

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 11177", AND ACCEPTS ON BEHALF OF THE PUBLIC, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S STATEMENT, SUBJECT TO CITY ENGINEER CERTIFIED COMPLETION OF SAID IMPROVEMENTS AND BOARD OF SUPERVISORS ACCEPTANCE OF THE IMPROVEMENTS FOR CITY MAINTENANCE AND LIABILITY.

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 12 DAY OF December, 2024

BY ORDER NO. 211272

BY: Carla Short DATE: 12 December 2024

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

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

BY: David Chiu
CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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. _____

PUBLIC IMPROVEMENT AGREEMENT NOTE:

THE SUBDIVIDER AND THE CITY HAVE NEGOTIATED A PUBLIC IMPROVEMENT AGREEMENT PURSUANT TO GOVERNMENT CODE SECTION 66462(o)(1) AND PRESENTED IT TO THE BOARD OF SUPERVISORS WITH THIS MAP.

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

DATE: 12 December 2024

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.

WILLIAM E. BLACKWELL JR., PLS 8251
ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: William E. Blackwell Jr.
DATE: 11/19/2024



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 BHC BALBOA BUILDERS, LLC ON JUNE 26, 2024. 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 DECEMBER 31, 2027, 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.

BY: Benjamin B. Ron DATE: 11-15, 2024
BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__, AT _____ M. IN BOOK _____

OF FINAL MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS

BEING A PORTION OF ASSESSOR'S BLOCK 3180

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200

San Francisco California

NOVEMBER 2024

SHEET 1 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

WE HEREBY IRREVOCABLY OFFER TO THE CITY FOR PUBLIC DEDICATION, WITHIN EACH OF THE AREAS DESCRIBED IN THE "IMPROVEMENT TABLE" ON SHEET 8, THE IMPROVEMENTS REQUIRED TO BE DEDICATED TO THE CITY PURSUANT TO THE BALBOA RESERVOIR PUBLIC IMPROVEMENT AGREEMENT, PRESENTED TO THE BOARD OF SUPERVISORS WITH THIS MAP, WHICH IMPROVEMENTS SUBDIVIDER SHALL ADDITIONALLY OFFER BY SEPARATE INSTRUMENT.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE TO THE CITY, LOT J, WHICH SHALL BE OFFERED TO THE CITY BY SEPARATE INSTRUMENT.

WE HEREBY DEDICATE TO THE CITY THE EASEMENT AGREEMENTS LISTED ON THE TABLE BELOW. SAID EASEMENTS SHALL BE CONVEYED AND ACCEPTED BY SEPARATE INSTRUMENTS.

EASEMENTS CONVEYED BY SEPARATE INSTRUMENT	
EASEMENT	AFFECTED LOT
EASEMENT DEED (STORM DRAIN AND WATER LINE EASEMENT)	LOT F AND A PORTION OF LOT 7
EMERGENCY VEHICULAR ACCESS EASEMENT AGREEMENT	A PORTION OF LOT F AND A PORTION OF LOT I
EASEMENT AGREEMENT (FOR OVERLAND STORMWATER FLOW)	LOT F

WE ACKNOWLEDGE THAT LOTS D, E, G, H AND A PORTION OF LOT 3 AS SHOWN HEREIN WILL BE SUBJECT TO CERTAIN OPEN SPACE REQUIREMENTS AS MORE SPECIFICALLY DESCRIBED IN THE "DECLARATION OF PUBLIC ACCESS COVENANTS AND RESTRICTIONS" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112693, OFFICIAL RECORDS.

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

OWNER: BHC BALBOA BUILDERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: BRIDGE HOUSING CORPORATION, A CALIFORNIA NONPROFIT
PUBLIC BENEFIT CORPORATION, ITS MANAGER

BY: [Signature]

NAME: SMITHA SESHADRI

TITLE: EXECUTIVE VICE PRESIDENT

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED DOES HEREBY STATE THAT IT IS THE BENEFICIARY AS TO THAT CERTAIN DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED DECEMBER 20, 2022, AS DOCUMENT NO. 2022112690, IN OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS THEREOF, THE UNDERSIGNED HAS CAUSED THIS STATEMENT TO BE EXECUTED.

BENEFICIARY:

CITY AND COUNTY OF SAN FRANCISCO,
A MUNICIPAL CORPORATION

BY: [Signature]

DENNIS J. HERRERA
GENERAL MANAGER
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

AUTHORITY PURSUANT TO SFPUC RESOLUTION NO. 20-0135
AND BOARD OF SUPERVISORS RESOLUTION NO. _____

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 14 2024 BEFORE ME, Wanda Marie Blackman NOTARY PUBLIC

PERSONALLY APPEARED SMITHA SESHADRI,
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: Wanda Marie Blackman

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2383304

MY COMMISSION EXPIRES: NOVEMBER 16, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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

COUNTY OF San Francisco

ON November 18th 2024 BEFORE ME, Srija Radhakrishnan, NOTARY PUBLIC

PERSONALLY APPEARED Dennis J. Herrera,
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 California COMMISSION NO.: 2492497

MY COMMISSION EXPIRES: 07/12/2028

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

FINAL MAP 11177

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BEING A PORTION OF ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2024 SHEET 2 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY

NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
- a. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED MAY 17, 2012, DOCUMENT NO. 2012-J414055, OFFICIAL RECORDS.
- b. "DEVELOPMENT AGREEMENT" RECORDED MARCH 10, 2021, DOCUMENT NO. 2021044095, OFFICIAL RECORDS. ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO DEVELOPMENT AGREEMENT RECORDED DECEMBER 28, 2021, DOCUMENT NO. 2021189857, OFFICIAL RECORDS.
- c. "AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT AND DEED" RECORDED MAY 14, 2021, DOCUMENT NO. 2021080272, OFFICIAL RECORDS.
- d. "CONDITIONAL CERTIFICATE OF COMPLIANCE" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112687, OFFICIAL RECORDS.
- e. THOSE CERTAIN "QUITCLAIM DEED AND GRANT OF EASEMENT" RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS.
- f. "DECLARATION OF RESTRICTIONS AND AFFORDABLE HOUSING COVENANTS (11 FRIDA KAHLO WAY)" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112691, OFFICIAL RECORDS.
- g. "DECLARATION OF RESTRICTIVE COVENANTS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54233, RELATIVE TO THE DEVELOPMENT KNOWN AS BALBOA RESERVOIR" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112692, OFFICIAL RECORDS.
- h. "DECLARATION OF PUBLIC ACCESS COVENANTS AND RESTRICTIONS" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112693, OFFICIAL RECORDS.
- i. "BALBOA RESERVOIR WORKFORCE AGREEMENT" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112694, OFFICIAL RECORDS.
- j. "DECLARATION OF EASEMENTS" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112695, OFFICIAL RECORDS.
- k. "PUBLIC IMPROVEMENT AGREEMENT (BALBOA RESERVOIR)" RECORDED _____, 20____, DOCUMENT NO. _____, OFFICIAL RECORDS.
- l. "IRREVOCABLE OFFER OF IMPROVEMENTS" RECORDED _____, 20____, DOCUMENT NO. _____, OFFICIAL RECORDS.
- m. "OFFER OF DEDICATION" RECORDED _____, 20____, DOCUMENT NO. _____, OFFICIAL RECORDS.
- n. "EASEMENT DEED (STORM DRAIN AND WATER LINE EASEMENT)" RECORDED _____, 20____, DOCUMENT NO. _____, OFFICIAL RECORDS.
- o. "EMERGENCY VEHICULAR ACCESS EASEMENT AGREEMENT" RECORDED _____, 20____, DOCUMENT NO. _____, OFFICIAL RECORDS.
- p. "EASEMENT AGREEMENT (FOR OVERLAND STORMWATER FLOW) BALBOA RESERVOIR LOT F" RECORDED _____, 20____, DOCUMENT NO. _____, OFFICIAL RECORDS.

MONUMENT IDENTIFICATION TABLE	
1 = MID 47762	25 = MID 47776
2 = MID 47761	26 = MID 47771
3 = MID 47760	27 = MID 47789
4 = MID 47765	28 = MID 47803
5 = MID 47766	29 = MID 47802
6 = MID 47767	30 = MID 47804
7 = MID 47768	31 = MID 47805
8 = MID 47769	32 = MID 47797
9 = MID 47770	33 = MID 47796
10 = MID 47764	34 = MID 47786
11 = MID 47763	35 = MID 47794
12 = MID 47784	36 = MID 47795
13 = MID 47780	37 = MID 47801
14 = MID 47781	38 = MID 47798
15 = MID 47793	39 = MID 47788
16 = MID 47785	40 = MID 47787
17 = MID 47782	41 = MID 47790
18 = MID 47779	42 = MID 47791
19 = MID 47778	43 = MID 47792
20 = MID 47775	44 = MID 47793
21 = MID 47774	45 = MID 47807
22 = MID 47772	46 = MID 47806
23 = MID 47773	47 = MID 20480
24 = MID 47777	48 = MID 47812

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS

BEING A PORTION OF ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2024 SHEET 3 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY

MIRAMAR AVENUE
MID 17038
0.02' MEAS. [4][6][7]
(ON LINE [5])

GRANADA AVENUE

PLYMOUTH AVENUE

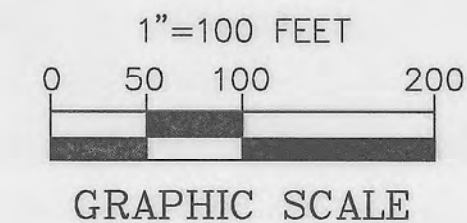
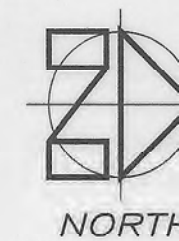
BRIGHTON AVENUE

LEE AVENUE

HAROLD AVENUE

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 31, 2024. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

MONUMENT NOTE:
ALL MONUMENTS SHOWN HEREON WERE MEASURED PER RECORD OF SURVEY 11110 [9].



LEGEND

MEAS.	MEASURED
APN	ASSESSOR'S PARCEL NUMBER
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING
P.	PARCEL
CCSF	CITY AND COUNTY OF SAN FRANCISCO
SFNF	SEARCHED FOR NOT FOUND
O.R.	OFFICIAL RECORDS
WLY	WESTERLY
SLY	SOUTHERLY
SWY	SOUTHWESTERLY
SELY	SOUTHEASTERLY
⊙	FOUND BRASS PIN IN MONUMENT WELL
⊕	FOUND 1" BRASS DISC IN WALK STAMPED "CCSF"
●	FOUND 1" BRASS PIN IN CONCRETE
○	PK NAIL & SHINER TAGGED "CCSF" (SFNF)
—	PERIMETER PROPERTY LINE
- - -	PARCEL/LOT LINE (PARCELS A, C, D, E & F)
---	LOT LINE/RIGHT OF WAY LINE

BOUNDARY NOTE:

COLLEGE PROPERTY EASEMENT AREA PARCEL 1 AND COLLEGE PROPERTY EASEMENT AREA PARCEL 2 WERE CREATED AS AN EXEMPT CONVEYANCE AND TRANSFERRED TO THE CITY AND COUNTY OF SAN FRANCISCO BY THAT CERTAIN DOCUMENT ENTITLED "AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT AND DEED" RECORDED MAY 14, 2021, DOCUMENT NO. 2021080272, OFFICIAL RECORDS.

SAID PARCEL 1 AND PARCEL 2 ARE A PORTION OF PARCEL TWO AS SAID PARCEL WAS CREATED BY THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012, DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND APN 3180-195 IS THE REMAINDER OF SAID PARCEL TWO AFTER SAID TRANSFER.

THE LEGAL DESCRIPTION FOR APN 3180-199 IS ALL OF PARCEL ONE, 2012-J355048, EXCEPTING THEREFROM PARCELS A, C, D, E AND F AS DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS.

NOTES:

- ALL DISTANCES SHOWN HEREON AS MEASURED ARE PER RECORD OF SURVEY 11110 [9].
- SEE SHEET 5 FOR MAP REFERENCES [4] THRU [9].

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS

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NOVEMBER 2024

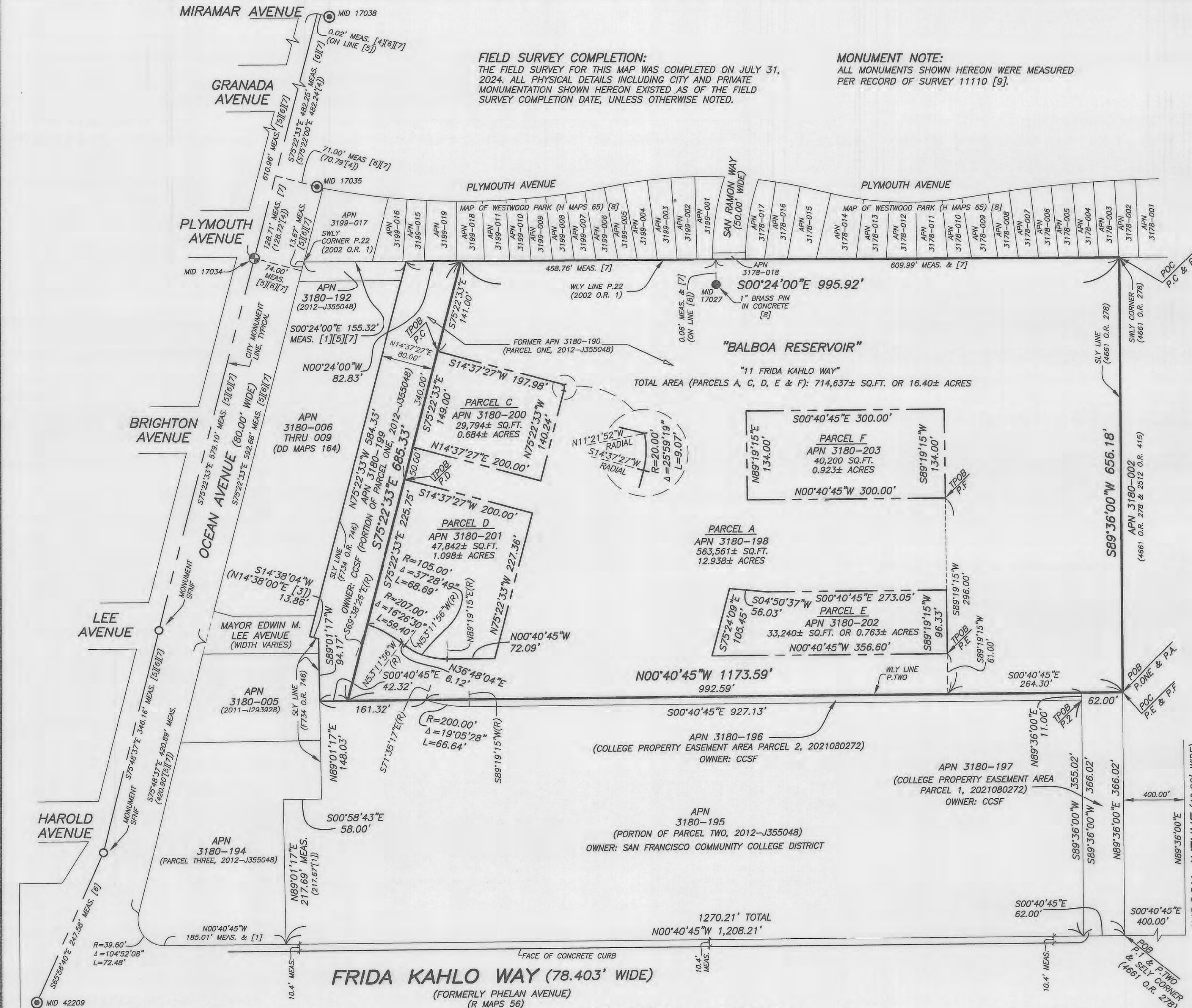
SHEET 4 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY

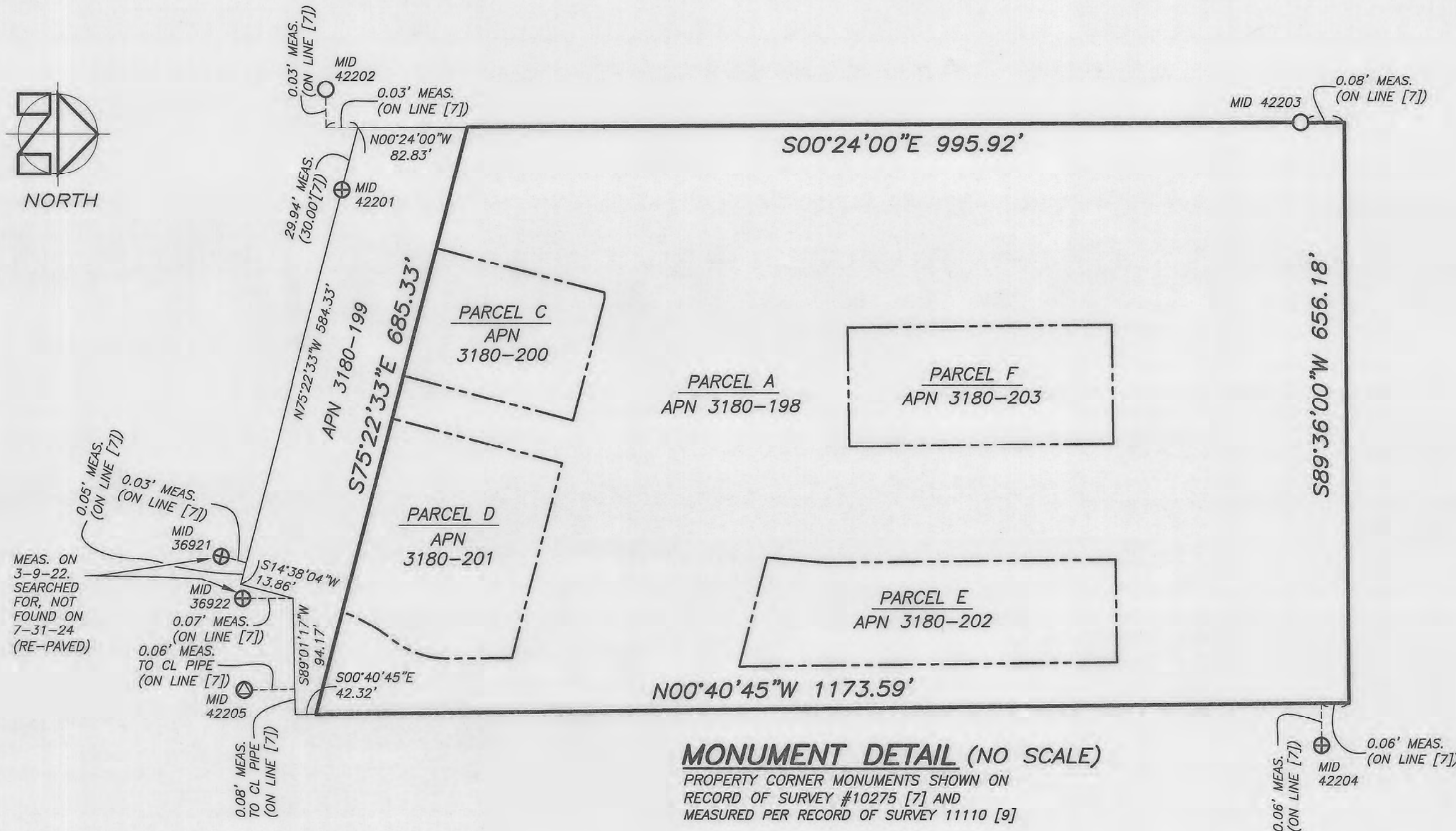
FRIDA KAHLO WAY (78.403' WIDE)
(FORMERLY PHELAN AVENUE)
(R MAPS 56)

EXISTING PARCELS



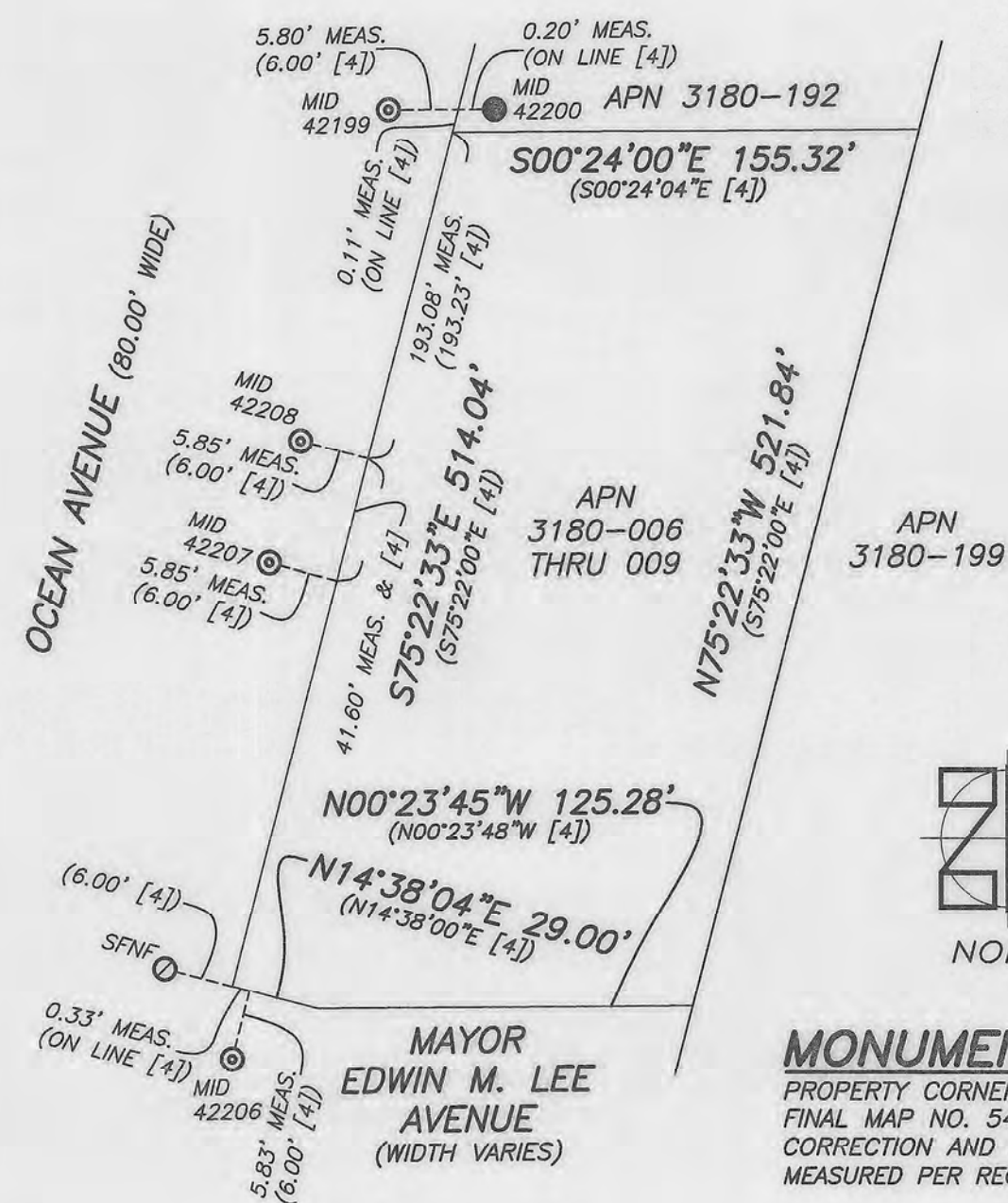


NORTH



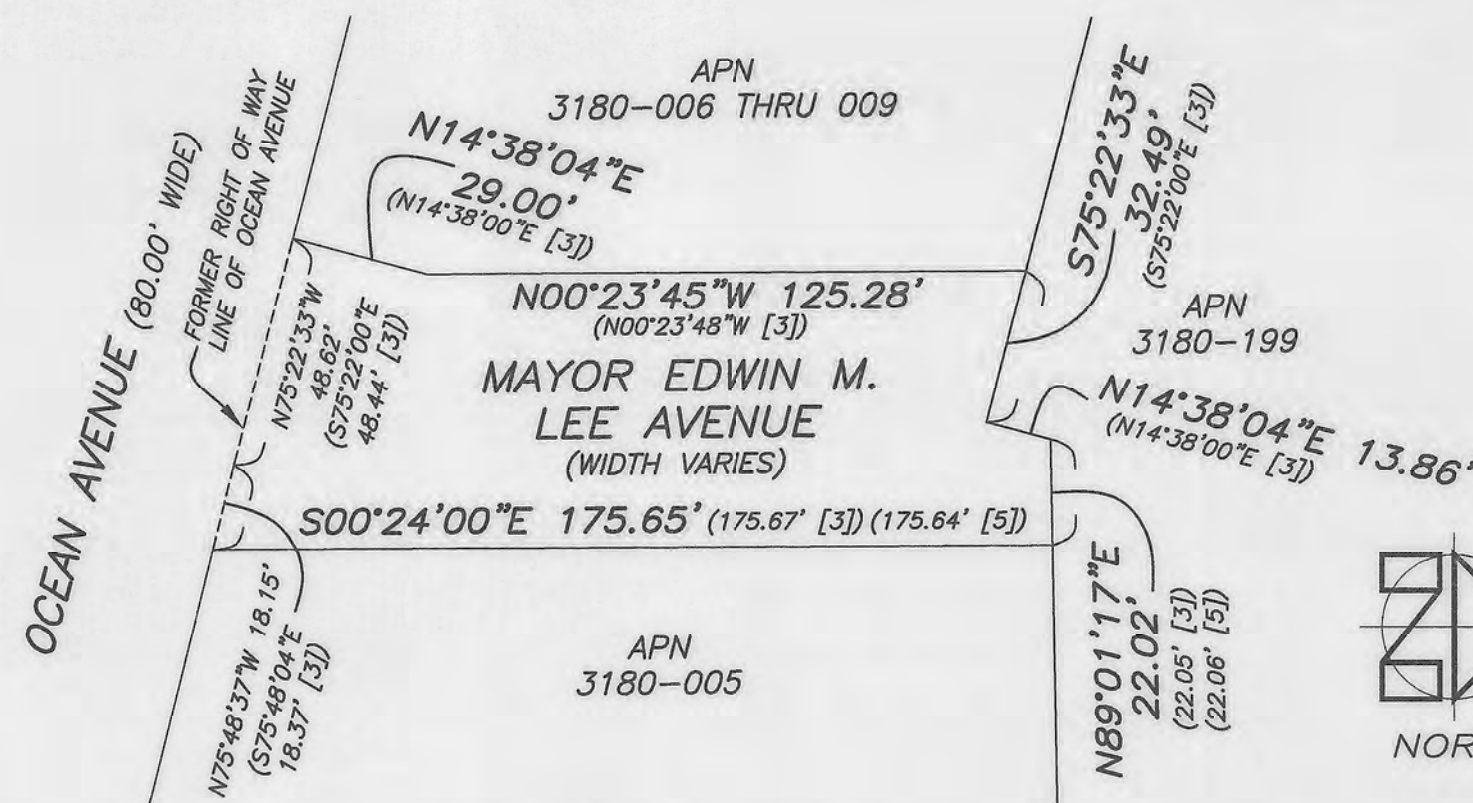
MONUMENT DETAIL (NO SCALE)

PROPERTY CORNER MONUMENTS SHOWN ON
RECORD OF SURVEY #10275 [7] AND
MEASURED PER RECORD OF SURVEY 11110 [9]



MONUMENT DETAIL (NO SCALE)

PROPERTY CORNER MONUMENTS SHOWN ON
FINAL MAP NO. 5410, CERTIFICATE OF
CORRECTION AND CORNER RECORD [4] AND
MEASURED PER RECORD OF SURVEY 11110 [9]



MAYOR EDWIN M. LEE AVENUE DETAIL (NO SCALE)

LEGEND

MEAS.	MEASURED	⊙	NAIL IN 3/4" BRASS TAG STAMPED PLS 7047 [7]
APN	ASSESSOR'S PARCEL NUMBER	●	FOUND 1-5/32" BERNTSEN BP2 COPPER MARKER WITH PUNCH STAMPED PLS 7905 [4]
SFNF	SEARCHED FOR NOT FOUND	⊙	FOUND 3/4" BRASS TAG WITH TACK IN CONCRETE SIDEWALK STAMPED PLS 7047 [4]
CL	CENTERLINE	—	PERIMETER PROPERTY LINE
⊕	FOUND MAG SPIKE W 2" ALUMINUM WASHER STAMPED PLS 7590 [7]	- - -	PARCEL/LOT LINE (PARCELS A, C, D, E & F)
○	FOUND 1/2" IRON PIPE WITH PLASTIC CAP STAMPED PLS 7590 [7]	—	LOT LINE/ RIGHT OF WAY LINE
⊙	1/2" IRON PIPE WITH PLASTIC CAP STAMPED PLS 7590 SET PER [7]. FOUND 1/2" IRON PIPE WITH NO CAP [7]		

MAP & DOCUMENT REFERENCES:

- [1] "CERTIFICATE OF COMPLIANCE" RECORDED FEBRUARY 15, 2012, DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS.
- [2] "AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT AND DEED" RECORDED MAY 14, 2021, DOCUMENT NO. 2021080272, OFFICIAL RECORDS.
- [3] "MAP SHOWING THE EXTENSION AND DEDICATION OF LEE AVENUE" FILED MARCH 9, 2018 IN BOOK HH OF SURVEY MAPS AT PAGE 15.
- [4] "FINAL MAP NO. 5410" FILED NOVEMBER 16, 2011 IN BOOK DD OF SURVEY MAPS, AT PAGES 164-169, "CERTIFICATE OF CORRECTION MONUMENT SUBSTITUTION" RECORDED SEPTEMBER 9, 2013, DOCUMENT NO. 2013-J753583, OFFICIAL RECORDS, & THAT CERTAIN CORNER RECORD FILED APRIL 8, 2019 ON FILE IN THE OFFICE OF CITY & COUNTY SURVEYOR AS PID 8997.
- [5] "RECORD OF SURVEY #7017" FILED MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15.
- [6] "RECORD OF SURVEY #7362" FILED DECEMBER 12, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGE 61.
- [7] "RECORD OF SURVEY #10275" FILED APRIL 1, 2021 IN BOOK JJ OF SURVEY MAPS, AT PAGES 55-56.
- [8] "MAP OF WESTWOOD PARK" FILED MARCH 20, 1917 IN BOOK H OF MAPS AT PAGES 65-71.
- [9] "RECORD OF SURVEY 11110" FILED MARCH 9, 2022 IN BOOK JJ OF SURVEY MAPS, AT PAGES 103-105.
- [10] "CONDITIONAL CERTIFICATE OF COMPLIANCE" RECORDED DECEMBER 20, 2022, DOCUMENT NO. 2022112687, OFFICIAL RECORDS.

NOTE: ALL SURVEY POINTS REFERENCING PROPERTY LINES PER
MAP REFERENCE ITEMS [4] THRU [9] THAT ARE NOT SHOWN
HEREON WERE SEARCHED FOR AND NOT FOUND.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE MONUMENT LINE ON OCEAN AVENUE
FROM MIRAMAR AVENUE TO PLYMOUTH AVENUE, TAKEN TO BE
S75°22'33"E, AS SHOWN ON MAP REFERENCE [9].

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
3. ALL DISTANCES SHOWN HEREON AS MEASURED ARE PER
RECORD OF SURVEY 11110 [9].

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND
2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED
DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND
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BEING A PORTION OF ASSESSOR'S BLOCK 3180
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SHEET 5 OF 16

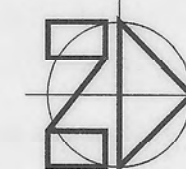
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BALBOA RESERVOIR
11 FRIDA KAHLO WAY

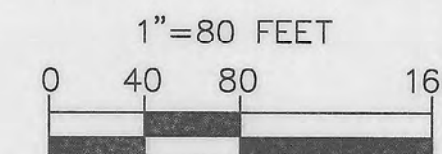
EXISTING PARCEL DETAILS

OCEAN AVENUE (80.00' WIDE)

NOTE
A NON-EXCLUSIVE TEMPORARY INGRESS & EGRESS
EASEMENT OVER PARCEL A (APN 3180-198), IN FAVOR OF
PARCELS C, D, E, & F (APN 3180-200 THRU 202)
"DECLARATION OF EASEMENTS" (2022112695)



NORTH



GRAPHIC SCALE

LEGEND

- APN ASSESSOR'S
PARCEL NUMBER
POB POINT OF BEGINNING
TPOB TRUE POINT OF BEGINNING
POC POINT OF COMMENCEMENT
- PERIMETER
PROPERTY LINE
- PARCELS A, C, D,
E & F PROPERTY
LINES
- LOT LINE/
RIGHT OF WAY LINE
- TEMPORARY
CONSTRUCTION
EASEMENT LINE
- ACCESS
EASEMENT
AREAS

RADIAL BEARING TABLE

NO.	RADIAL BEARING
R1	S89°19'15"W
R2	S54°39'55"E
R3	S53°39'44"E
R4	S89°36'00"W
R5	N89°36'00"E
R6	N53°11'56"W
R7	N53°11'56"W
R8	S71°35'17"E
R9	S89°19'15"W

FRIDA KAHLO WAY (78.403' WIDE)

ACCESS EASEMENTS

"AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT AND DEED"
RECORDED MAY 14, 2021, DOCUMENT NO. 2021080272, OFFICIAL RECORDS.
THOSE CERTAIN DOCUMENTS ENTITLED "QUITCLAIM DEED AND GRANT OF
EASEMENT" RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS
2022112688 & 2022112689, OFFICIAL RECORDS.

NOTE 1: IF THE PROJECT IS DEVELOPED, THEN CITY OR ITS DESIGNEE WILL
ASSUME OBLIGATION TO CONSTRUCT THE ACCESSWAY IN ACCORDANCE WITH
THE BALBOA RESERVOIR DEVELOPMENT AGREEMENT AND MASTER
INFRASTRUCTURE PLAN.

NOTE 2: ACCESS EASEMENTS SHOWN HEREON WILL AUTOMATICALLY
TERMINATE UPON ACCEPTANCE BY THE CITY AND COUNTY OF SAN
FRANCISCO OF THESE ACCESS EASEMENT AREAS AS A PUBLIC STREET.

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND
2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED
DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND
2022112689, OFFICIAL RECORDS

BEING A PORTION OF ASSESSOR'S BLOCK 3180

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2024

SHEET 6 OF 16

APN 3180-198,
APN 3180-200 THRU 203

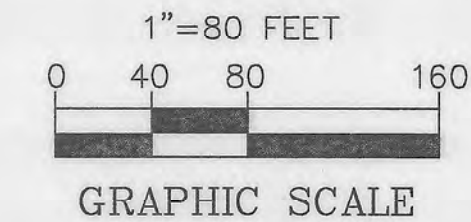
BALBOA RESERVOIR
11 FRIDA KAHLO WAY

OCEAN AVENUE (80.00' WIDE)

MAYOR EDWIN M. LEE AVENUE (WIDTH VARIES)

FRIDA KAHLO WAY (78.403' WIDE)

NEW PARCELS



LEGEND

- APN ASSESSOR'S
PARCEL NUMBER
CCSF CITY AND COUNTY OF SAN FRANCISCO
EVAE EMERGENCY VEHICULAR ACCESS EASEMENT
- LOT LINE
— ADJOINING LOT LINE/
RIGHT OF WAY LINE
- - - EASEMENT LINE/MOU LINE
- - - RESERVOIR PARK
WITHIN LOT 3
- - - LINE SHOWING EXTENT
OF ENCROACHMENT
- - - MAYOR EDWIN M. LEE AVENUE
WITHIN APN 3180-199

NOTE:

SEE SHEET 9 FOR DIMENSIONS OF LOTS
1, 2, 3, 7, D, E & F.
SEE SHEET 10 FOR DIMENSIONS OF LOTS
4, 5, 6, 8, G, H & I.
SEE SHEET 11 FOR DIMENSIONS OF LOT J.

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND
2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT,
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MARTIN M. RON ASSOCIATES, INC.

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San Francisco California

NOVEMBER 2024

SHEET 7 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY

LOT INFORMATION TABLE

LOT	APN	AREA	PERMITTED USE	MAXIMUM RESIDENTIAL CONDOMINIUM UNITS	MAXIMUM COMMERCIAL CONDOMINIUM UNITS
LOT 1	APN 3180-201	47,842 SQ.FT. (1.098 ACRES)	RESIDENTIAL	0	0
LOT 2	APN 3180-200	29,794 SQ.FT. (0.684 ACRES)	MIXED-USE	22	1
LOT 3	APN 3180-204	65,784 SQ.FT. (1.510 ACRES)	RESIDENTIAL AND A PORTION BEING OPEN SPACE/ PUBLIC ACCESS	260	0
LOT 4	APN 3180-202	33,240 SQ.FT. (0.763 ACRES)	MIXED-USE	0	1
LOT 5	APN 3180-203	40,200 SQ.FT. (0.923 ACRES)	RESIDENTIAL	0	0
LOT 6	APN 3180-205	74,231 SQ.FT. (1.704 ACRES)	RESIDENTIAL	222	0
LOT 7	APN 3180-206	55,381 SQ.FT. (1.271 ACRES)	RESIDENTIAL	50	0
LOT 8	APN 3180-207	101,084 SQ.FT. (2.321 ACRES)	RESIDENTIAL	70	0
LOT D	APN 3180-208	3,394 SQ.FT. (0.078 ACRES)	OPEN SPACE PUBLIC ACCESS	N/A	N/A
LOT E	APN 3180-209	10,000 SQ.FT. (0.230 ACRES)	OPEN SPACE PUBLIC ACCESS	N/A	N/A
LOT F	APN 3180-210	9,236 SQ.FT. (0.212 ACRES)	PRIVATE STREET PUBLIC ACCESS	N/A	N/A
LOT G	APN 3180-211	5,253 SQ.FT. (0.121 ACRES)	OPEN SPACE PUBLIC ACCESS	N/A	N/A
LOT H	APN 3180-212	71,416 SQ.FT. (1.639 ACRES)	OPEN SPACE PUBLIC ACCESS	N/A	N/A
LOT I	APN 3180-213	10,561 SQ.FT. (0.242 ACRES)	PRIVATE STREET PUBLIC ACCESS	N/A	N/A
LOT J	APN 3180-214	157,220 SQ.FT. (3.609 ACRES)	PUBLIC RIGHT OF WAY	N/A	N/A

NOTE 1: THE BALBOA RESERVOIR DEVELOPMENT AGREEMENT ALLOWS A MAXIMUM OF 1,100 RESIDENTIAL DWELLING UNITS, OF WHICH 50% WILL BE AFFORDABLE UNITS AS DEFINED IN SECTION A OF EXHIBIT D – AFFORDABLE HOUSING PROGRAM. THERE WILL BE A MAXIMUM OF 624 RESIDENTIAL CONDOMINIUM UNITS. THE NUMBER OF RESIDENTIAL CONDOMINIUM UNITS WITHIN LOTS 2, 3, 6, 7 AND 8 MAY VARY FROM WHAT IS SHOWN ON THE LOT INFORMATION TABLE. LOTS 7 AND 8 WILL TOGETHER NOT HAVE MORE THAN 100 RESIDENTIAL CONDOMINIUM UNITS.

NOTE 2: THE CITY AND COUNTY OF SAN FRANCISCO UNDER THE JURISDICTION OF THE SFPUC OWNS IN FEE THAT CERTAIN REAL PROPERTY WITHIN APN 3180-199. SAID REAL PROPERTY IS THE CCSF (SFPUC) RETAINED FEE AREA AS DESCRIBED IN THE BALBOA RESERVOIR DEVELOPMENT AGREEMENT. LOTS A, B AND C WERE SHOWN ON THE APPROVED TENTATIVE MAP WITHIN SAID CCSF (SFPUC) RETAINED FEE AREA. AT THE REQUEST OF THE SFPUC, LOTS A, B AND C ARE REMOVED AND NOT SHOWN ON FINAL MAP 11177.

SEE SHEETS 14 AND 15 FOR DIMENSIONS OF VARIOUS EASEMENTS AND OVERLAND RELEASE MOU.

IMPROVEMENT TABLE

IMPROVEMENTS IRREVOCABLY OFFERED BY SEPARATE INSTRUMENT
AREA
LOT J
APN 3180-196
APN 3180-197
PORTION OF APN 3180-199

CONDOMINIUM NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 624 DWELLING UNITS AND 2 COMMERCIAL UNITS (SEE LOT INFORMATION TABLE).

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 OWNER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. EXCEPT AS OTHERWISE SET FORTH IN THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND RESERVOIR COMMUNITY PARTNERS, LLC, RECORDED MARCH 10, 2021, AS DOCUMENT NO. 2021044095, OFFICIAL RECORDS, AS ASSIGNED AND ASSUMED BY OWNER PURSUANT TO THAT CERTAIN ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED DECEMBER 28, 2021, AS DOCUMENT NO. 2021189857, OFFICIAL RECORDS, 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 LOT J, 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.

ASSESSOR'S PARCEL NUMBERS FOR
PROPOSED CONDOMINIUM UNITS

LOT NO.	RESIDENTIAL CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 2	1 THRU 22	APN 3180-215 THRU 3180-236
LOT 3	1 THRU 260	APN 3180-238 THRU 3180-497
LOT 6	1 THRU 222	APN 3180-498 THRU 3180-719
LOT 7	1 THRU 50	APN 3180-720 THRU 3180-769
LOT 8	1 THRU 70	APN 3180-770 THRU 3180-839
LOT NO.	COMMERCIAL CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 2	1	APN 3180-237
LOT 4	1	APN 3180-840

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

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS

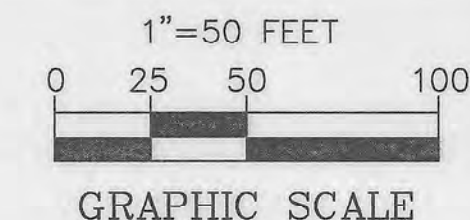
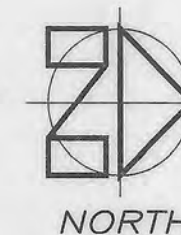
BEING A PORTION OF ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2024

SHEET 8 OF 16

APN 3180-198,
APN 3180-200 THRU 203

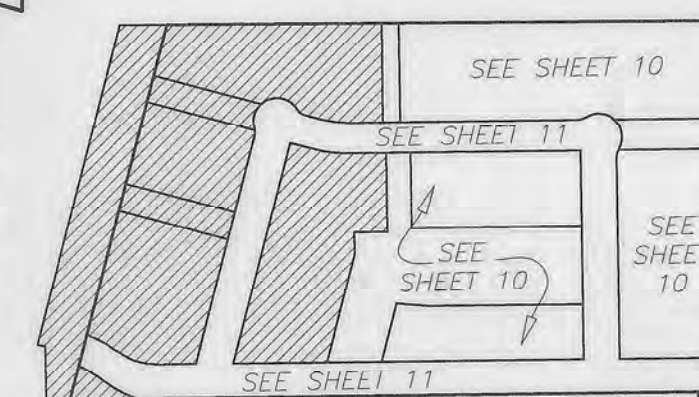
BALBOA RESERVOIR
11 FRIDA KAHLO WAY



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
CCSF	CITY AND COUNTY OF SAN FRANCISCO
EVAE	EMERGENCY VEHICULAR ACCESS EASEMENT
MOU	MEMORANDUM OF UNDERSTANDING
—	LOT LINE
—	ADJOINING LOT LINE/ RIGHT OF WAY LINE
---	EASEMENT LINE/MOU LINE
---	RESERVOIR PARK WITHIN LOT 3
---	MAYOR EDWIN M. LEE AVENUE WITHIN APN 3180-199

SEE
SHEET 10



KEY MAP

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND
2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
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BEING A PORTION OF ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2024

SHEET 9 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY

NEW PARCELS

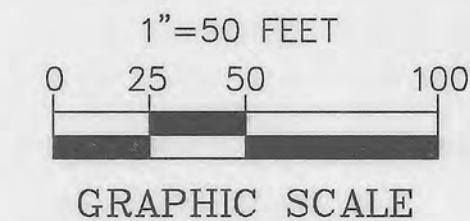
DETAIL (NO SCALE)

SCALE: 1"=30 FEET

MAYOR EDWIN M.
LEE AVENUE
(WIDTH VARIES)

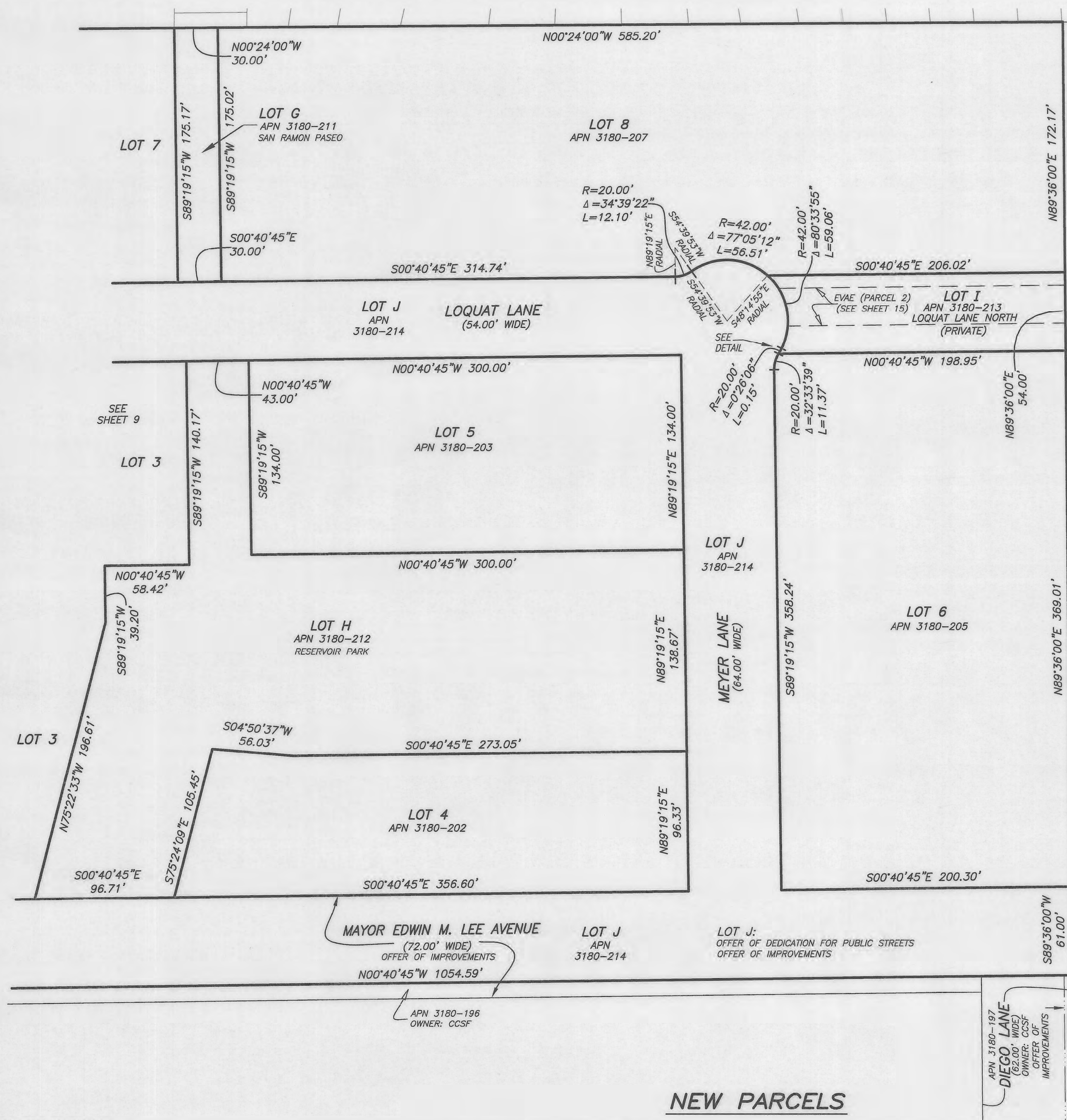
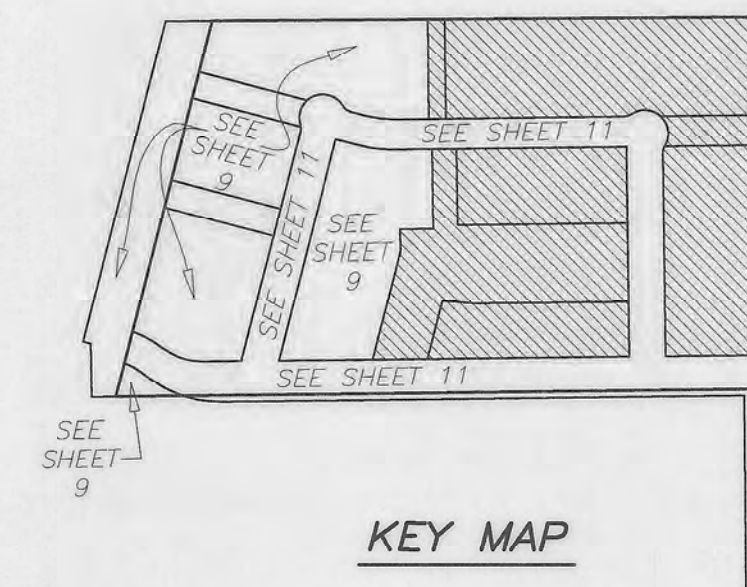
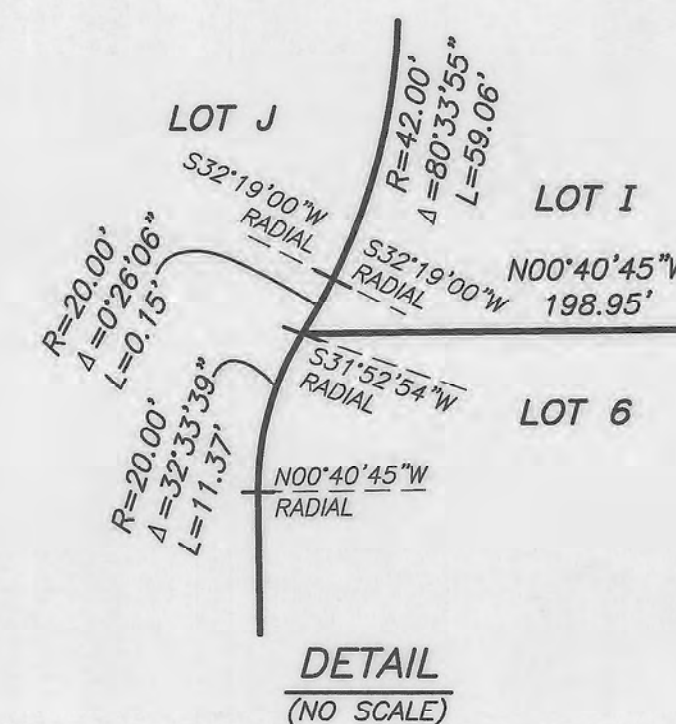
LOT J:
OFFER OF DEDICATION FOR PUBLIC STREETS
OFFER OF IMPROVEMENTS

APN 3180-196
OWNER: CCSF



APN	ASSESSOR'S PARCEL NUMBER
CCSF	CITY AND COUNTY OF SAN FRANCISCO
EVAE	EMERGENCY VEHICULAR ACCESS EASEMENT

- _____ LOT LINE
 _____ ADJOINING LOT LINE/
 RIGHT OF WAY LINE
 _____ EASEMENT LINE
 _____ LINE SHOWING EXTENT
 OF ENCROACHMENT



FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND
2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT,
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

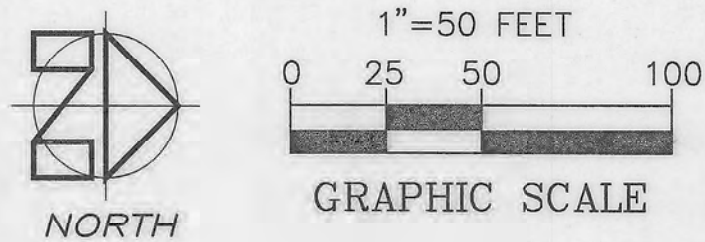
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NOVEMBER 2024

SHEET 10 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY



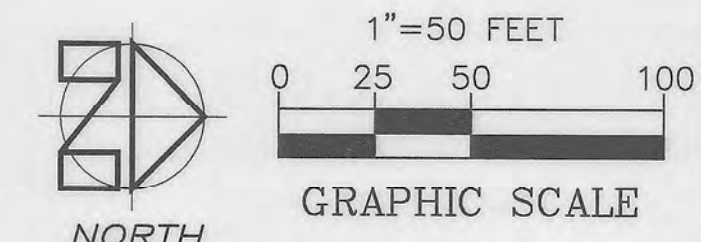
LEGEND	
APN	ASSESSOR'S
	PARCEL NUMBER
CCSF	CITY AND COUNTY
	OF SAN FRANCISCO
R.	RADIAL
=====	PERIMETER LOT J
-----	LOT LINE/ RIGHT
	OF WAY LINE
-----	RESERVOIR PARK
	WITHIN LOT 3
-----	LINE SHOWING EXTENT
	OF ENCROACHMENT



BEING A PORTION OF ASSESSOR'S BLOCK 3180
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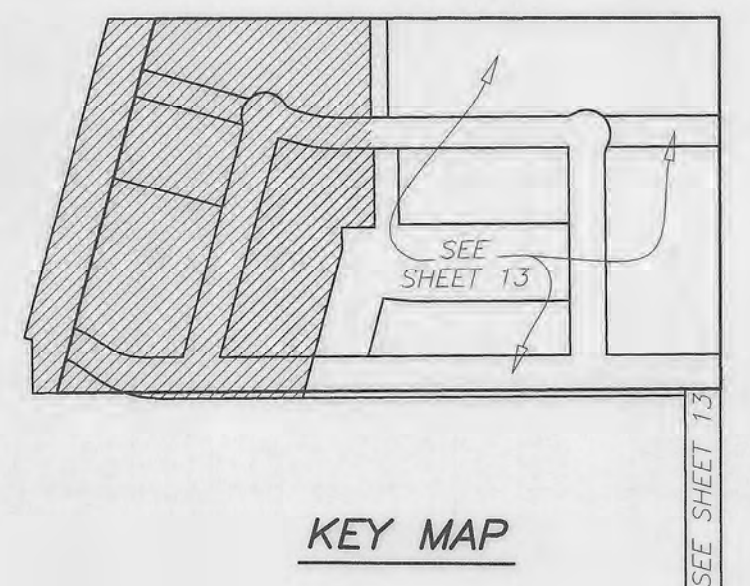
SHEET 11 OF 16

BALBOA RESERVOIR
11 FRIDA KAHLO WAY



- LEGEND**
- APN ASSESSOR'S PARCEL NUMBER
 - LOT LINE
 - LOT LINE/ RIGHT OF WAY LINE
 - MAYOR EDWIN M. LEE AVENUE WITHIN APN 3180-199
 - ANCHOR SCREW & 1-1/2" DIAMETER WASHER STAMPED "PLS 5015" IN CONCRETE OR ASPHALT OR 1" DIAMETER STEEL PIPE W/CAP "PLS 5015" IN GROUND (TO BE SET)
 - MONUMENT IDENTIFICATION NUMBER (SEE SHEET 3)

NOTE: UNLESS OTHERWISE SHOWN, SURVEY MONUMENTS TO BE SET AT THE PROPERTY CORNER OR AT A 2.00 FOOT OFFSET PERPENDICULAR TO THE ADJOINING PROPERTY LINE.



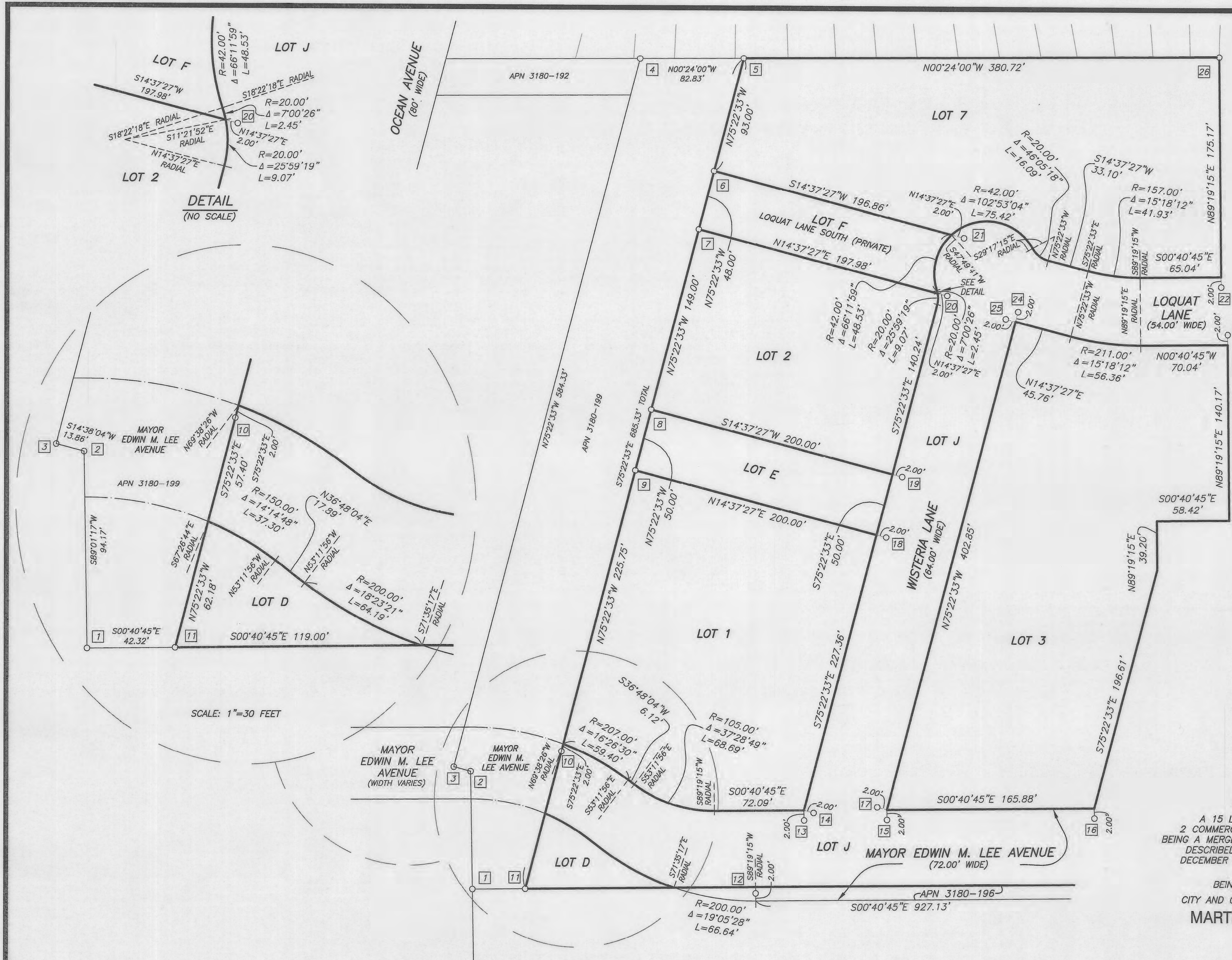
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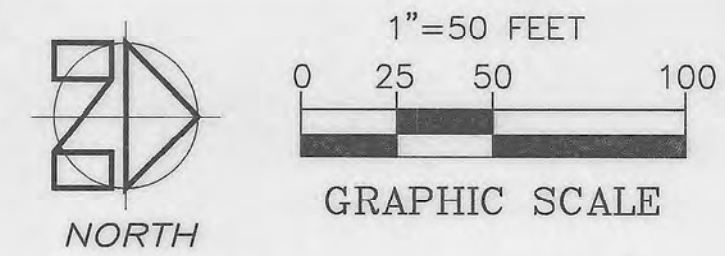
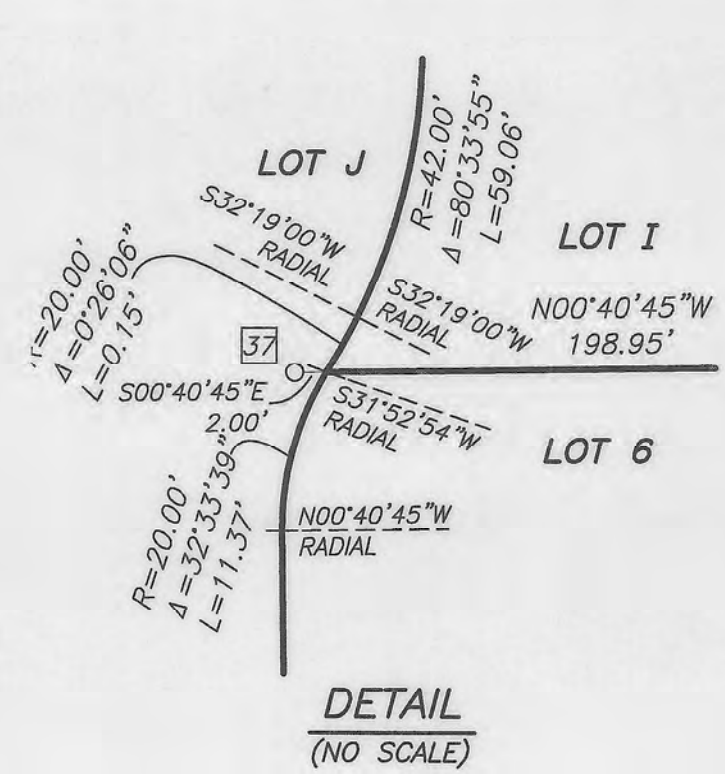
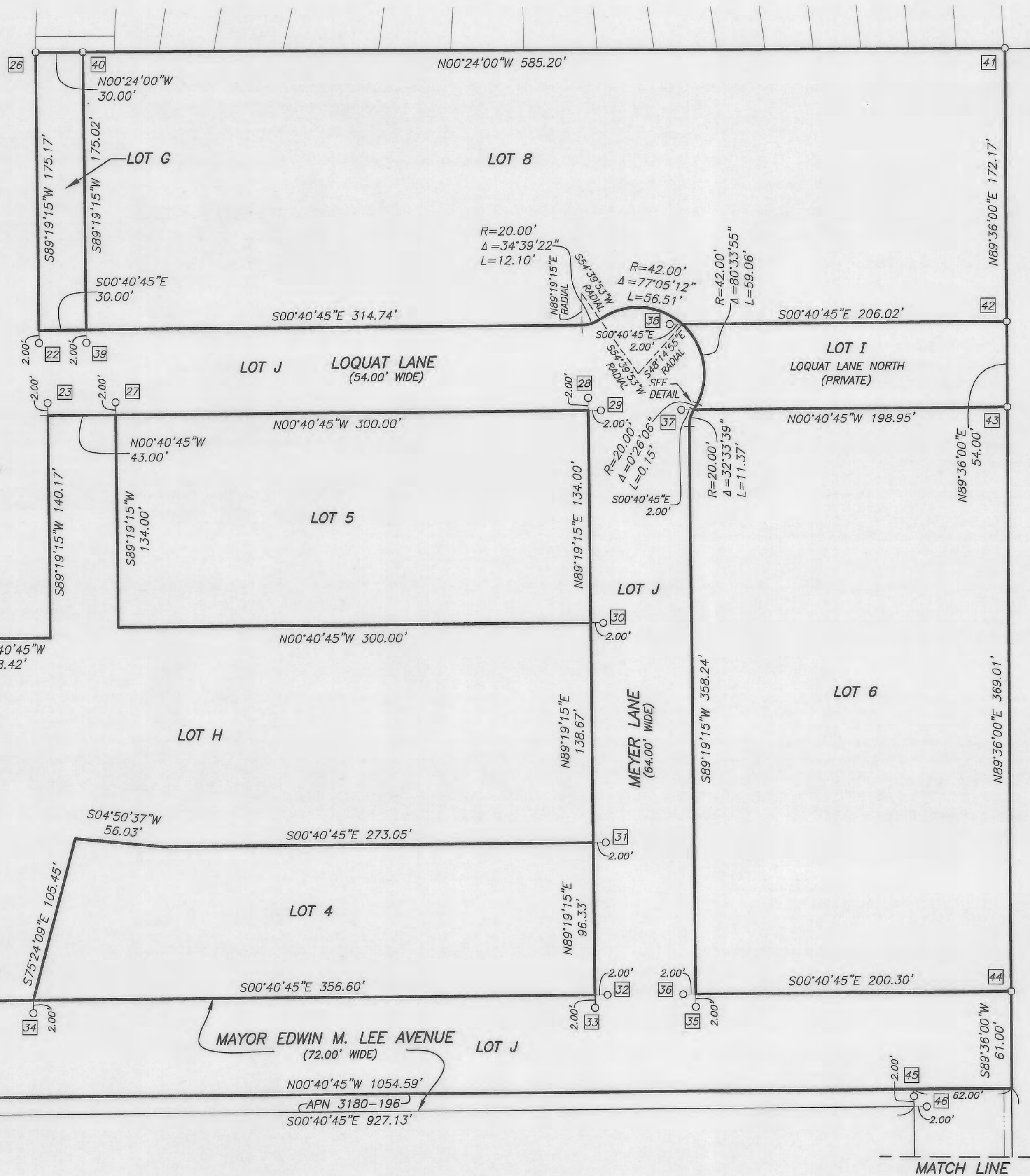
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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LOCATION OF SURVEY MONUMENTS

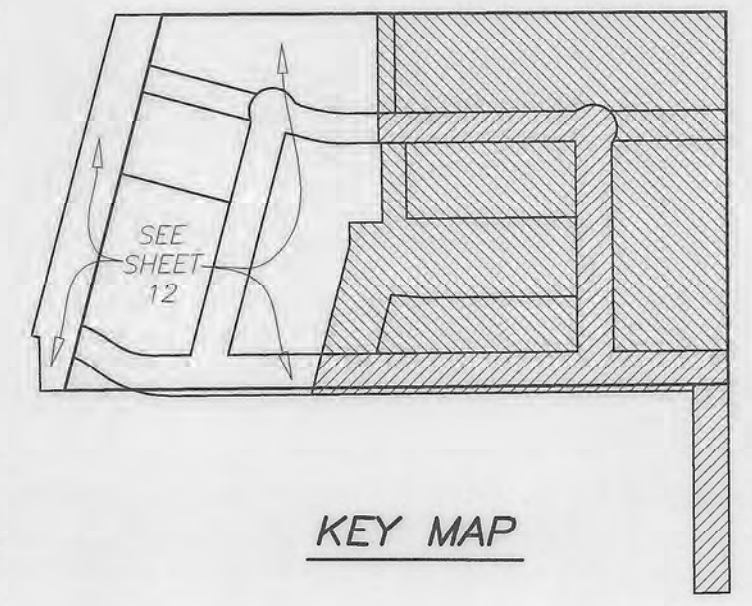
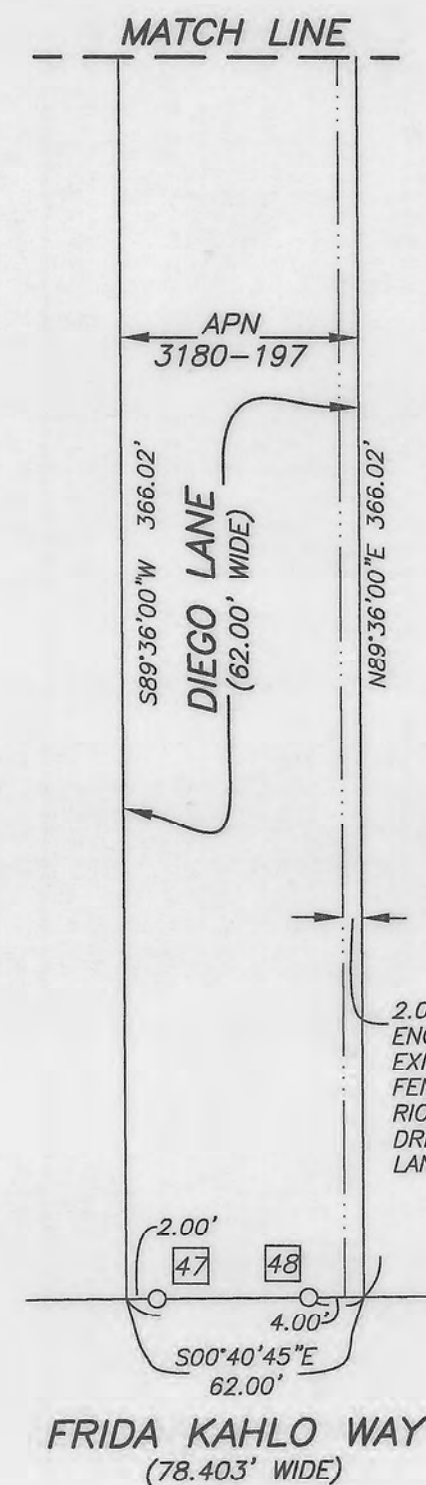


SCALE: 1"=30 FEET



- LEGEND**
- APN ASSESSOR'S PARCEL NUMBER
 - LOT LINE
 - LOT LINE/ RIGHT OF WAY LINE
 - LINE SHOWING EXTENT OF ENCROACHMENT
 - ANCHOR SCREW & 1-1/2" DIAMETER WASHER STAMPED "PLS 5015" IN CONCRETE OR ASPHALT OR 1" DIAMETER STEEL PIPE W/CAP "PLS 5015" IN GROUND (TO BE SET)
 - MONUMENT IDENTIFICATION NUMBER (SEE SHEET 3)

NOTE:
UNLESS OTHERWISE SHOWN, SURVEY MONUMENTS TO BE SET AT THE PROPERTY CORNER OR AT A 2.00 FOOT OFFSET PERPENDICULAR TO THE ADJOINING PROPERTY LINE.



FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS

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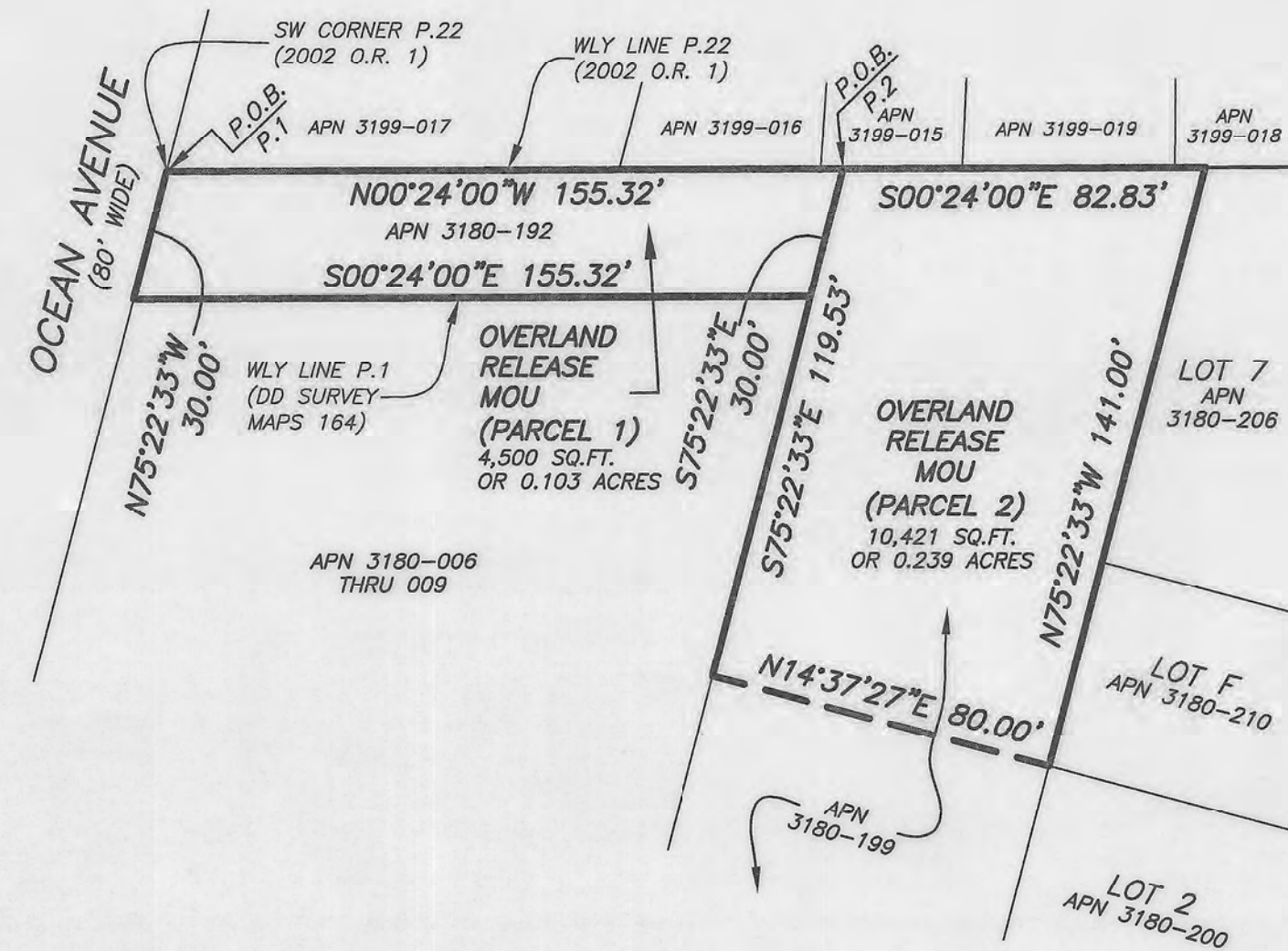
LOCATION OF SURVEY MONUMENTS



LEGEND

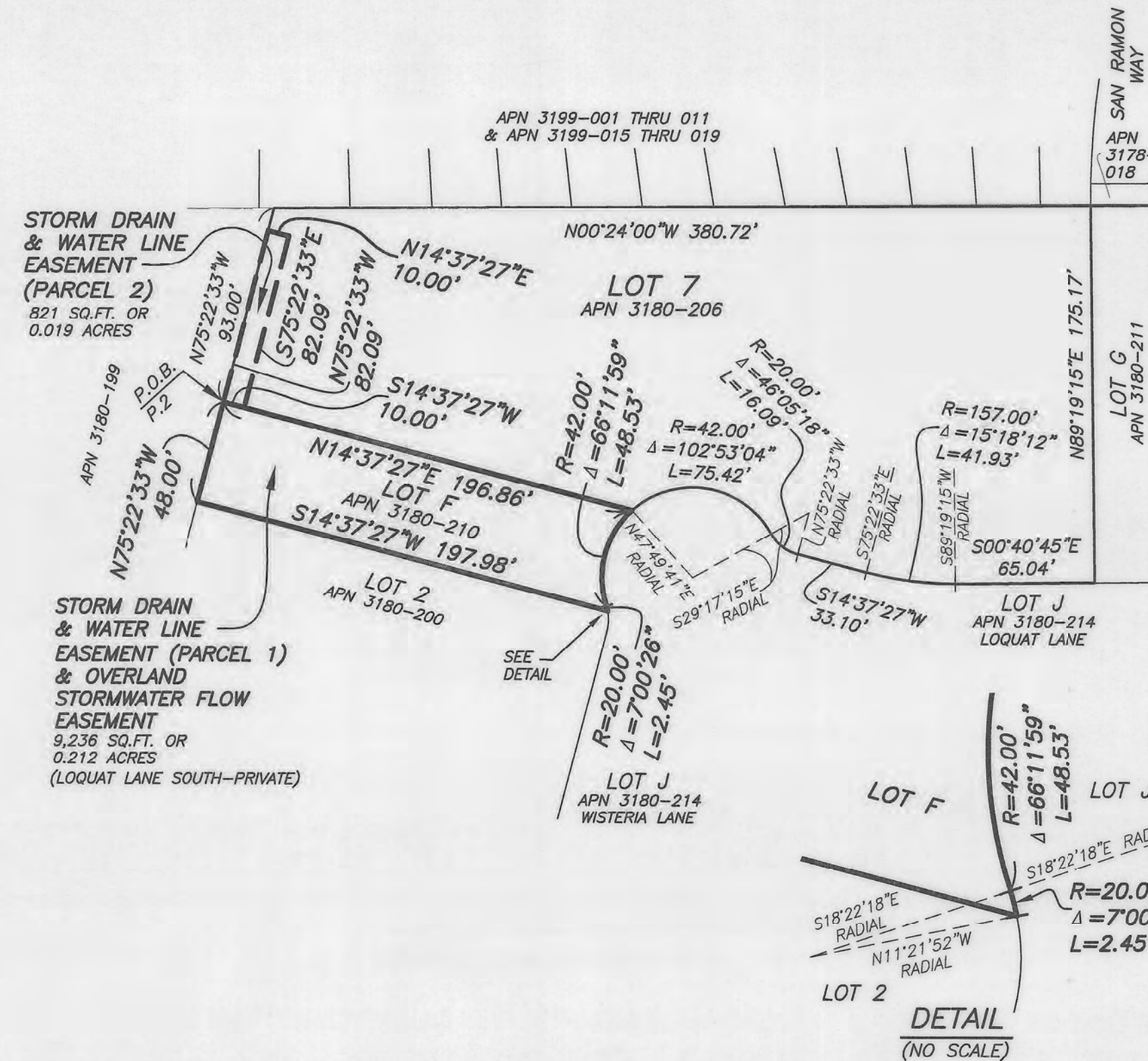
APN ASSESSOR'S PARCEL NUMBER
P.O.B. POINT OF BEGINNING
P. PARCEL
SW SOUTHWEST
WLY WESTERLY
O.R. OFFICIAL RECORDS

LOT LINE
LOT & EASEMENT LINE/
LOT & MOU LINE
EASEMENT LINE/MOU LINE
ADJOINING LOT LINE/
RIGHT OF WAY LINE



OVERLAND RELEASE MOU (AREA SUBJECT TO FUTURE MOU)

SCALE: 1"=40'
FOR INFORMATIONAL PURPOSES ONLY



**STORM DRAIN & WATER LINE EASEMENT
OVERLAND STORMWATER FLOW EASEMENT**

SCALE: 1"=60'

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND
2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT,
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NOVEMBER 2024

SHEET 14 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY



APN ASSESSOR'S PARCEL NUMBER
P.O.B. POINT OF BEGINNING
EVAE EMERGENCY VEHICULAR
ACCESS EASEMENT

_____ LOT LINE
 — — — — — EASEMENT LINE
 _____ ADJOINING LOT LINE/
 RIGHT OF WAY LINE



SCALE: 1"=40'



SCALE: 1"=40'

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND
2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED
DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND
2022112689, OFFICIAL RECORDS

MARTIN M. RON ASSOCIATES, INC.

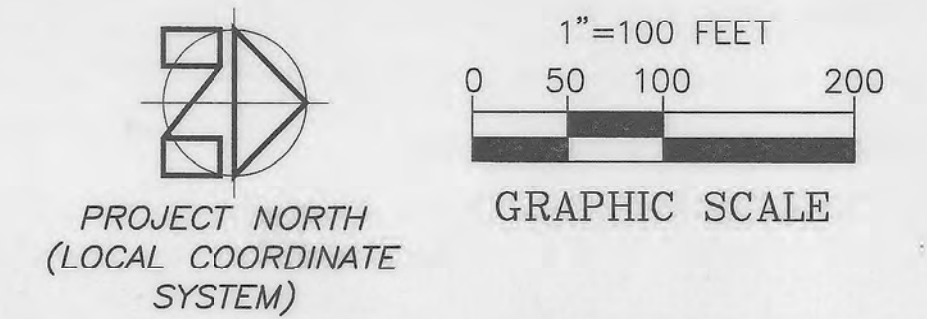
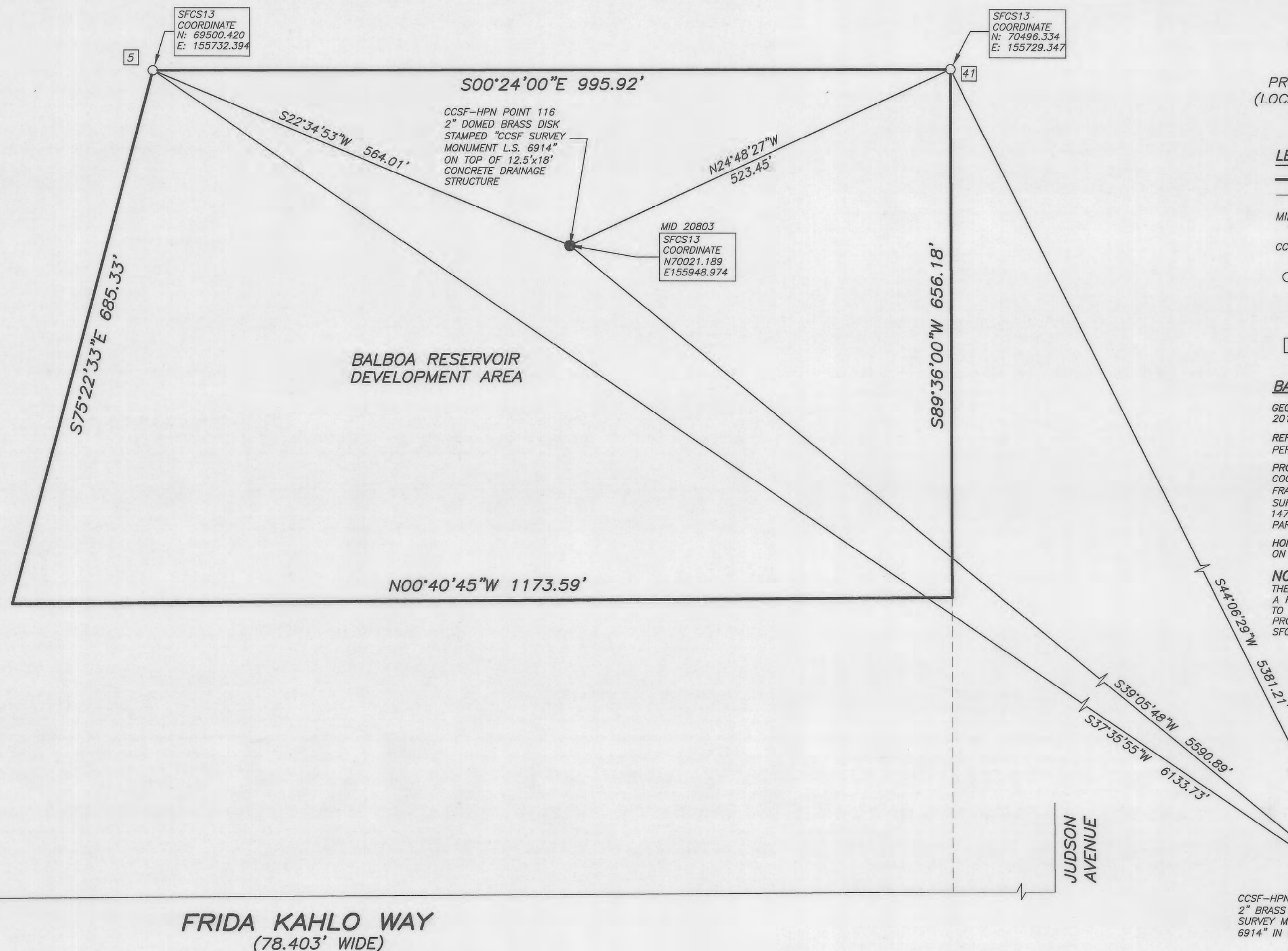
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2024

SHEET 15 OF 16

APN 3180-198,
APN 3180-200 THRU 203

BALBOA RESERVOIR
11 FRIDA KAHLO WAY



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY LINE
- MID MONUMENT IDENTIFICATION NUMBER PER CITY & COUNTY OF SAN FRANCISCO
- CCSF-HPN CITY & COUNTY OF SAN FRANCISCO HIGH PRECISION NETWORK
- ANCHOR SCREW & 1-1/2" DIAMETER WASHER STAMPED "PLS 5015" IN CONCRETE OR ASPHALT OR 1" DIAMETER STEEL PIPE W/CAP "PLS 5015" IN GROUND (TO BE SET)
- MONUMENT IDENTIFICATION NUMBER (SEE SHEET 3)

BASIS OF CCSF-2013 COORDINATE SYSTEM

GEOMETRIC DATUM: NORTH AMERICAN DATUM OF 1983: NAD83(2011) 2010.00 EPOCH

REFERENCE NETWORK: "CCSF-2013 HPN" (HIGH PRECISION NETWORK PER RECORD OF SURVEY #8080)

PROJECTION: THE PLANE COORDINATES ARE BASED ON A LOCAL GRID COORDINATE SYSTEM KNOWN AS THE CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (CCSF-CS13). SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSF DPW WEB SITE FOR PROJECTION PARAMETERS.

HORIZONTAL CONTROL: THE HORIZONTAL DATUM WAS CONFIRMED, BASED ON HPND POINT 116 SHOWN HEREON.

NOTE:

THE SFCs13 COORDINATES SHOWN HEREON ARE BASED UPON A FIELD SURVEY DERIVED FROM RTK MEASUREMENTS LINKED TO THE LEICA SMARTNET MOUNT POINT FOR THE SFCs13 PROJECTION. HPN 102 AND 116 WAS MEASURED AND THE SFCs13 COORDINATE VALUES WERE CONFIRMED.

MID 20749
SFCs13
COORDINATE
N: 74360.193
E: 159474.752

CCSF-HPN POINT 102
2" BRASS DISK, "CCSF
SURVEY MONUMENT L.S.
6914" IN ROCK.

FINAL MAP 11177

A 15 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED DECEMBER 20, 2022, DOCUMENT NUMBERS 2022112688 AND 2022112689, OFFICIAL RECORDS

BEING A PORTION OF ASSESSOR'S BLOCK 3180
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2024

SHEET 16 OF 16

APN 3180-198,
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SFCs13 CONTROL POINTS