTIFICATION NUMBER \*SEE KEY ON SHEET 5
  - APN ASSESSOR PARCEL NUMBER
  - CCSF CITY AND COUNTY OF SAN FRANCISCO
  - EVA EMERGENCY VEHICLE ACCESS EASEMENT
  - EXST EXISTING
  - I/E ESMT INGRESS/EGRESS EASEMENT
  - IFO IN FAVOR OF
  - M MEASURED
  - MID MONUMENT IDENTIFICATION PER CCSF DATABASE
  - NTS NOT TO SCALE
  - O/S OFFSET
  - PSDE PRIVATE STORM DRAIN EASEMENT
  - PT POINT OF TANGENCY OF CURVE
  - PUE PUBLIC UTILITY EASEMENT
  - (R) RECORD REFERENCE
  - RWALL A&M RETAINING WALL ACCESS AND MAINTENANCE EASEMENT
  - SDE STORM DRAIN EASEMENT (PUBLIC)
  - (TYP) TYPICAL

- ① MITCHELL FAMILY TR.  
2021007407  
APN 4647A-009A
- ② SELINGER  
2015-K0145068  
APN 4647A-009

- EASEMENT KEY**
- (A) EXISTING PG&E EASEMENT PER 2010-J064559
  - (B) EXISTING PG&E EASEMENT PER 2011-J309931
  - (C) EXISTING PG&E EASEMENT PER 2013-J698162
  - (D) PG&E EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT
  - (E) PG&E EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT

- NOTES:**
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  - ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

- REFERENCE**
- R1- FINAL MAP NO. 5461, FILED DECEMBER 23, 2010 IN BOOK DD OF SURVEY MAPS, PAGES 90-97
  - R2- FINAL MAP NO. 7545, FILED NOVEMBER 21, 2014 IN BOOK FF OF SURVEY MAPS, PAGES 16-20

# FINAL MAP NO. 9677

A 9 LOT SUBDIVISION AND 310 UNIT, MIXED USE RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM PROJECT WITHIN 7 BUILDABLE LOTS AND A RE-SUBDIVISION OF LOT 10 FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, OFFICE OF THE COUNTY RECORDER  
**6.12 ACRES**  
**CITY AND COUNTY OF SAN FRANCISCO**  
**STATE OF CALIFORNIA**



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 15 THIRD STREET, SANTA ROSA, CA 95401  
 TEL (707) 542-6451 FAX (707) 542-5212

MAY 2021

SHEET 4 OF 5 SHEETS

## MAP SHEET

A.B. 4624-032, 4624-442, 4624-443

PROJECT 2007030.E1.02

2-251 MIDDLEPOINT ROAD

5/9/2021 1:22:18 PM Peter Rochelle G:\2007\2007030.E1.02\07030300.dwg\_PPHASE 3 C:\D:\VIA\07030300.dwg\_PPHASE 3  
 D:\ref files: 0703030-BNDY-PH3; 0703030-PH3-HC

PACIFIC GAS ELECTRIC  
3989 OR 397  
APN 4603A-005

LOT 1  
26,904 SQ. FT.  
0.62 AC  
BLOCK 12

LOT 2  
42,012 SQ. FT.  
0.96 AC.  
BLOCK 13

LOT 3  
24,072 SQ. FT.  
0.55 AC  
BLOCK 14

LOT 7  
40,369 SQ. FT.  
0.93 AC  
BLOCK 15

LOT A  
30,925 SQ. FT.  
0.71 AC

LOT 4  
39,307 SQ. FT.  
0.90 AC  
BLOCK 17

LOT 6  
32,823 SQ. FT.  
0.75 AC  
BLOCK 16

LOT 5  
20,931 SQ. FT.  
0.48 AC  
BLOCK 18

LOT B  
3,314 SQ. FT.  
0.07 AC

MIDDLE POINT ROAD

STREET '2'  
LOT 8  
9,801 SQ. FT.  
0.23 AC

LOT 9  
53,875 SQ. FT.  
1.24 AC

PACIFIC GAS & ELECTRIC  
3989 OR 397  
APN 4623A-002

PAC GAS & ELECTRIC  
3989 OR 397  
APN 4647A-010

MITCHELL FAMILY TR. 2021007407 APN 4647A-009A	SELINGER 2015-K0145068 APN 4647A-008	MONK 2021007408 APN 4647A-008A	MONK 2021007408 APN 4647A-008	TIMNEY 2020-K935488 APN 4647A-007A	SELINGER 2015-K012288 APN 4647A-007	VERDUZCO APN 4647A-021	GREENLEAVES TR. APN 4647A-020
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LOTS				
FINAL MAP LOT NO.	ASSESSORS PARCEL NO.	PLANNING BLOCK NO.	CONDO UNITS	APN RANGE
1	4624-444	12	20	455-474
2	4624-445	13	32	475-506
3	4624-446	14	28	507-534
4	4624-447	17	54	535-588
5	4624-448	18	14	589-602
6	4624-449	16	88	603-690
7	4624-450	15	74	691-764
			1 COMMERCIAL UNIT.	
TOTAL 310				
OPEN SPACE				
FINAL MAP LOT NO.	ASSESSORS PARCEL NO.			
A	PVT. OPEN SPACE	4624-451		
B	PVT. OPEN SPACE	4624-452		
STREET LOTS				
FINAL MAP LOT NO.	STREET	ASSESSORS PARCEL NO.		
8	STREET '2'	4624-453		
9	STREET '1'	4624-454		

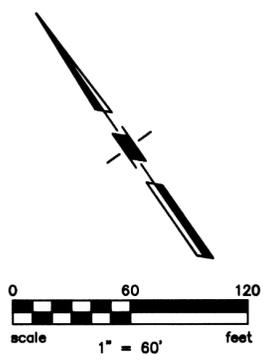
NOTE: THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

**CONDOMINIUM NOTES:**

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLANT AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 310 MAXIMUM NUMBER OF DWELLING UNITS AND/OR 1 COMMERCIAL UNIT.
- 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 THE HUNTERS VIEW COMMUNITY ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HUNTERS VIEW COMMUNITY 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 LOT OWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HV COMMUNITY 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 HV COMMUNITY ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE LOT OWNER'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, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MIDDLE POINT ROAD, STREET '1' AND STREET '2' 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.

**MONUMENT IDENTIFICATION KEY:**

- A - MID 27362
- B - MID 22623
- C - MID 27358
- D - MID 27354
- E - MID 27282
- F - MID 27281
- G - MID 38803
- H - MID 38804
- I - MID 38805
- J - MID 38806
- K - MID 38807
- L - MID 38808
- M - MID 38809
- N - MID 38810
- O - MID 38811
- P - MID 38812
- Q - MID 38813
- R - MID 38814
- S - MID 38815
- T - MID 38816
- U - MID 38817
- V - MID 38818
- W - MID 38819
- X - MID 38820
- Y - MID 38821
- Z - MID 38822
- AA - MID 38823
- AB - MID 38825
- AC - MID 38826
- AD - MID 38827
- AE - MID 38829
- AF - MID 38830
- AG - MID 38831
- AH - MID 38832



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User: pasc: 07030-PH3-LIC: 07030-BNDY-PH3 ]

**SUPPLEMENTAL SHEET**

**FINAL MAP NO. 9677**

A 9 LOT SUBDIVISION AND 310 UNIT, MIXED USE RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM PROJECT WITHIN 7 BUILDABLE LOTS AND A RE-SUBDIVISION OF LOT 10 FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, OFFICE OF THE COUNTY RECORDER

6.12 ACRES  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
15 THIRD STREET, SANTA ROSA, CA 95401  
TEL (707) 542-6451 FAX (707) 542-5212

MAY 2021

SHEET 5 OF 5 SHEETS