

OWNERS' STATEMENT

THE UNDERSIGNED OWNER ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FIVE (5) SHEETS. BY OUR SIGNATURES HERETO, WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: 709 LYON DEVELOPMENT, INC., A CALIFORNIA CORPORATION.

BY: JOHN STRICKLIN (PRINT NAME) [Signature] SIGNATURE

BENEFICIARY: 709 LYON LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

BY: JOHN STRICKLIN, PRESIDENT (PRINT NAME) [Signature] SIGNATURE

BENEFICIARY: PREFERRED BANK

BY: ALICE HUANG, EVP (PRINT NAME) [Signature] SIGNATURE

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 San Francisco)

ON November 11, 2022 BEFORE ME, Shirley E. Busch, Notary Public

PERSONALLY APPEARED John Stricklin, 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: Shirley E. Busch



NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2337694

MY COMMISSION EXPIRES: November 25, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

ENGINEER'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 JOHN STRICKLIN IN APRIL 2021. 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 NOVEMBER 30, 2022, 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.

Ricardo S. Sitjar
RICARDO S. SITJAR R.C.E. 25358
EXP. 12-31-2023

DATE: 11/10/2022



APPROVALS:

THIS MAP IS APPROVED THIS 11 DAY OF November, 2022.

BY ORDER NO. 207344

BY: Carla Short DATE: 12/01/2022

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

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

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 STATEMENTS:

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 COMPRISING 5 SHEETS ENTITLED " FINAL MAP NO. 10851".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 29, 2022, ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

SOILS REPORT

A SOILS REPORT ON THIS PROPERTY PREPARED BY H. ALLEN GRUEN, REGISTERED GEOTECHNICAL ENGINEER NO. 2147, DATED AUGUST 7, 2017, PROJECT NUMBER 17-4713, AND ANY AMENDMENTS THERETO, HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

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. _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M, IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE REQUEST OF GL A CIVIL ENGINEERS, INC.

BY: _____ DATE: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT

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

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO

BY: K. Anderson DATE: 11/23/2022



FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JULY 29, 2020, AS DOCUMENT NO. 2020-K961436-00, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
NOVEMBER 2022

GL A Civil Engineers, Inc.

414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

SHEET 1 OF 5

APN 1159-004, 709 LYON STREET

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 San Francisco)

ON November 11, 2022 BEFORE ME, Shirley E. Busch, Notary Public

PERSONALLY APPEARED John Stricklin, 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: Shirley E. Busch

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2337694

MY COMMISSION EXPIRES: November 25, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 SAN FRANCISCO)

ON NOVEMBER 14, 2022 BEFORE ME, DORA LAU, Notary Public

PERSONALLY APPEARED ALICE HUANG, 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 PUBLIC, STATE OF CA COMMISSION NO.: 2285673

MY COMMISSION EXPIRES: MAY 16, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

FINAL MAP 10851
A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED
RECORDED ON JULY 29, 2020, AS DOCUMENT NO. 2020-K961436-00.
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2022

GLA Civil Engineers, Inc.

414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

SHEET 2 OF 5

APN 1159-004, 709 LYON STREET

GENERAL NOTES:

1. THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE (5) DWELLING UNITS.

2. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(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.

3. 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.

4. IN THE EVENT THE AREAS IDENTIFIED IN (3) (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 THE 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.

5. 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.

6. BAY WINDOWS, FIRE ESCAPES, AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER LYON STREET IS 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).

7. 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.

LEGEND:

⊙	INDICATES SET NAIL AND 1/2"Ø BRASS TAG, STAMPED R.C.E. 25358
APN	ASSESSOR'S PARCEL NUMBER
BC	BUILDING CORNER
CLR.	CLEAR
CONC.	CONCRETE
COR.	CORNER
(D)	DEED
ID	IDENTIFICATION
MON	MONUMENT
M.M.	MONUMENT MAP
(M)/MEAS.	MEASURED
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
O.R.	OFFICIAL RECORD
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
⊗/SFNF	SEARCH FOR, NOT FOUND
S/W	SIDEWALK
(T)	TOTAL
U.O.	UNKNOWN ORIGIN
L	FOUND "L" CURB CUT, AS SHOWN ON SHEET #4.
N	FOUND SURVEY MARK PER ⊙, AS SHOWN ON SHEET #4.
---	SUBJECT PROPERTY LINE
- - -	MONUMENT LINE
---	ADJACENT PROPERTY LINE
▨	BUILDING LINE

MAP AND DEED REFERENCES:

- (A) GRANT DEED RECORDED ON JULY 29, 2020, DOCUMENT NO. 2020-K961436-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (B) MONUMENT MAP NO. 40, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (C) GRADE MAP NO. 40, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (D) BLOCK DIAGRAM OF ASSESSOR'S BLOCK 1159, NO DATE, FILE NUMBER "1159A", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (E) BOOK 79 OF CONDOMINIUM MAPS, PAGES 47-49, RECORDED FEBRUARY 12, 2003, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (F) BOOK 129 OF CONDOMINIUM MAPS, PAGES 1-2, RECORDED DECEMBER 31, 2015, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (G) BOOK 128 OF CONDOMINIUM MAPS, PAGES 14-15, RECORDED OCTOBER 2, 2015, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (H) BOOK 126 OF CONDOMINIUM MAPS, PAGES 137-139, RECORDED JANUARY 29, 2015, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (I) BOOK 122 OF CONDOMINIUM MAPS, PAGES 191-192, RECORDED DECEMBER 23, 2013, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (J) BOOK 122 OF CONDOMINIUM MAPS, PAGES 121-122, RECORDED NOVEMBER 26, 2013, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (K) BOOK 100 OF CONDOMINIUM MAPS, PAGES 200-201, RECORDED JUNE 6, 2007, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (L) BOOK "BBMAP" RECORD OF SURVEY MAP, PAGE 109, RECORDED OCTOBER 10, 2006, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (M) BOOK 83 OF CONDOMINIUM MAPS, PAGES 180-182, RECORDED NOVEMBER 26, 2003, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (N) GRANT DEED RECORDED ON JUNE 14, 2018, DOCUMENT NO. 2018-K626219-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (O) GRANT DEED RECORDED ON MARCH 11, 2021, DOCUMENT NO. 2021-1045179-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (P) GRANT DEED RECORDED ON MAY 5, 2021, DOCUMENT NO. 2021-1076248-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (Q) GRANT DEED RECORDED ON JULY 3, 2007, DOCUMENT NO. 2007-I413198-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (R) GRANT DEED RECORDED ON AUGUST 18, 2009, DOCUMENT NO. 2009-IB17784-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (S) GRANT DEED RECORDED ON JANUARY 3, 2003, DOCUMENT NO. 2003-H330030-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

SURVEYOR'S NOTES:

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

EXCEPTION #9. DECLARATION OF USE LIMITATION DOC. #2020070873, RECORDED DECEMBER 17, 2020. (NON COMPLIANCE WITH BUILDING CODE)

EXCEPTION #10. DECLARATION OF USE LIMITATION DOC. #2020070874, RECORDED DECEMBER 17, 2020. (NON COMPLIANCE WITH BUILDING CODE)

EXCEPTION #11. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF USE", RECORDED JANUARY 20, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021008126, WHICH AMONG OTHER THINGS, PROVIDES: MINOR SIDEWALK ENCROACHMENT PERMIT #20MSE-00121.

NOTE:

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

UNIT NO.	ASSESSOR PARCEL NUMBER
1	1159-072
2	1159-073
3	1159-074
4	1159-075
5	1159-076

BOUNDARY NOTES:

(1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

(2) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

(3) PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS.

(4) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 29, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

(5) BUILDING CORNER WERE MEASURED FIVE (5) FEET FROM GROUND LEVEL.

(6) BLOCK LINES OF BLOCK 1159 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS FOUND CURB CUTS, BUILDING OCCUPATIONS, AND OFFICIAL CONCRETE SIDEWALK AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

(7) THIS BOUNDARY RESOLUTION IS GENERALLY SUPPORTED BY BUILDING OCCUPATION AND WALLS. CURB SPLITS GENERALLY AGREE WITH BUILDING OCCUPATION.

(8) ALL MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR NOT FOUND.

FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JULY 29, 2020, AS DOCUMENT NO. 2020-K961436-00. ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
 NOVEMBER 2022

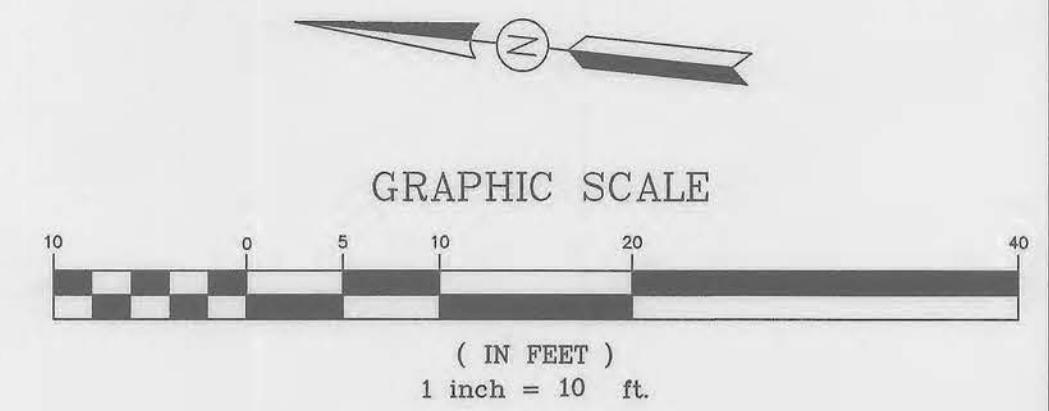
GLA Civil Engineers, Inc.

414 MASON STREET, SUITE 404
 SAN FRANCISCO, CA 94102

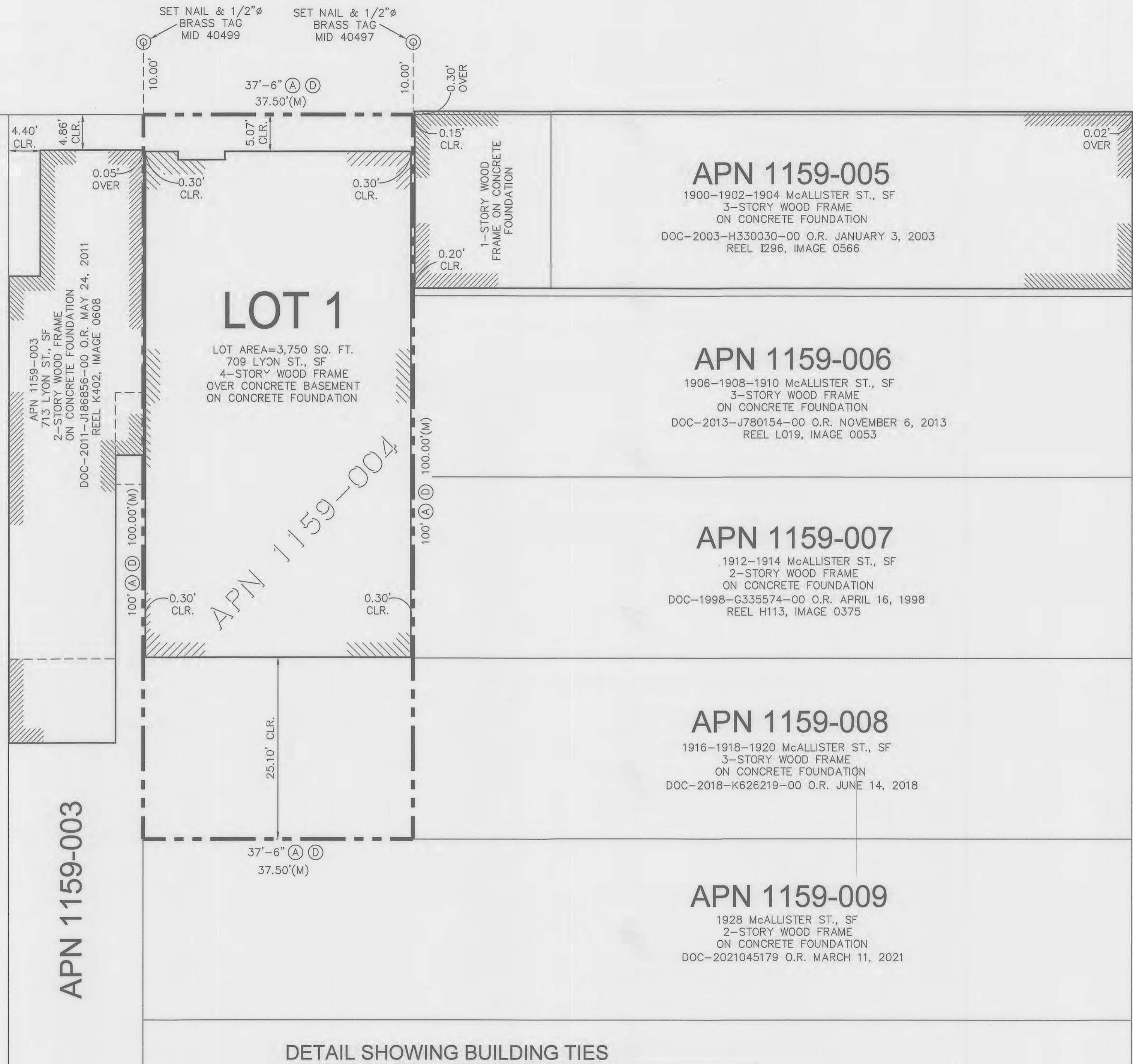
SHEET 3 OF 5

APN 1159-004, 709 LYON STREET

LYON STREET (68.75' WIDE)



ASSESSOR'S BLOCK 1159
BEING A PORTION OF WESTERN
ADDITION BLOCK NO. 611.



APN 1159-003

APN 1159-004

LOT 1
LOT AREA=3,750 SQ. FT.
709 LYON ST., SF
4-STORY WOOD FRAME
OVER CONCRETE BASEMENT
ON CONCRETE FOUNDATION

APN 1159-005
1900-1902-1904 McALLISTER ST., SF
3-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2003-H330030-00 O.R. JANUARY 3, 2003
REEL I296, IMAGE 0566

APN 1159-006
1906-1908-1910 McALLISTER ST., SF
3-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2013-J780154-00 O.R. NOVEMBER 6, 2013
REEL L019, IMAGE 0053

APN 1159-007
1912-1914 McALLISTER ST., SF
2-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-1998-G335574-00 O.R. APRIL 16, 1998
REEL H113, IMAGE 0375

APN 1159-008
1916-1918-1920 McALLISTER ST., SF
3-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2018-K626219-00 O.R. JUNE 14, 2018

APN 1159-009
1928 McALLISTER ST., SF
2-STORY WOOD FRAME
ON CONCRETE FOUNDATION
DOC-2021045179 O.R. MARCH 11, 2021

McALLISTER STREET (68.75' WIDE)

DETAIL SHOWING BUILDING TIES

SCALE: 1" = 10.00'

FINAL MAP 10851
A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED
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ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
NOVEMBER 2022

GLA Civil Engineers, Inc.
414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

ASSESSOR'S BLOCK 1150

GOLDEN GATE AVENUE (68.75' WIDE)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

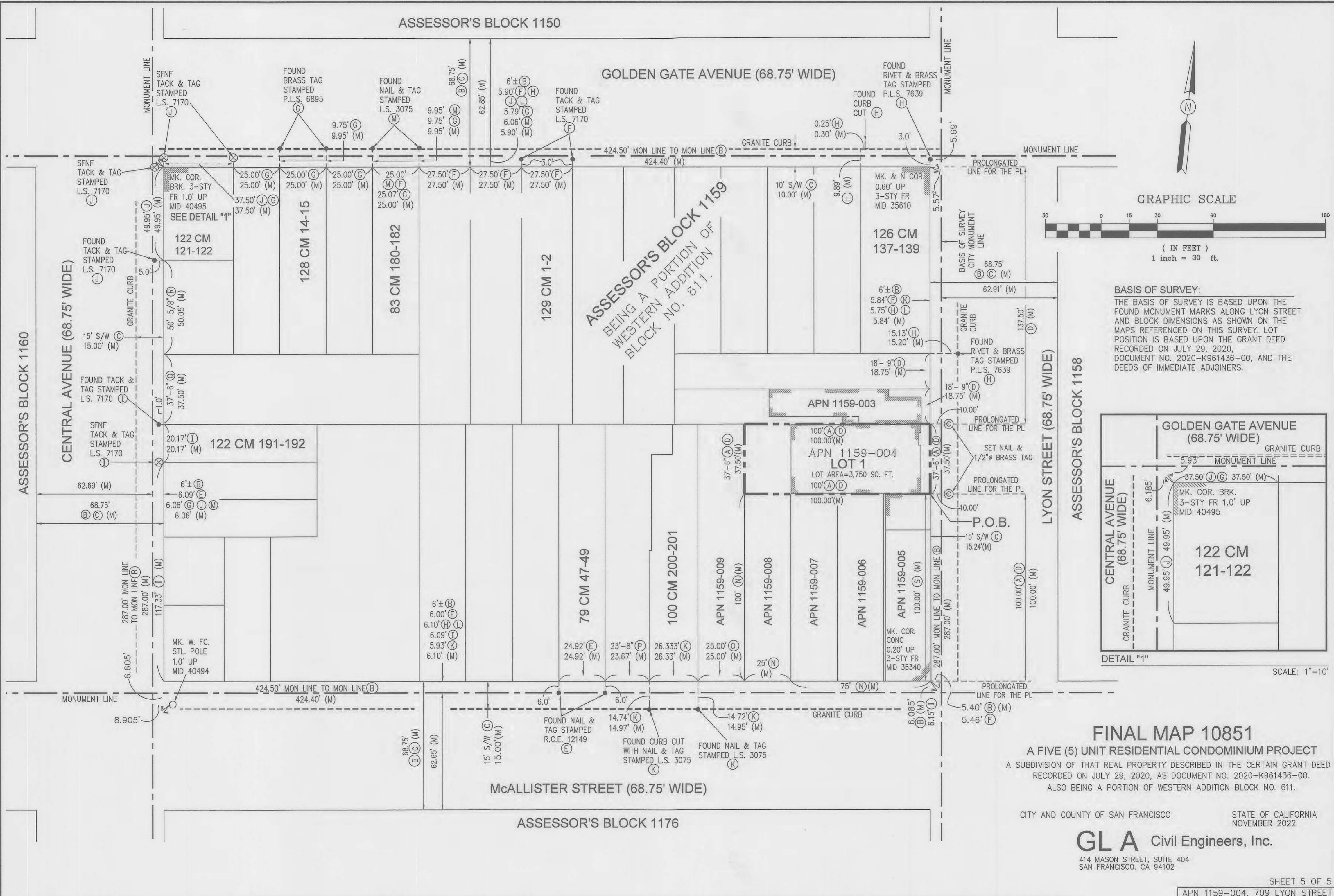
BASIS OF SURVEY:

THE BASIS OF SURVEY IS BASED UPON THE FOUND MONUMENT MARKS ALONG LYON STREET AND BLOCK DIMENSIONS AS SHOWN ON THE MAPS REFERENCED ON THIS SURVEY. LOT POSITION IS BASED UPON THE GRANT DEED RECORDED ON JULY 29, 2020, DOCUMENT NO. 2020-K961436-00, AND THE DEEDS OF IMMEDIATE ADJOINERS.

ASSESSOR'S BLOCK 1159
BEING A PORTION OF
WESTERN ADDITION OF
BLOCK NO. 611.



DETAIL "1" SCALE: 1"=10'



FINAL MAP 10851

A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM PROJECT
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ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 611.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2022

GLA Civil Engineers, Inc.

414 MASON STREET, SUITE 404
SAN FRANCISCO, CA 94102

SHEET 5 OF 5

APN 1159-004, 709 LYON STREET