

**BENEFICIARY**

NATIONAL COOPERATIVE BANK, N.A., A NATIONAL BANK

SIGNED: Janet E. Cupp

PRINT NAME: Janet E. Cupp TITLE: VP, Originations

**BENEFICIARY'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 04110 Highland  
COUNTY OF Highland  
ON Oct 24, 2019 BEFORE ME, Jocelyn Keeth  
A NOTARY PUBLIC, PERSONALLY APPEARED Janet E. Cupp

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 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: Jocelyn Keeth

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2015-RE-541513  
MY COMMISSION EXPIRES: Aug 11, 2020  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

**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 THE OWNERS IN MARCH 2017. 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.

BY: Daniel J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: 11/4/2019



**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 ORDINANCE APPLICABLE AT THE TIME OF THE 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: Bruce R. Storrs  
BRUCE R. STORRS, L.S. 6914



DATE: NOVEMBER 6 2019

**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 9380".

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

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS AT PAGES \_\_\_\_\_  
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED \_\_\_\_\_  
COUNTY RECORDER

**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

**APPROVALS**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY ORDER NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S 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. \_\_\_\_\_

**FINAL MAP No. 9380**

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 4, 2019 AS DOCUMENT NUMBER 2019-K777483-00, ALSO BEING LOT 25, AS SHOWN ON THAT CERTAIN MAP FILED SEPTEMBER 18, 1992 IN BOOK 41 OF PARCEL MAPS AT PAGE 75 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 259.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCT., 2019



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APN 0493-025

SHEET 1 OF 4 SHEETS  
1849 CHESTNUT STREET

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF FOUR (4) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BY: Alice Traeg
BY: George Loew
BY: Jane Freston
BY: Martin B. Miller, as Trustee of the Martin B. Miller Separate Property Revocable Trust, dated June 8, 2016
BY: Joseph G. Mallon
BY: Andrew Michael Lusardi
BY: Florence Surratt
BY: Lilian Del Chiaro

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF San Francisco
ON October 23, 2019 BEFORE ME, PRITI PARIKH

A NOTARY PUBLIC, PERSONALLY APPEARED
Martin B. Miller
Joseph G. Mallon
Andrew Michael Lusardi

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 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: Priti Parikh
SIGNATURE
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2286563
MY COMMISSION EXPIRES: 05/24/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



BENEFICIARY

STERLING BANK & TRUST, F.S.B.
SIGNED: Stephen H. Adams
PRINT NAME: Stephen H. Adams TITLE: Senior Vice President Sterling Bank & Trust

BENEFICIARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF San Francisco
ON OCT 25, 2019 BEFORE ME, NICK DEMOPOULOS
A NOTARY PUBLIC, PERSONALLY APPEARED Stephen H Adams

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 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
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2216324
MY COMMISSION EXPIRES: OCT 27, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF San Francisco
ON October 23, 2019 BEFORE ME, PRITI PARIKH

A NOTARY PUBLIC, PERSONALLY APPEARED Lillian Del Chiaro
Alice Traeg
George Loew
Jane Freston

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 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: Priti Parikh
SIGNATURE
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2286563
MY COMMISSION EXPIRES: 05/24/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



OWNER'S ACKNOWLEDGMENT

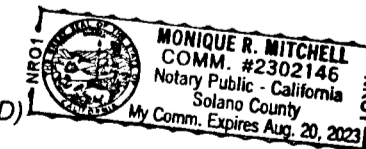
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STATE OF CALIFORNIA
COUNTY OF Solano
ON October 23, 2019 BEFORE ME, MONIQUE R. MITCHELL

A NOTARY PUBLIC, PERSONALLY APPEARED Florence Surratt

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 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: Monique R. Mitchell
SIGNATURE
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2302146
MY COMMISSION EXPIRES: August 20, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Solano



FINAL MAP No. 9380

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

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CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA OCT., 2019



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## CONDOMINIUM 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 of six (6) residential 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 Chestnut 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.

## GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
4. ALL MONUMENTS PER REFERENCES WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.

## RECORDED DOCUMENTS AFFECTING THIS MAP:

- THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 8, 1992 AS DOCUMENT NO. F097819 OF OFFICIAL RECORDS.
- THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOV. 17, 2017 AS DOCUMENT NO. 2017-K539569 OF OFFICIAL RECORDS.
- "EASEMENT", ENCROACHMENT AND USAGE AGREEMENT", RECORDED AUGUST 26, 1993, AS DOCUMENT NO. F425657 OF OFFICIAL RECORDS.

## BASIS OF SURVEY

THE CHESTNUT STREET MONUMENT LINE WAS USED AS THE BASIS FOR THIS SURVEY AND THE SUBJECT LOT WAS ESTABLISHED PER [R1].

## FIELD SURVEY COMPLETION

THE ORIGINAL FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 4/12/2017. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. THE PROPERTY CORNERS OF THE SUBJECT PARCEL WERE SET ON OCTOBER 22, 2019.

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
UNIT 1	0493- 034
UNIT 2	0493- 035
UNIT 3	0493- 036
UNIT 4	0493- 037
UNIT 5	0493- 038
UNIT 6	0493- 039

## FINAL MAP No. 9380

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

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BEING A PORTION OF WESTERN ADDITION BLOCK NO. 259.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCT., 2019

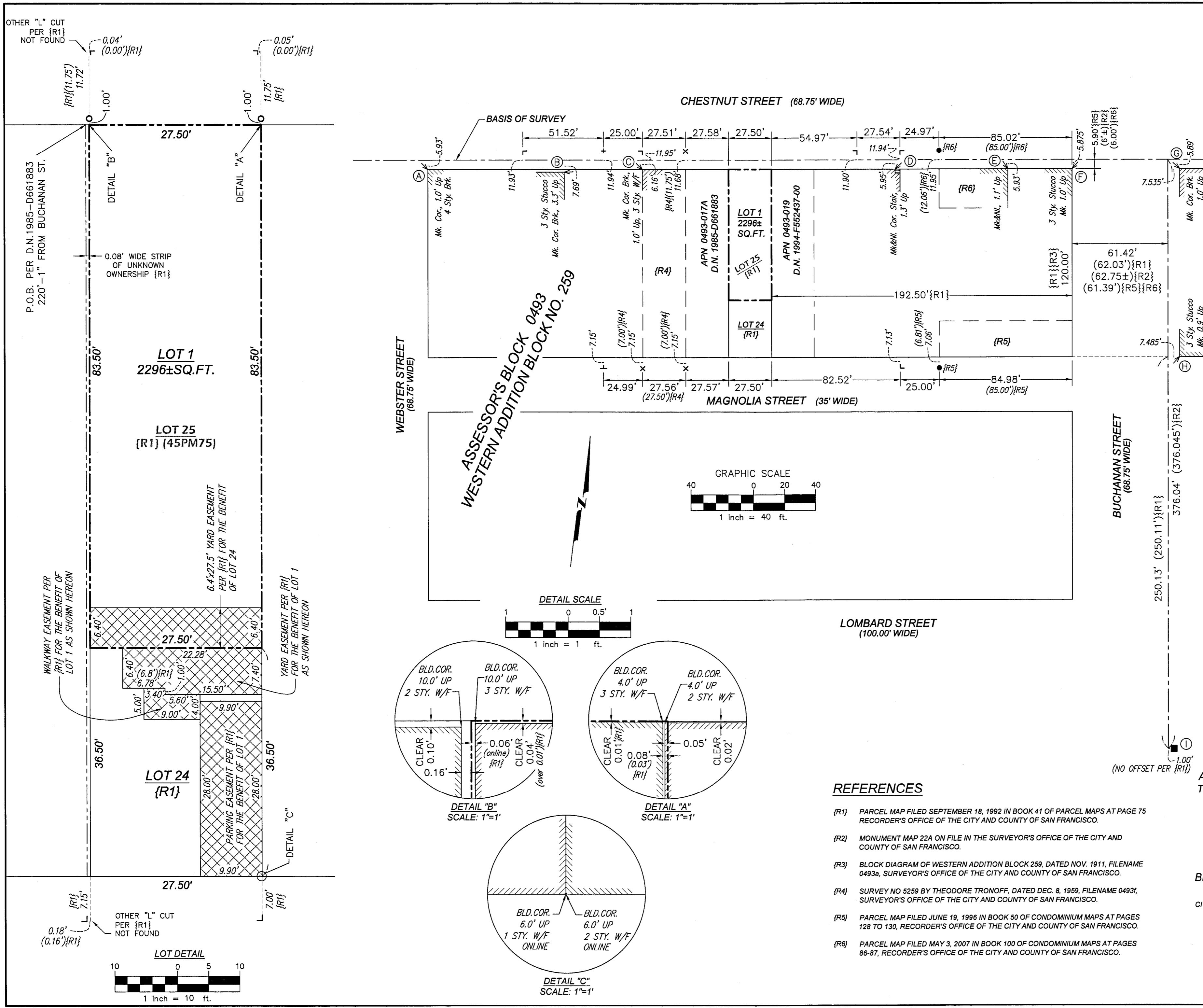
**WS**  
Westover  
Surveying

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SHEET 3 OF 4 SHEETS

APN 0493-025

1849 CHESTNUT STREET



**LEGEND**

- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- FOUND STONE MONUMENT WITH BRASS TACK AND LEAD PLUG IN MONUMENT HANDHOLE
- FOUND NAIL AND TAG PER REFERENCE AS SHOWN
- L FOUND "L" CUT IN CURB, UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- ⊥ FOUND "T" CUT IN CURB, UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- x FOUND CROSS CUT IN CURB PER {R4}
- PROPERTY LINE PER {R1}
- - - PROPERTY LINE PER PER D.N. 1985-D661883
- - - REFERENCE LINES (NOT SURVEYED)
- - - MONUMENT LINE PER {R2}
- - - MEASUREMENT TIE LINE
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- BLD. COR. BUILDING CORNER
- D.N. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- ▨ BUILDING FOOTPRINT
- ▨ EASEMENTS PERTAINING TO LOT 1 PER {R1}

**MID LEGEND**

- Ⓐ = MID 32682
- Ⓑ = MID 32684
- Ⓒ = MID 32683
- Ⓓ = MID 32681
- Ⓔ = MID 32680
- Ⓕ = MID 32679
- Ⓖ = MID 32678
- Ⓗ = MID 32677
- Ⓘ = MID 18126

**FINAL MAP No. 9380**

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CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA OCT., 2019

**REFERENCES**

- {R1} PARCEL MAP FILED SEPTEMBER 18, 1992 IN BOOK 41 OF PARCEL MAPS AT PAGE 75 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R2} MONUMENT MAP 22A ON FILE IN THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R3} BLOCK DIAGRAM OF WESTERN ADDITION BLOCK 259, DATED NOV. 1911, FILENAME 0493a, SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R4} SURVEY NO 5259 BY THEODORE TRONOFF, DATED DEC. 8, 1959, FILENAME 0493f, SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R5} PARCEL MAP FILED JUNE 19, 1996 IN BOOK 50 OF CONDOMINIUM MAPS AT PAGES 128 TO 130, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R6} PARCEL MAP FILED MAY 3, 2007 IN BOOK 100 OF CONDOMINIUM MAPS AT PAGES 86-87, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.



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