

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: August 2, 2022
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10859 - 20 Belcher Street

On July 26, 2022, the Board of Supervisors approved Map 10859; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

FINAL MAP NO. 10859
A 2 LOT VERTICAL SUBDIVISION:
LOT 2 BEING A ONE LOT SUBDIVISION
FOR 3 RESIDENTIAL CONDOMINIUM UNITS
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 25, 2017, DOCUMENT NUMBER 2017-K458951-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PART OF MISSION BLOCK NO. 99
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
MAY, 2022

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. M22-135, ADOPTED July 26, 2022 APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10859".
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

f BY: Olivia Somers DATE 8/2/2022
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 2nd DAY OF August 2022

f Olivia Somers
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISORS' APPROVAL:

ON July 26, 2022, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M22-135 A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 220805

c: Juan Carlos Cancino, Office of the Assessor-Recorder
Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 10859 - 20 Belcher Street]
2

3 **Motion approving Final Map No. 10859, a two Lot Vertical Subdivision, Lot 2 contains**
4 **three New Condominium Units, located at 20 Belcher Street, being a subdivision of**
5 **Assessor’s Parcel Block No. 3537, Lot No. 059; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled “FINAL MAP No. 10859”, a two Lot Vertical
9 Subdivision, Lot 2 contains three New Condominium Units, located at 20 Belcher Street, being
10 a subdivision of Assessor’s Parcel Block No. 3537, Lot No. 059, comprising five sheets,
11 approved June 29, 2022, by Department of Public Works Order No. 206769 is hereby
12 approved and said map is adopted as an Official Final Map No. 10859; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated October 19, 2021, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

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

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

/s/ _____

Jacob F. Rems, PLS 4636
San Francisco Chief Surveyor

RECOMMENDED:

/s/ _____

Carla Short
Interim Director of Public Works



City and County of San Francisco
Tails
Motion: M22-135

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 220805

Date Passed: July 26, 2022


Motion approving Final Map No. 10859, a two Lot Vertical Subdivision, Lot 2 contains three New Condominium Units, located at 20 Belcher Street, being a subdivision of Assessor's Parcel Block No. 3537, Lot No. 059; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 26, 2022 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220805

I hereby certify that the foregoing Motion was APPROVED on 7/26/2022 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board

OWNER'S STATEMENT:

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

"WE FURTHER STATE THAT, AT OUR REQUEST, AND IN CONFORMANCE WITH THE SUBDIVISION CODE OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 66445(e) OF THE GOVERNMENT CODE, THE SIGNATURE(S) OF THE HOLDER(S) OF BENEFICIAL INTEREST(S) OR THE TRUSTEE(S) OF SAID INTEREST(S) HAVE BEEN OMITTED FROM THIS PARCEL MAP. WE ALSO FURTHER STATE THAT THE CERTIFICATE OF CONSENT AND SUBORDINATION OF THESE PARTIES TO THIS MAP AND TO THE CONDOMINIUM PLAN AS REQUIRED BY SECTION 4200 OF THE CIVIL CODE HAS, OR WILL BE, OBTAINED BY SEPARATE INSTRUMENT."

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

OWNERS:

BRENDAN McGRATH AND KELLY McGRATH

[Signature]
BRENDAN McGRATH

[Signature]
KELLY McGRATH

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 May 23, 2022

BEFORE ME, James Kahn, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Brendan McGrath and Kelly McGrath
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

James Kahn
PRINTED NAME:

2288376
COMMISSION # OF NOTARY:

06/09/2023
COMMISSION EXPIRES:

San Mateo
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

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

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

SIGNED
COUNTY RECORDER

BENEFICIARY:

COMMUNITY BANK OF THE BAY

[Signature]
BY:

V.P.
TITLE:

Tommy Rodriguez
PRINT NAME:

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 May 24, 2022

BEFORE ME, James Kahn, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Tommy Rodriguez
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

James Kahn
PRINTED NAME:

2288376
COMMISSION # OF NOTARY:

06/09/2023
COMMISSION EXPIRES:

San Mateo
PRINCIPAL COUNTY OF BUSINESS:

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRENDAN McGRATH ON JULY 6, 2017. 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 JANUARY 1, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



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

DATE: 06-02-22

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 ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BY: *[Signature]*
WILLIAM E. BLACKWELL JR., PLS 8251
ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO



DATE: 6/16/2022

FINAL MAP NO. 10859

**A 2 LOT VERTICAL SUBDIVISION:
LOT 2 BEING A ONE LOT SUBDIVISION
FOR 3 RESIDENTIAL CONDOMINIUM UNITS**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 25, 2017, DOCUMENT NUMBER 2017-K455951-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 99.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
MAY, 2022



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

SHEET ONE OF FIVE SHEETS

APN: 3537-059

20-22 BELCHER STREET

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 2nd DAY OF August, 2022

Signed in counterpart

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. M22-135, ADOPTED July 26, 2022, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10859".

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

Signed in counterpart

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

DATE: 8/2/2022

APPROVALS:

THIS MAP IS APPROVED THIS DAY OF 2022

BY ORDER NO.

BY: 

DATE: 07-06-2022

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

BOARD OF SUPERVISORS' APPROVAL:

ON July 26, 2022, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

M22-135, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD

OF SUPERVISORS IN FILE NO. 220805

GENERAL NOTES REGARDING LOT 2 CONDOMINIUM PROJECT:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THREE (3) 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 BELCHER 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.

FINAL MAP NO. 10859

**A 2 LOT VERTICAL SUBDIVISION:
LOT 2 BEING A ONE LOT SUBDIVISION
FOR 3 RESIDENTIAL CONDOMINIUM UNITS**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 25, 2017, DOCUMENT NUMBER 2017-K455951-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 99.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
MAY, 2022

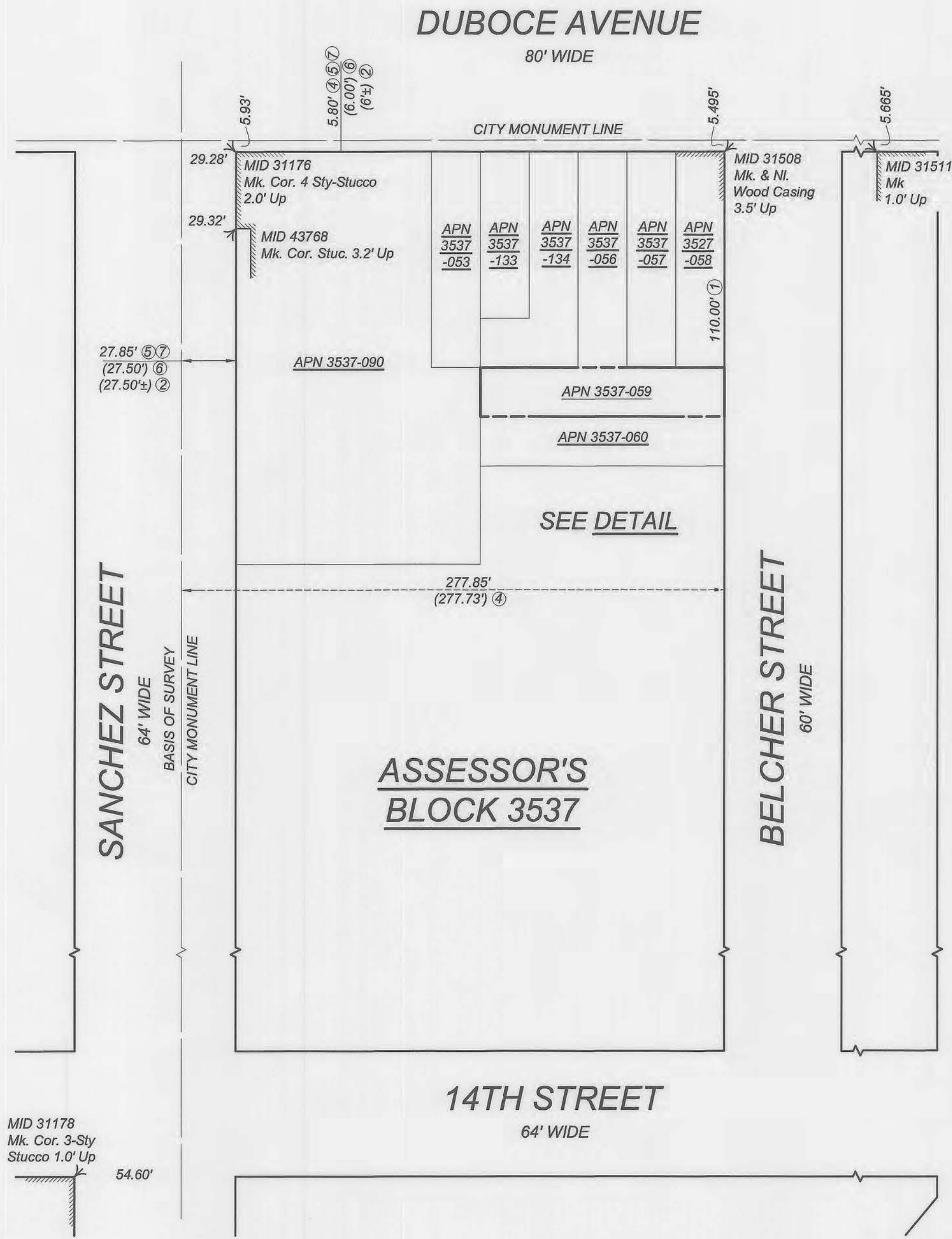


Frederick T. Seher & Associates, Inc.
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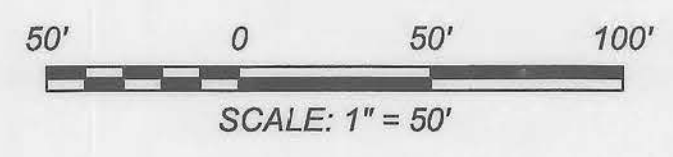
SHEET TWO OF FIVE SHEETS

APN: 3537-059

20-22 BELCHER STREET



MONUMENT LINE AND BOUNDARY CONTROL



BASIS OF SURVEY:

BLOCK LINES OF BLOCK BOUNDED BY SANCHEZ STREET, BELCHER STREET, DUBOCE AVENUE, AND 14TH STREET WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED MAY 25, 2017, DOCUMENT NUMBER 2017-K455941-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO
- ② MONUMENT MAP NO. 234, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- ③ PARCEL MAP FILED FOR RECORD JUNE 13, 2002, IN BOOK 74 OF CONDOMINIUM MAPS, AT PAGES 120-122, SAN FRANCISCO COUNTY RECORDS
- ④ PARCEL MAP NO. 3605 FILED FOR RECORD DECEMBER 26, 2006, IN BOOK 98 OF CONDOMINIUM MAPS, AT PAGES 134-135, SAN FRANCISCO COUNTY RECORDS
- ⑤ PARCEL MAP NO. 5578 FILED FOR RECORD SEPTEMBER 23, 2011, IN BOOK 48 OF PARCEL MAPS, AT PAGES 87-88, SAN FRANCISCO COUNTY RECORDS
- ⑥ RECORD OF SURVEY NO. 8758 FILED FOR RECORD MARCH 16, 2016, IN BOOK 66 OF SURVEY MAPS, AT PAGE 23, SAN FRANCISCO COUNTY RECORDS
- ⑦ PARCEL MAP NO. 9547 FILED FOR RECORD NOVEMBER 1, 2019, IN BOOK 137 OF CONDOMINIUM MAPS, AT PAGES 16-18, SAN FRANCISCO COUNTY RECORDS

BOUNDARY NOTES:

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.

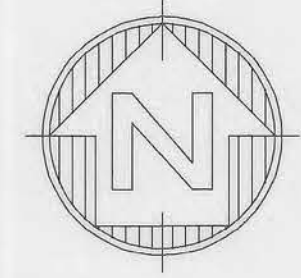
MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

TAGS AND CUTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 6, 2017. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



LINETYPES:

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

LEGEND:

- SET RIVET & 3/4" BRASS TAG L.S. 6216 IN CURB
- FOUND NAIL & 3/4" BRASS TAG R.C.E. 12149 PER ③
- ✕ FOUND 2" BRASS DISK STAMPED P.L.S. 8934 PER ⑥
- L FOUND "L" CUT, ORIGIN UNKNOWN
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- CLR CLEAR OF PROPERTY LINE
- MID MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE

FINAL MAP NO. 10859

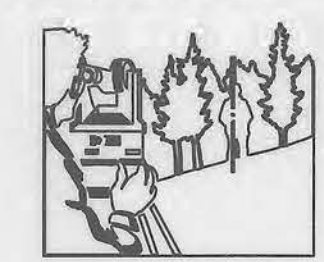
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ALSO BEING A PART OF MISSION BLOCK NO. 99.

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
MAY, 2022



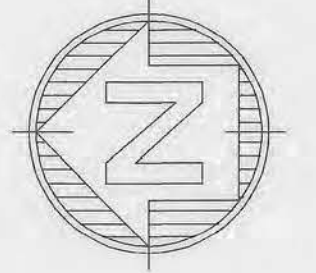
Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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SHEET THREE OF FIVE SHEETS

APN: 3537-059 20-22 BELCHER STREET

BELCHER STREET

60' WIDE



DUBOCE AVENUE

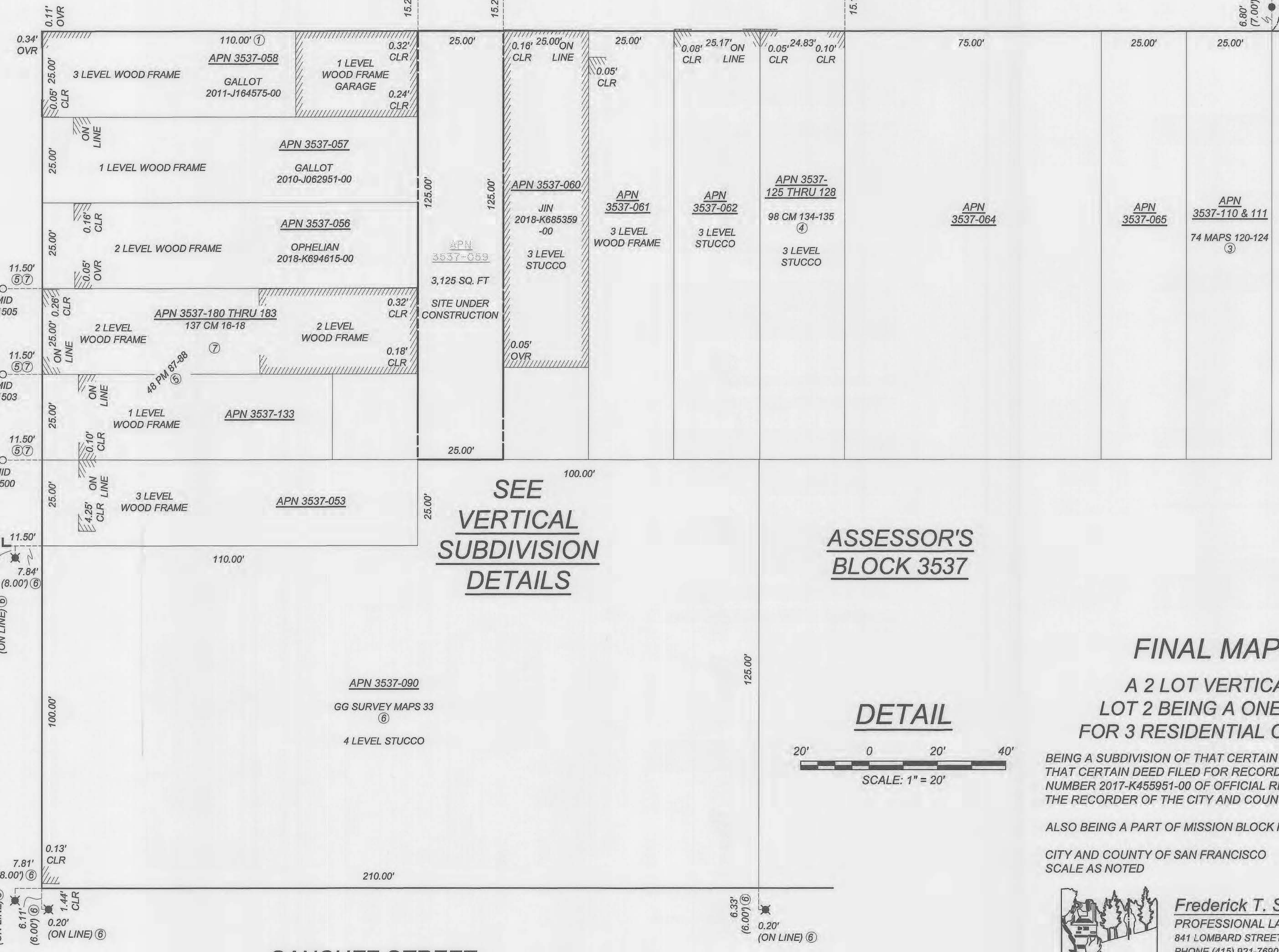
80' WIDE

SANCHEZ STREET

64' WIDE

"L" CUT LOCATED IN 2008, DESTROYED AS OF 7-6-17

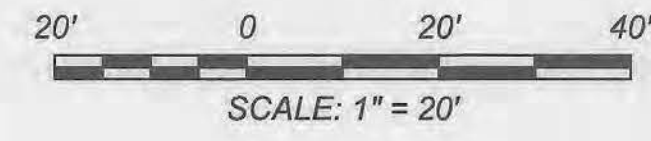
TAGS PER (6) SFNF, SET NAIL & 3/4" BRASS TAGS, LS 6216, IN PLACE



SEE VERTICAL SUBDIVISION DETAILS

ASSESSOR'S BLOCK 3537

DETAIL



FINAL MAP NO. 10859

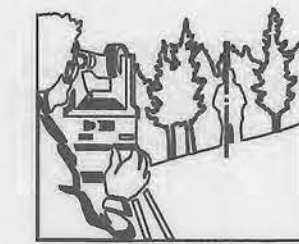
**A 2 LOT VERTICAL SUBDIVISION:
LOT 2 BEING A ONE LOT SUBDIVISION
FOR 3 RESIDENTIAL CONDOMINIUM UNITS**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 25, 2017, DOCUMENT NUMBER 2017-K455951-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 99.

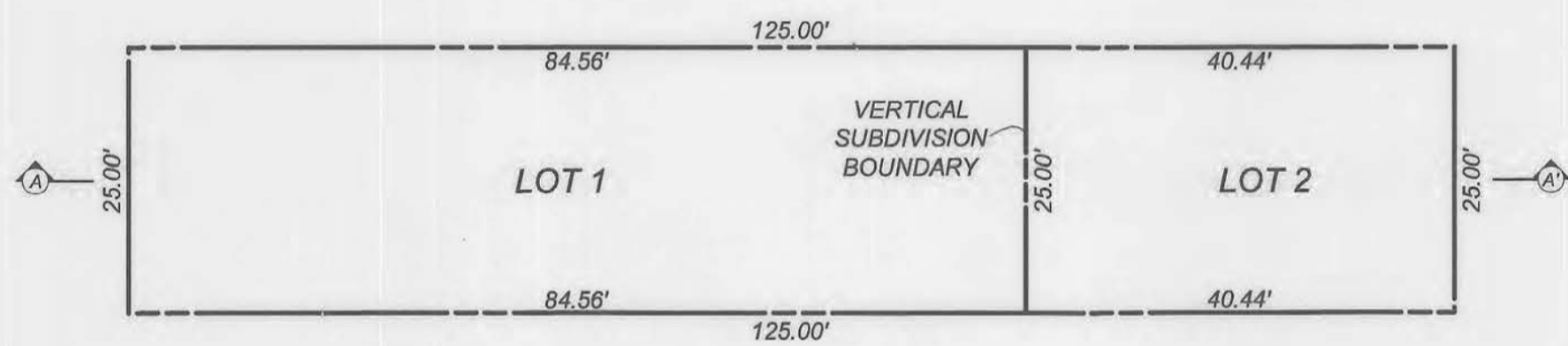
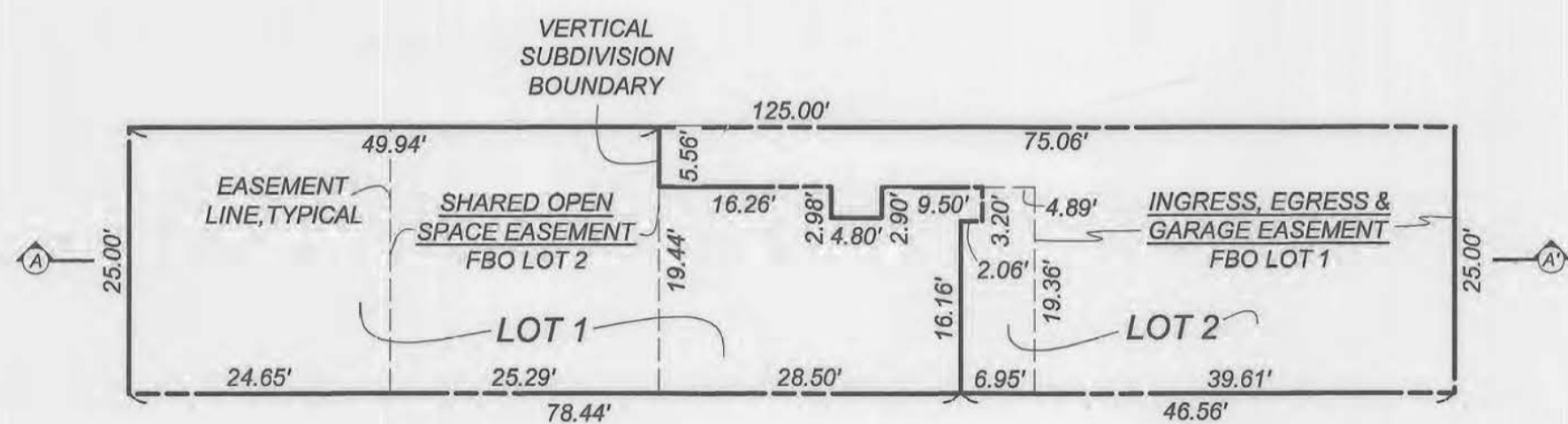
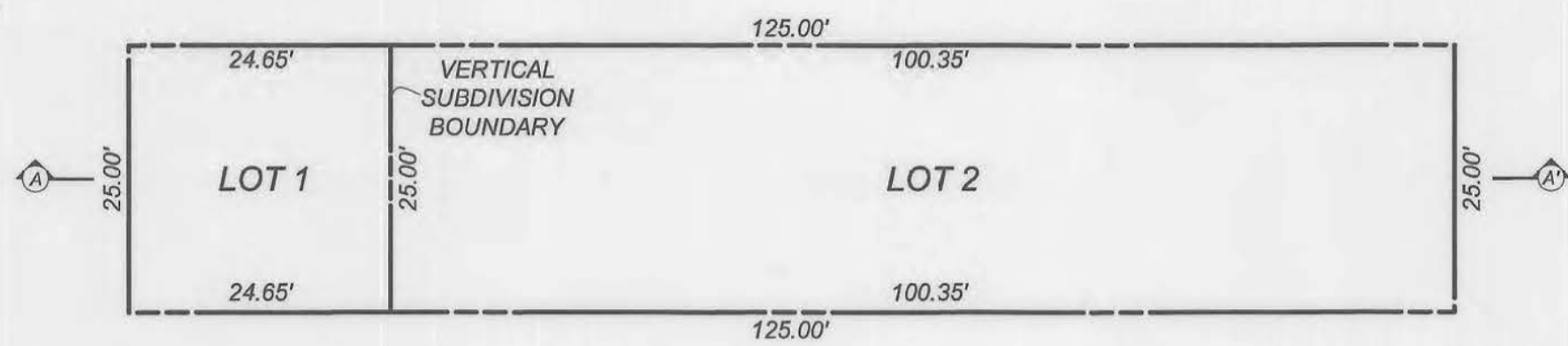
CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
MAY, 2022



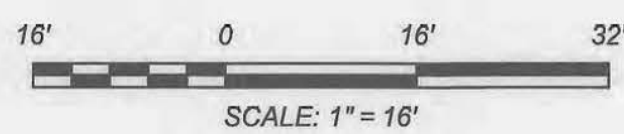
Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET FOUR OF FIVE SHEETS



VERTICAL SUBDIVISION DETAILS

SCALE: 1" = 16'



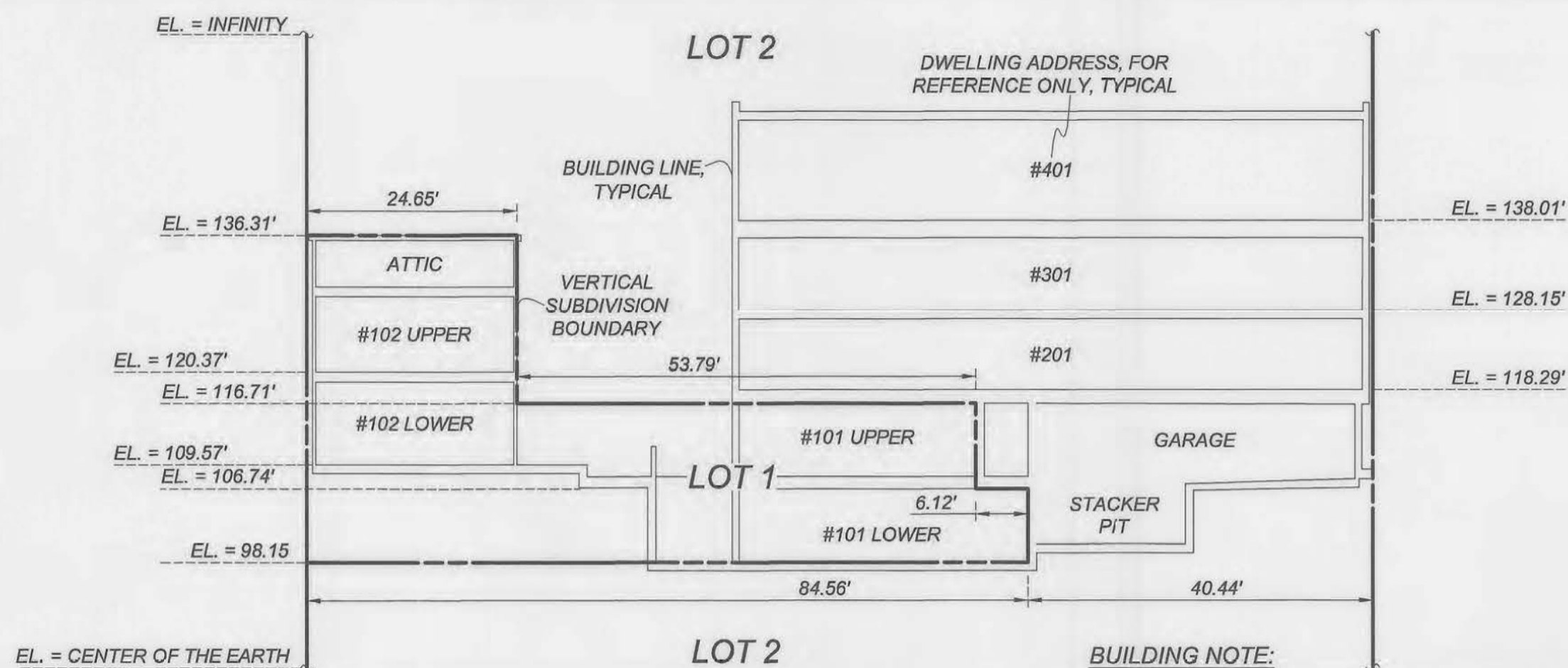
ASSESSOR'S PARCEL NUMBER NOTE:

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

VERTICAL SUBDIVISION LOTS:
LOT 1 = APN 3537-186
LOT 2 = APN 3537-187

SUBDIVISION OF LOT 2:
3 CONDOMINIUM UNITS = APN 3537-188 THRU 3537-190

BELCHER STREET
BELCHER STREET
BELCHER STREET



BUILDING NOTE:

LOT 1 CONTAINS ONE EXISTING DWELLING UNIT IN AN EXISTING BUILDING AT THE REAR OF THE LOT, AND ONE EXISTING, NEWLY ALTERED DWELLING UNIT IN AN EXISTING, NEWLY ALTERED BUILDING AT THE FRONT OF THE LOT.
LOT 2 CONTAINS 3 RESIDENTIAL CONDOMINIUM UNITS IN A NEWLY ALTERED BUILDING AT THE FRONT OF THE LOT.
THE BUILDING AT THE FRONT OF THE LOT HAS BEEN ALTERED FROM A 2 LEVEL TO A 4 LEVEL BUILDING.

EASEMENT NOTE:

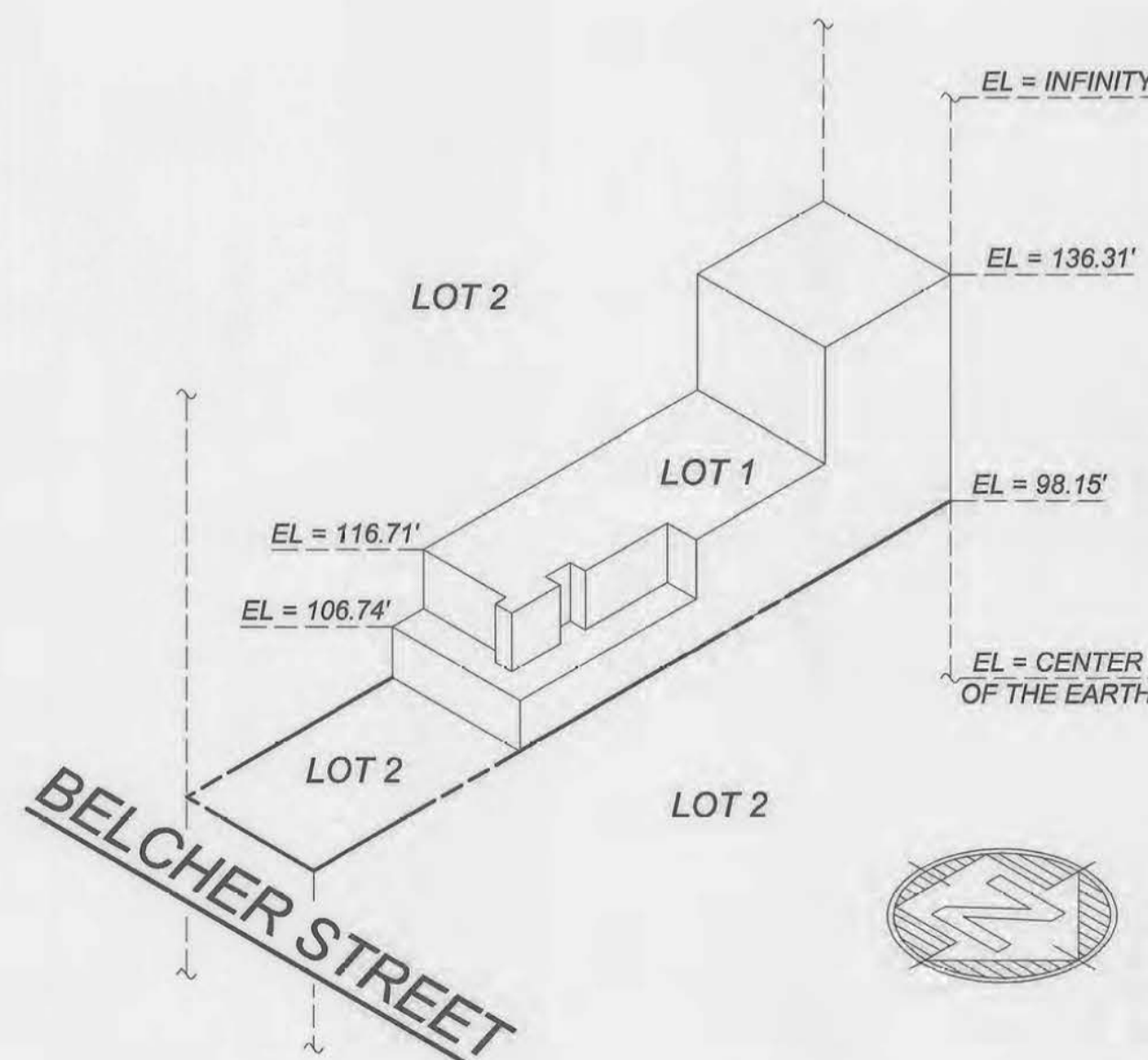
EASEMENTS SHOWN ARE PROPOSED EASEMENTS AND WILL BE CREATED BY SEPARATE INSTRUMENT.

LEGEND:

EL ELEVATION LE LOWERMOST ELEVATION
FBO FOR BENEFIT OF UE UPPERMOST ELEVATION

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A CITY BENCHMARK, LOCATED AT THE INTERSECTION OF 14TH AND SANCHEZ STREETS, ELEVATIONS ARE BASED ON OLD CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. CORNER, + CUT TOP BALL HYDRANT. ELEVATION = 107.177'



FINAL MAP NO. 10859

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SHEET FIVE OF FIVE SHEETS

APN: 3537-059

20-22 BELCHER STREET