

File No. 130008

Committee Item No. _____

Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 29, 2013

Cmte Board

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|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

(Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
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<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Robert Moyer

Date January 18, 2013

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7040 - 200 Dolores Street]

2

3 **Motion approving Final Map 7040, a 13 Residential Unit Condominium Project, located**
4 **at 200 Dolores Street being a subdivision of Assessor's Block No. 3557, Lot No.132,**
5 **and adopting findings pursuant to the General Plan and City Planning Code, Section**
6 **101.1.**

7

8 MOVED, That the certain map entitled "FINAL MAP 7040", comprising 4 sheets,
9 approved December 28, 2012, by Department of Public Works Order No. 180919, is hereby
10 approved and said map is adopted as an Official Final Map 7040; and be it

11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated May 14, 2012, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

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

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

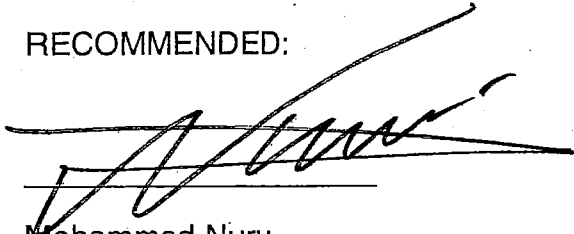
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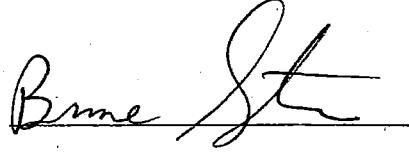
RECOMMENDED:



Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 180919

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

APPROVING FINAL MAP 7040, 200 DOLORES STREET, A 13 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 132 IN ASSESSORS BLOCK NO. 3557.

A 13 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 14, 2012, stated that the subdivision is in conformity 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. Four (4) paper copies 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 7040", each 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 May 14, 2012, from the City Planning Department verifying conformity of the subdivision 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:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: December 28, 2012

MOHAMMED NURU, DIRECTOR

12/31/2012

12/31/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



OWNER'S STATEMENT
 THE UNDERSIGNED STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF RECORDY 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 MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE RECORDS OF THE COUNTY OF SAN FRANCISCO, CALIFORNIA, AND THAT WE HEREBY CONSENT TO THE RECORDING OF SAID MAP IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO CHAPTER 1, TITLE 6, PART 4, SECOND DIVISION OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.
 IN WITNESS WHEREOF, WE THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:
 200 DOLORS STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 BY: *Joseph R. S. Baird*
 J. JOSEPH R. BAIRD, MANAGER

OWNER'S ACKNOWLEDGMENT:
 STATE OF California COUNTY OF San Francisco
 ON 12/27/12 BEFORE ME, Joseph R. S. Baird SS (INSERT NAME AND TITLE OF THE OFFICER)
 PERSONALLY APPEARED: Joseph R. S. Baird
 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/IT WAS/WERE SCIENTLY AND VOLUNTARILY 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: *Joseph R. S. Baird* PRINTED NAME: Joseph R. S. Baird
 COMMISSION # OF EXPRESSES: 19129951 COMMISSION # OF NOTARY: 19129951
 PRINCIPAL COUNTY OF BUSINESS: San Francisco



RECORDER'S STATEMENT
 FILED FOR RECORD THIS 27th DAY OF December AT San Francisco MINUTES 12:27:12
 IN BOOK 12-27-12 OF CONDOMINIUM MAPS, ATTACHED TO THIS MAP IS A COPY OF THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF THE PERSON(S) SIGNING THIS MAP.
 COUNTY OF SAN FRANCISCO
 CITY AND COUNTY OF SAN FRANCISCO
 STATE OF CALIFORNIA

TRUST/BENEFICIARY:
 AND BANK
 BY: *309* TITLE: SVP
 PRINTED NAME: Ernest Dove

STATE OF CALIFORNIA COUNTY OF San Francisco
 ON 12/12 BEFORE ME, Ernest J. Wells SS (INSERT NAME AND TITLE OF THE OFFICER)
 PERSONALLY APPEARED: Ernest J. Wells
 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/IT WAS/WERE SCIENTLY AND VOLUNTARILY 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: *Ernest J. Wells* PRINTED NAME: Ernest J. Wells
 COMMISSION # OF EXPRESSES: 19129951 COMMISSION # OF NOTARY: 19129951
 PRINCIPAL COUNTY OF BUSINESS: San Francisco



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 BERKMAN COLLIERE ON SEPTEMBER 22, 2008. I HEREBY STATE THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA AND THAT I AM THE AUTHOR OF THIS TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUR AT THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Bruce R. Storrs
 BRUCE R. STORRS, PLS
 LICENSE NO. 6216
 LICENSE EXPIRES MARCH 31, 2014
 DATE: 12-27-12

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. IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF THAT ALL THE MONUMENTS OF THE TENTATIVE MAP ARE OF THE CHARACTER AND OCCUR AT THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
 CITY AND COUNTY OF SAN FRANCISCO
Bruce R. Storrs
 BRUCE STORRS, L.S. 6216
 DATE: December 27, 2012
 MY LICENSE EXPIRES SEPTEMBER 30, 2013

FINAL MAP NO. 7040
A 13 UNIT RESIDENTIAL
CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED, FILED FOR RECORD ON JULY 31, 2012, ON REEL K700 AT IMAGE 0418 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
 ALSO BEING A PORTION OF MISSION BLOCK NO. 83
 CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
 DECEMBER, 2012



Frederick T. Seher & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 841 DOLORS STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 771-7800 FAX (415) 771-7800

TAX STATEMENT.

I, ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUPERVISORS HAS REVIEWED THE RECORDS OF HIS OFFICE AND HAS DETERMINED THAT THERE ARE NO LIES AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$..... I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO MAINE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY THE BOARD.

DATED: DAY OF 201.....
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT.

I, ANGELA CALVALLO, 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 201..... APPROVED THIS MAP IN TESTIMONY WHEREOF, I HAVE HEREBY UNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF HIS OFFICE TO BE AFFIXED.

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

APPROVALS.

THIS MAP IS APPROVED THIS DAY OF 201.....
BY ORDER NO.

IN WITNESS WHEREOF,
DIRECTOR, DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM
DENNIS J. HERBERG, CITY ATTORNEY

BY: DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS APPROVAL:

ON 201..... 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 DEVELOPMENT PLAN AS DESCRIBED IN SECTION 146 OF THE SUBDIVISION ACT. THE DEVELOPMENT PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THIRTY (30) DWELLING UNITS.
- B) ALL INTERSECTIONS, EXPRESSED PATHS OF TRAVEL, DRIVEWAYS, DRIVEWAYS AND EXITS, AND COMMON USE ACCESSIBLE FEATURES) AND FACILITIES SUCH AS RESTROOMS, ELEVATORS, 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 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 ORDINANCES.
 - D) IN THE EVENT THE AREAS IDENTIFIED IN (C) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, SUCH AS THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE 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 LIMITED TO, IMPOSITION OF A LIEB AGAINST THE HOMEOWNERS' PROPERTY.
 - E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURES OR AMPLIFICATION OF EXISTING STRUCTURES OR USES. APPROVAL OF THIS MAP DOES NOT CONSTITUTE AN ENDORSEMENT OF THE DESIGN OR USE OF ANY STRUCTURES OR USES. APPROVAL OF THIS MAP DOES NOT CONSTITUTE A WAIVER OF THE SUBDIVIDERS OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS, ANY CITY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS MAP, OR TO THE CITY WITH ALL REGULATIONS, ORDINANCES, AND APPLICABLE MUNICIPAL CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
 - F) BAY WINDOWS, FIRE ESCAPERS AND OTHER ENCROACHMENTS BE ANY SURETY HEREON, THAT EXIST OR THAT MAY BE CONSTRUCTED OR PLACED ON THE PROPERTY, AND ANY OTHER STREET ARE NOT TO BE CONSIDERED TO BE 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 OWNERS.
 - G) ENCROACHMENT FRONTONTS ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE DUTY OF THE DEVELOPER TO PERMIT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTES:

- THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS:
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED MAY 12, 2010, DOC. 2010-0453565-00, BOOK K141 AT PAGE 0190
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED JUNE 30, 2010, DOC. 2010-0494414-00, BOOK K171 AT PAGE 0083
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED JULY 7, 2010, DOC. 2010-0422778-00, BOOK K160 AT PAGE 0092

FINAL MAP NO. 7040

A 13 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 31, 2012, ON REEL 1744 PAGE 0481 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF MISSION BLOCK NO. 83 CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
DECEMBER, 2012



Frederick T. Sehar & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7500 FAX (415) 921-7588

SHEET TWO OF FOUR SHEETS

AB-3557 LOT: 132

200 DOLLARS

CHURCH STREET
82.50' WIDE

15TH STREET
64' WIDE

LANDERS STREET
30' WIDE AND VARIES

16TH STREET
80' WIDE

DOLORES STREET
120' WIDE

BASIS OF SURVEY
CITY MONUMENT LINE

DOLORES STREET
120' WIDE

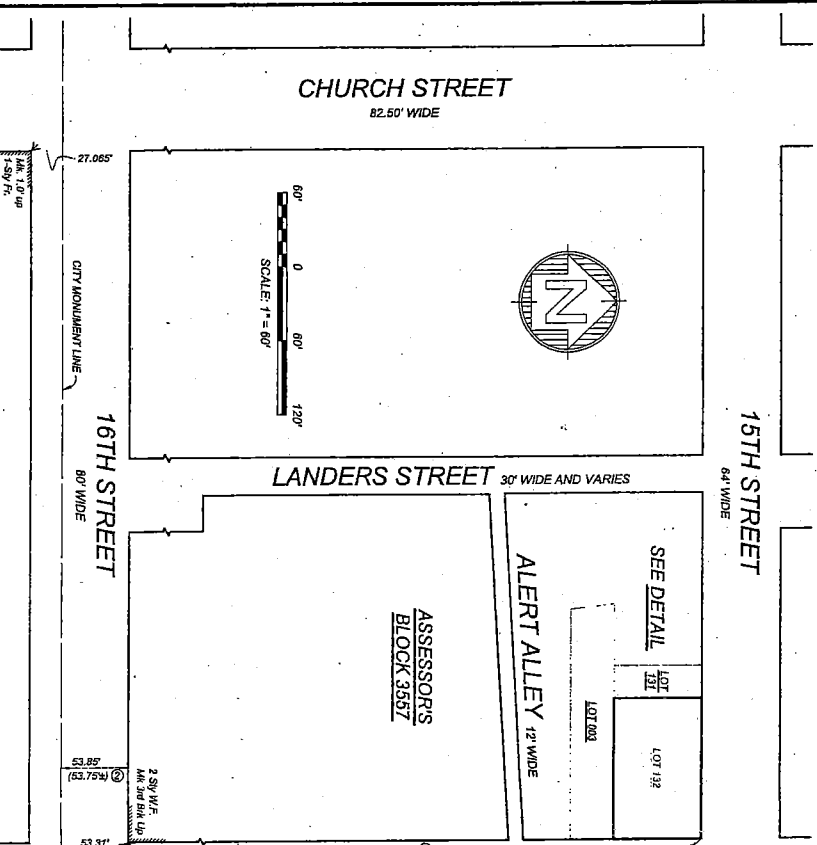
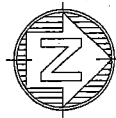
MONUMENT LINE AND BOUNDARY CONTROL

- MAP AND DEED REFERENCES:**
- ① GRANT DEED RECORDED JULY 31, 2012, ON REEL K700 AT PAGE 0416, DOCUMENT NUMBER 2012-486013-02, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② MONUMENT MAP NO. 289, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ BLOCK DIAGRAM OF MISSION BLOCK NO. 83, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

PROJECT BENCHMARK - DESCRIPTION:

RELATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY SURVEYORS WHOSE MONUMENT LINE WAS ESTABLISHED IN 1911. STREET ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF SAN FRANCISCO BENCHMARK AT CORNER, CHOW-CUT OUTER B.M. SW. ELEVATION = 88.824'

JOB # 1335-00



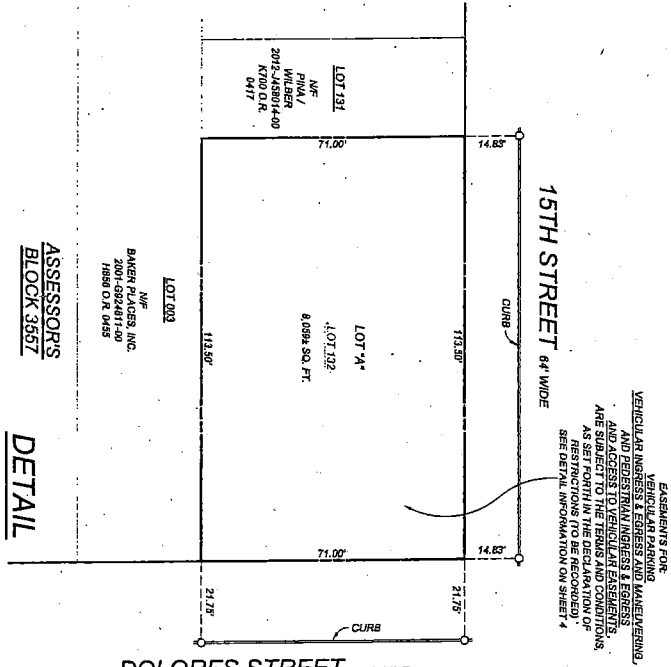
- LEGEND:**
- SET WALL & TAP L.S. 8218 (OR AS NOTED)
 - () INDICATES RECORD DATA IN DISCREPANCY WITH MEASUREMENT, PER REFERENCE
 - MF NOW OR FORMERLY

- BOUNDARY NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
 2. ALL DISTANCES SHOWN HEREON ARE MEASURED WITH MASSES SHOWN OTHERWISE.
 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 837 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE DESCRIBED AS BASIS OF SURVEY. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF POSSESSION AND FIELD SURVEY DATA SUCH AS T. CUTS, CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

UNIT NO.:	PROPOSED MAP:
1-13	135-147



FINAL MAP NO. 7040

A 13 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED, FILED FOR RECORD ON JULY 31, 2012, ON REEL K700 AT PAGE 0416 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF MISSION BLOCK NO. 83

CITY AND COUNTY OF SAN FRANCISCO

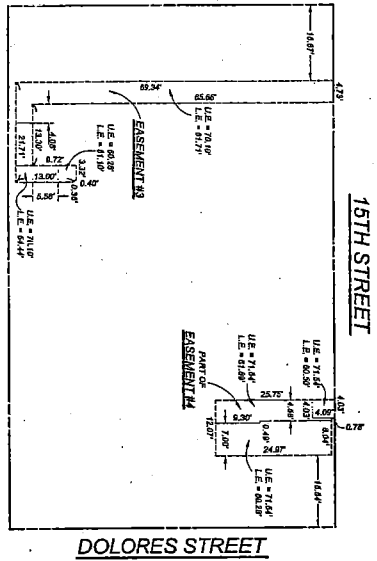
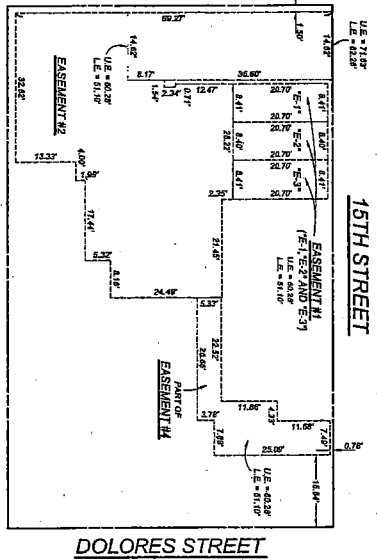
SCALE AS NOTED



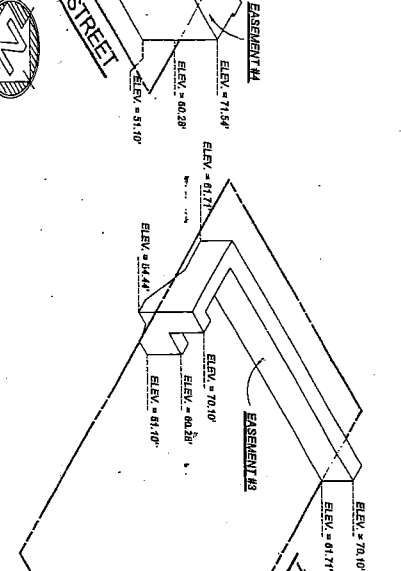
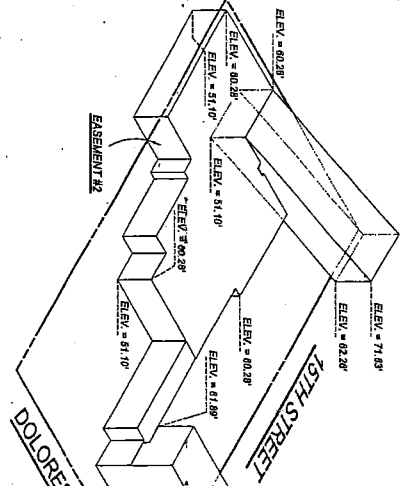
Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 COMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7880 FAX (415) 921-7859

MAP: 3557 LOT: 132 200 DOLORES STREET
SHEET THREE OF FOUR SHEETS

ESSENTIALS FOR
VEHICULAR PARKING
VEHICULAR INGRESS & EGRESS AND MAINTENANCE,
AND EGRESS TO VEHICULAR INGRESS & EGRESS
AND ACCESS TO VEHICULAR INGRESS & EGRESS
ARE SET FORTH IN THE DECLARATION OF
RESTRICTIONS TO BE RECORDED.
SEE DETAIL INFORMATION ON SHEET 4



- EASEMENT NOTE:**
- EASEMENTS #1 THROUGH #4, AS DELINEATED AND SHOWN HEREON, FOR PRELIMINARY INVESTIGATION & VERIFICATION PURPOSES ONLY. THE EASEMENTS ARE NOT TO BE CONSIDERED AS THE BASIS FOR ANY RECORDS FOR 200 DOLORES STREET, SAN FRANCISCO, CALIFORNIA, TO BE RECORDED.
- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 - ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM (ELEVATION = 71.83' UNLESS OTHERWISE NOTED).



FINAL MAP NO. 7040
A 13 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED, FILED FOR RECORD ON JULY 31, 2012, ON REEL K700 AT PAGE 0446 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PORTION OF MISSION BLOCK NO. 83

CITY AND COUNTY OF SAN FRANCISCO
 SCALE AS NOTED

CALIFORNIA
 DECEMBER, 2012

Frederick T. Seher & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 411 CALIFORNIA STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 321-7880 FAX (415) 321-7855



AB: 3557 LOT: 132 200 DOLORES STREET
 SHEET FOUR OF FOUR SHEETS

EASEMENT DETAILS



3557-00



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3557 Lot No. 132

Address: 200V Dolores St.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 28th day of December 2012

City and County of San Francisco



Phone: (415) 554-5827
Fax: (415) 554-5324

<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
San Francisco, CA 94103

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

Date: March 6, 2012

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

Project ID: 7040			
Project Type: 13 Units New Construction			
Address#	Street Name	Block	Lot
200 - 208	DOLORES ST	3557	132
Tentative Map Referral			

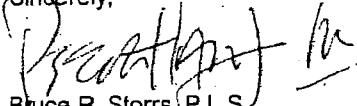
Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,


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

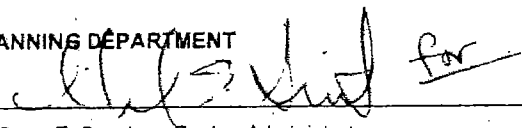
The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

DATE: 5.14.2012

PLANNING DEPARTMENT


Mr. Scott F. Sanchez, Zoning Administrator

