

File No. 201246

Committee Item No. _____

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 10, 2020

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 203607 _____
- Tentative Map Decision - 1/7/20 _____
- Tax Certificates - 9/25/20 _____
- Final Maps _____
- _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: November 6, 2020

Prepared by: _____

Date: _____

1 [Final Map No. 10057 - 953 Treat Avenue]

2

3 **Motion approving Final Map No. 10057, a six residential unit condominium project,**
4 **located at 953 Treat Avenue, being a merger and resubdivision of Assessor’s Parcel**
5 **Block No. 3639, Lot Nos. 027 and 028; and adopting findings pursuant to the General**
6 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 10057”, a six residential unit
9 condominium project, located at 953 Treat Avenue, being a merger and resubdivision of
10 Assessor’s Parcel Block No. 3639, Lot Nos. 027 and 028, comprising four sheets, approved
11 September 17, 2020, by Department of Public Works Order No. 203607 is hereby approved
12 and said map is adopted as an Official Final Map No. 10057; and, be it

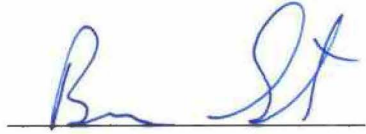
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated January 7, 2020, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s
21 Statement as set forth herein; and, be it

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.

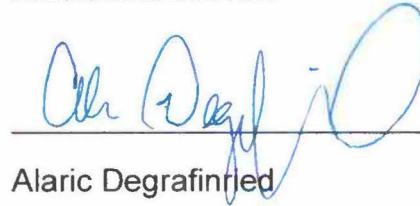
25

1 DESCRIPTION APPROVED:

2 
3

4 Bruce R. Storrs, PLS
5 City and County Surveyor

RECOMMENDED:


6

7 Alaric Degrafinjed
8 Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203607

**CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS**

APPROVING FINAL MAP NO. 10057, 953 TREAT AVENUE, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF LOTS 027 & 028 IN ASSESSORS BLOCK NO. 3639 (OR ASSESSORS PARCEL NUMBERS 3639-027 & 3639-028). [SEE MAP]

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated JANUARY 7, 2020 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map No. 10057”, comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated JANUARY 7, 2020, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18178336C84404A5...}

Acting Director



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: June 28, 2019

Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 10057			
Project Type: A Merger and 6 Units Residential New Condominium			
Address#	StreetName	Block	Lot
953	TREAT AVE	3639	027
953	TREAT AVE	3639	028

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=cc-DPW/BSM,
 email=adrian.verhagen@sfpw.org, c=US
 Date: 2019.06.28 11:58:41 -0700

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 1 & 3, CEQA Determination Date 3.28.16, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed 

Date 1.7.2020

Planner's Name Esmeralda Jardines
 for, Corey Teague, Zoning Administrator



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **3639**

Lot: **027**

Address: **957 TREAT AV**

David Augustine, Tax Collector

Dated **September 25, 2020** this certificate is valid for the earlier of 60 days from **September 25, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **3639**

Lot: **028**

Address: **941 TREAT AV**

David Augustine, Tax Collector

Dated **September 25, 2020** this certificate is valid for the earlier of 60 days from **September 25, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

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

OWNERS:

953 TREAT AVENUE, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: SAK DESIGN & BUILD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS ITS GENERAL PARTNER

[Signature]
BY: SHADI ABOUKHATER, MANAGER

BENEFICIARY:

AVID BANK

BY: *[Signature]* TITLE: EVP
PRINT NAME: FERGAL O'BOYLE

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 06/23/2020

BEFORE ME, Henry William Dalton, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Shadi Aboukhater
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:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Henry Dalton
PRINTED NAME:

#2221367
COMMISSION # OF NOTARY:

11/10/2021
COMMISSION EXPIRES:

Marin
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF, 20....., AT M.

IN BOOK OF FINAL MAPS, AT PAGE(S), AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

BENEFICIARY 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 Santa Clara)
ON June 19th, 2020

BEFORE ME, Adrian Gomez, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Fergal Joseph O'Boyle
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:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Adrian Gomez
PRINTED NAME:

2220566
COMMISSION # OF NOTARY:

Nov 3, 2021
COMMISSION EXPIRES:

Santa Clara
PRINCIPAL COUNTY OF BUSINESS:

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 953 TREAT AVENUE, LP ON JUNE 3, 2019. 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 JUNE 30, 2021, 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.



[Signature]
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 08-14-20

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

BY: *[Signature]*
BRUCE R. STORRS L.S. 6914



DATE: September 14, 2020

FINAL MAP NO. 10057

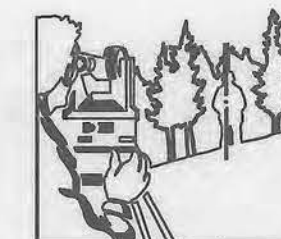
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF APN'S 3639-027 & 028, AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 26, 2015, DOCUMENT NUMBER 2015-K038839-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 139

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
JUNE, 2020



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF FOUR SHEETS

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 NO. 10057".

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

APPROVALS:

THIS MAP IS APPROVED THIS 17th DAY OF September, 2020

BY ORDER NO. 203607

BY: *Alaric Degrafinried* DATE: October 29, 2020

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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: *Dennis J. Herrera*
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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.

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 SIX (6) 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, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER TREAT AVENUE 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:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JULY 7, 2008
DOCUMENT NUMBER 2008-1608147-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JULY 7, 2008
DOCUMENT NUMBER 2008-1608148-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON NOVEMBER 7, 2008
DOCUMENT NUMBER 2008-1676938-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON NOVEMBER 7, 2008
DOCUMENT NUMBER 2008-1676939-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON MARCH 28, 2017
DOCUMENT NUMBER 2017-K426956-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JUNE 6, 2017
DOCUMENT NUMBER 2017-K459907-00

"DECLARATION OF USE LIMITATION"
RECORDED ON AUGUST 10, 2017
DOCUMENT NUMBER 2017-K493257-00

FINAL MAP NO. 10057

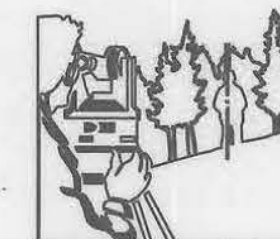
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF APN'S 3639-027 & 028, AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 26, 2015, DOCUMENT NUMBER 2015-K038839-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 139

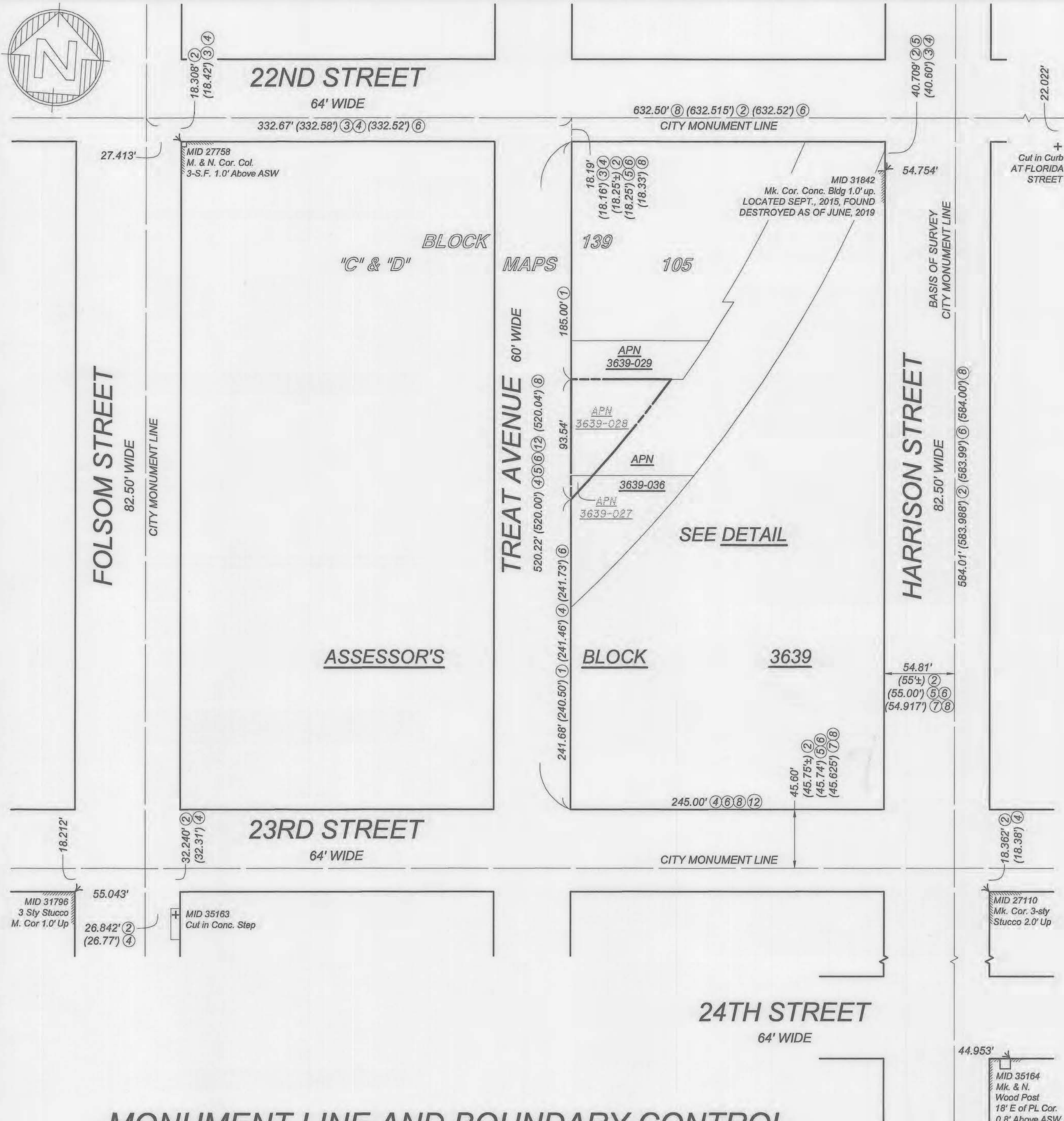
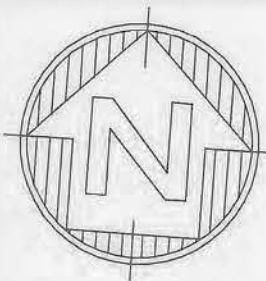
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
JUNE, 2020



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF FOUR SHEETS



MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED MARCH 26, 2015, DOCUMENT NUMBER 2015-K038839-00, SAN FRANCISCO COUNTY RECORDS
- ② MONUMENT MAPS NO. 280 & 263, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ③ RECORD OF SURVEY 3889, FILED FOR RECORD ON JULY 5, 2006, IN BOOK BB OF MAPS, AT PAGES 95-96, SAN FRANCISCO COUNTY RECORDS
- ④ RECORD OF SURVEY #8876, FILED FOR RECORD ON MARCH 22, 2019, IN BOOK HH OF SURVEY MAPS, AT PAGES 106-108, SAN FRANCISCO COUNTY RECORDS
- ⑤ FINAL MAP NO. 7452, FILED FOR RECORD ON OCTOBER 4, 2013, IN BOOK 122 OF CONDOMINIUM MAPS, AT PAGES 39-40, SAN FRANCISCO COUNTY RECORDS
- ⑥ FINAL MAP NO. 9706, FILED FOR RECORD ON JULY 3, 2019, IN BOOK 136 OF CONDOMINIUM MAPS, AT PAGES 28-31, SAN FRANCISCO COUNTY RECORDS
- ⑦ FINAL MAP 3398, FILED FOR RECORD ON FEBRUARY 2, 2007, IN BOOK 99 OF CONDOMINIUM MAPS, AT PAGES 7-9, SAN FRANCISCO COUNTY RECORDS
- ⑧ BLOCK DIAGRAM OF MISSION BLOCK NO. 139, DATED 8/22/1910, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- ⑨ INDENTURE RECORDED DECEMBER 23, 1952, BOOK 6064 PAGE 354, SAN FRANCISCO COUNTY RECORDS
- ⑩ DEED RECORDED MARCH 21, 2016, DOCUMENT NUMBER 2016-K219971-00, SAN FRANCISCO COUNTY RECORDS
- ⑪ SOUTHERN PACIFIC COMPANY VALUATION DEPARTMENT "STATION MAP SAN FRANCISCO FROM 20TH AND HARRISON ST'S. TO 25TH AND VALENCIA ST'S.", LAST INSTRUMENT DATE OF MARCH 8, 1945, A COPY OF WHICH IS ON FILE IN THIS OFFICE
- ⑫ "MAP OF THE PERKINS OR UNION TRACT", FILED FOR RECORD ON NOVEMBER 7, 1863, IN MAP BOOK "C" & "D" AT PAGE 105

BOUNDARY NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
- 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- 4. MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JUNE 3, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY:

BLOCK LINES OF SUBJECT BLOCK WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

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

"LOT 1" = APN 3639-135
6 CONDOMINIUM UNITS = APN 3639-136 THRU 141

LINETYPES:

- MONUMENT LINE
- - - - RIGHT OF WAY
- PROPERTY LINE
- LOT LINE

LEGEND:

- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

FINAL MAP NO. 10057

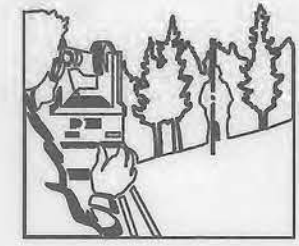
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF APN'S 3639-027 & 028, AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 26, 2015, DOCUMENT NUMBER 2015-K038839-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 139

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

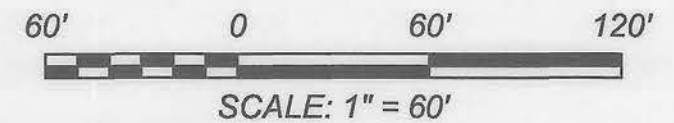
CALIFORNIA
JUNE, 2020



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF FOUR SHEETS

MONUMENT LINE AND BOUNDARY CONTROL



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1 (4)	25.29'	925.37'	1°33'58"
	(28') (1) (1)		
	(24.95') (6)		(1°32'42") (6)
C2 (3/4)	36.61'	925.37'	2°15'59"
	(36'±) (10)		
C3 (3/4)	35.66'	925.37'	2°12'29"
	(72.32') (6)		(4°28'28") (6)
C4 (3/4)	72.27'	925.37'	4°28'28"
	(72.261') (9)		

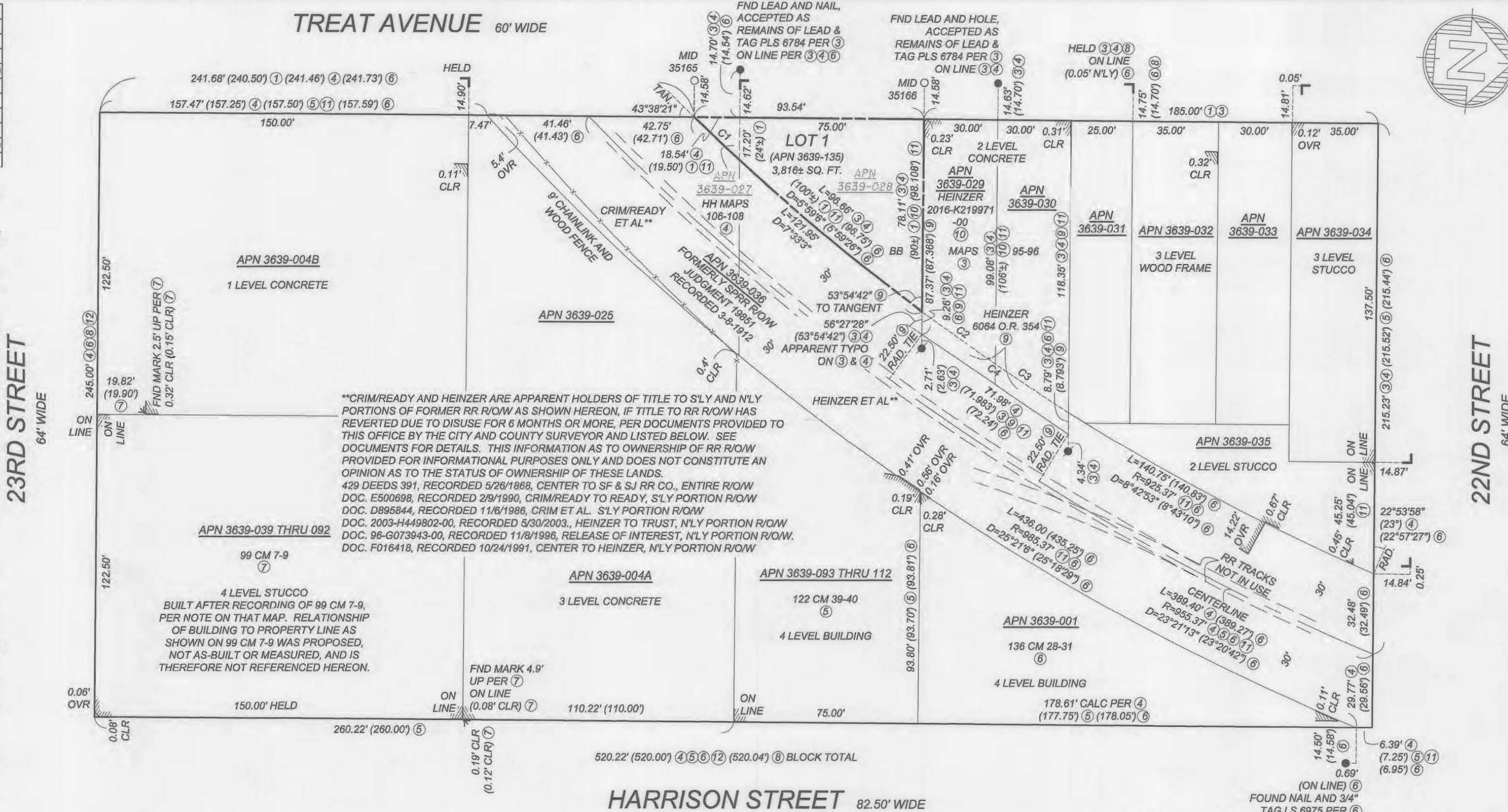
SURVEYOR'S NOTE:
 THIS SURVEY ACCEPTED THE LOCATION OF THE FORMER SPRR RIGHT OF WAY, THE EASTERLY LINE OF TREAT AVENUE, THE SOUTHERLY LINE OF 22ND STREET, AND THE WESTERLY LINE OF HARRISON STREET, AS ESTABLISHED ON THE GROUND BY SURVEYS OF THE SUBJECT PROPERTY PER MAP REFERENCES 3 AND 4, PERFORMED IN 2006 AND 2017 RESPECTIVELY, AS RECOVERED IN THE FORM OF TAGS AND CUTS SET AND FOUND BY THOSE SURVEYS. THE LOCATION OF THE CENTERLINE OF THE FORMER RIGHT OF WAY AS PER THOSE MAPS WAS ACCEPTED AS REASONABLY FITTING A SPLIT OF THE EXISTING TRACKS WHILE HOLDING AS THEY DID THE RADIUS OF 955.37' PER THE STATION MAP REFERENCE 11, AND AGREED EXACTLY WITH THE CALLS IN REFERENCE 9, A DEED OF PRECISE DIMENSIONS FROM THE RAILROAD COMPANY ITSELF. THIS LOCATION OF THE CENTERLINE ALSO AGREES WITHIN 0.10' WITH THAT OF REFERENCE 5 AS MEASURED ALONG THE NORTHERLY LINE OF THE LOT OF THAT SURVEY, SUGGESTING THAT A SPLIT OF TRACKS CORROBORATED THAT SURVEY IN THE AREA OF ITS SUBJECT LOT AS THAT MAP GRAPHICALLY SUGGESTS. THE LOCATION OF THE CENTERLINE AS PER REFERENCE 6 WAS NOT ACCEPTED, AS IT WAS FOUND TO HAVE A POOR FIT TO A SPLIT OF TRACKS IN THE AREA OF ITS SUBJECT LOT, AND AS IT STATED ON ITS FACE THAT IT RELIED ON A GEOMETRICAL ESTABLISHMENT METHOD FROM DISTANT CALCULATED POSITIONS RATHER THAN THE LOCATION OF THE ACTUAL EXISTENT TRACKS USED BY THE THREE PREVIOUS SURVEYS WITH GOOD AGREEMENT. NOTE THAT THE CENTERLINE PER REFERENCE 6 DOES NOT DEVIATE MORE THAN 0.2' IN THE RADIAL DIRECTION FROM THAT OF THIS SURVEY AND REFERENCES 3 AND 4 ANYWHERE IN THE SUBJECT BLOCK. AS CAN BE SEEN HEREON, DISCREPANCIES IN THE R/O/W LOCATION BETWEEN THE MAPS EXCEEDING 0.2' ARE OBSERVED AS MEASURED ALONG THE BLOCK LINES, RATHER THAN RADIALY.

AS NOTED IN THE SURVEYOR'S NOTE ON REFERENCE 4, THE "CONSTRUCTED RAILROAD MAIN LINE" IS SPECIFICALLY CALLED FOR IN THE 1912 JUDGMENT AS BEING THE CENTERLINE OF THE PARCEL ITSELF. THEREFORE, THE LOCATION OF THE TRACKS IN 1912 WOULD BE CONTROLLING OF THE RIGHT OF WAY LOCATION. WE FOUND NO EVIDENCE THE TRACKS HAD BEEN RELOCATED SINCE 1912, AND THEREFORE, FOR THIS REASON AND THE OTHER REASONS DETAILED ABOVE, WE ACCEPTED THE LOCATION OF THE CENTERLINE OF THE RIGHT OF WAY PER REFERENCES 3 AND 4, AS SHOWN HEREON, AS BEING THE BEST RECONSTRUCTION OF THE LOCATION OF THE TRACKS AS OF 1912.

THE METHOD OF ESTABLISHMENT OF THE FORMER RIGHT OF WAY USED BY REFERENCE 6 RELIED ON ESTABLISHING A CURVE OF GIVEN RADIUS TANGENT TO THE CENTERLINE OF HARRISON STREET AND TANGENT TO THE NEXT STRAIGHT COURSE SOUTHERLY OF THE CURVE, CONTROLLED BY RELIANCE ON ONE SELECT DIMENSION (18.17' NORTHERLY OF 23RD STREET MEASURED ALONG FOLSOM STREET) FOR THE LOCATION OF THE SOUTHERLY TANGENT COURSE PER REFERENCE 11. INASMUCH AS THE SEVERAL DIMENSIONS GIVEN ON REFERENCE 11 FROM THE INTERSECTIONS OF THE RIGHT OF WAY TO THE BLOCK LINES DO NOT CHECK MATHEMATICALLY WITH ONE ANOTHER BETTER THAN 1 FOOT MORE OR LESS, AS CAN BE SEEN ON REFERENCE 6 AND THIS MAP, WE CONCLUDE THAT THESE DIMENSIONS ARE APPROXIMATE ONLY AND NOT BASED UPON SURVEYS, AND TO USE THEM WOULD RENDER THE RIGHT OF WAY SUSCEPTIBLE OF SEVERAL LOCATIONS, OF WHICH THAT USED BY REFERENCE 6 IS ONLY ONE. FOR THIS REASON, WE BELIEVE THE METHOD USED BY THIS SURVEY, AND MAP REFERENCES 3 AND 4, INASMUCH AS IT USED THE TRACK LOCATION AS WELL AS THE PRECISE DIMENSIONS IN DEED REFERENCE 9, IS A MORE ACCURATE RECOVERY OF THE RIGHT OF WAY LOCATION.

THE LOCATION OF THE NORTHERLY LINE OF 23RD STREET WAS ESTABLISHED 150.00' SOUTH OF A FOUND "L" CUT ON TREAT AVENUE, AS SHOWN. THIS IS SUPPORTED BY EVIDENCE OF POSSESSION IN THE SOUTHERLY PORTION OF THE BLOCK, THE MONUMENT LINE OFFSET ON 23RD STREET PER REFERENCES 7 AND 8, AND THE LOCATION OF FOUND MARKS SET BY THE SURVEY FOR REFERENCE 7.

TREAT AVENUE 60' WIDE



***CRIM/READY AND HEINZER ARE APPARENT HOLDERS OF TITLE TO S'LY AND N'LY PORTIONS OF FORMER RR R/O/W AS SHOWN HEREON, IF TITLE TO RR R/O/W HAS REVERTED DUE TO DISUSE FOR 6 MONTHS OR MORE, PER DOCUMENTS PROVIDED TO THIS OFFICE BY THE CITY AND COUNTY SURVEYOR AND LISTED BELOW. SEE DOCUMENTS FOR DETAILS. THIS INFORMATION AS TO OWNERSHIP OF RR R/O/W PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OPINION AS TO THE STATUS OF OWNERSHIP OF THESE LANDS.
 429 DEEDS 391, RECORDED 5/26/1868, CENTER TO SF & SJ RR CO., ENTIRE R/O/W DOC. E500698, RECORDED 2/9/1990, CRIM/READY TO READY, S'LY PORTION R/O/W DOC. D895844, RECORDED 11/6/1986, CRIM ET AL. S'LY PORTION R/O/W DOC. 2003-H449802-00, RECORDED 5/30/2003, HEINZER TO TRUST, N'LY PORTION R/O/W DOC. 96-G073943-00, RECORDED 11/8/1996, RELEASE OF INTEREST, N'LY PORTION R/O/W DOC. F016418, RECORDED 10/24/1991, CENTER TO HEINZER, N'LY PORTION R/O/W

4 LEVEL STUCCO BUILT AFTER RECORDING OF 99 CM 7-9, PER NOTE ON THAT MAP. RELATIONSHIP OF BUILDING TO PROPERTY LINE AS SHOWN ON 99 CM 7-9 WAS PROPOSED, NOT AS-BUILT OR MEASURED, AND IS THEREFORE NOT REFERENCED HEREON.

DETAIL



LEGEND:

- SET NAIL & 3/4" BRASS TAG L.S. 6216 IN CURB
- FOUND NAIL & TAG OR AS NOTED
- ⊙ FOUND REBAR & 3/4" CAP PLS 6784 PER ③
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- L FOUND "L" CUT, ORIGIN UNKNOWN

- CLR CLEAR OF PROPERTY LINE
- OVR OVER PROPERTY LINE
- R/O/W RIGHT OF WAY
- SPRR SOUTHERN PACIFIC RAILROAD COMPANY
- TAN TANGENT
- RAD. RADIAL

LINETYPES:

- RIGHT OF WAY
- PROPERTY LINE
- LOT LINE

BOUNDARY NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
4. DETAILS NEAR FOUND "L" CUTS AND PROPERTY LINE MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
5. MONUMENTS SET PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
6. DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND (OR AS NOTED). BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

HARRISON STREET 82.50' WIDE

FINAL MAP NO. 10057
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CITY AND COUNTY OF SAN FRANCISCO
 SCALE AS NOTED

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SHEET FOUR OF FOUR SHEETS

APN 3639-027 & 028 953 TREAT AVENUE

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [PETERSON, ERIN \(CAT\)](#); [Crooms, Michael \(DPW\)](#); [Storrs, Bruce \(DPW\)](#)
Subject: PID:10057 BOS Final Map Submittal
Date: Friday, October 30, 2020 11:07:09 AM
Attachments: [Order203607.docx.pdf](#)
[Summary.pdf](#)
[10057 Motion 20200410.doc](#)
[10057 SIGNED MOTION 20201030.pdf](#)
[10057 DCP APPROVAL 20200107.pdf](#)
[10057 UPDATED TAX CERT \(027\) 20200925.pdf](#)
[10057 UPDATED TAX CERT \(028\) 20200925.pdf](#)
[10057 SIGNED MYLAR 202010301 .pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the November 17, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 953 Treat Avenue, PID: 10057

Regarding: BOS Approval for Final Map
APN: 3639/027 & 028
Project Type: 6 Units New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of DCP approval
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at bruce.storrs@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org