

File No. 190745

Committee Item No. \_\_\_\_\_

Board Item No. 34

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: July 9, 2019

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

- |                          |                                     |                                   |
|--------------------------|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Works Order No. 201412     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 08/15/18 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate - 06/11/19        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Maps                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                             |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                             |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                             |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                             |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                             |

Prepared by: Lisa Lew

Date: July 5, 2019

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 9725 - 127 Buchanan Street]

2  
3 **Motion approving Final Map 9725, a five residential unit condominium project, located**  
4 **at 127 Buchanan Street, being a subdivision of Assessor's Parcel Block No. 0869, Lot**  
5 **No. 007; and adopting findings pursuant to the General Plan, and the eight priority**  
6 **policies of Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "Final Map 9725", a five residential unit  
9 condominium project, located at 127 Buchanan Street, being a subdivision of Assessor's  
10 Parcel Block No. 0869, Lot No. 007, comprising two sheets, approved June 18, 2019, by  
11 Department of Public Works Order No. 201412 is hereby approved and said map is adopted  
12 as an Official Final Map 9725; and, be it.

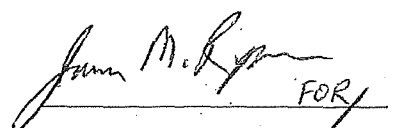
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated August 15, 2018, that the proposed subdivision is  
16 consistent with the General Plan, and the priority policies of Planning Code, Section 101.1;  
17 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.

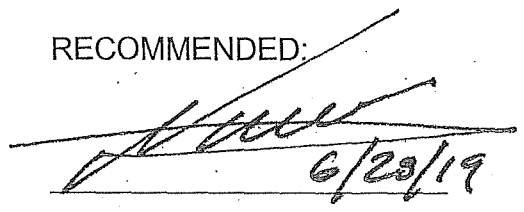
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DESCRIPTION APPROVED:

 FOR

Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:

 6/23/19

Mohammed Nuru  
Director of Public Works

City and County of San Francisco

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

San Francisco Public Works



2019 JUN 28 AM 10:19

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

1 Dr. Carlton B. Goodlett Place, S.F., CA 94102

(415) 554-6920 ■ www.SFPublicWorks.org

BY \_\_\_\_\_ AK



London N. Breed, Mayor  
Mohammed Nuru, Director

Public Works Order No: 201412

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

APPROVING FINAL MAP 9725, 127 BUCHANAN STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 007 IN ASSESSORS BLOCK NO. 0869 (OR ASSESSORS PARCEL NUMBER 0869-007). [SEE MAP]

**A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated AUGUST, 15, 2018 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9725", comprising 2 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated AUGUST, 15, 2018, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:



San Francisco Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

X DocuSigned by:  
*Bruce Storrs*

Storrs, Bruce  
County Surveyor

X DocuSigned by:  
*Nuru, Mohammed*

Nuru, Mohammed  
Director



City and County of San Francisco  
 San Francisco Public Works · Bureau of Street-Use and Mapping  
 1155 Market Street, 3rd Floor · San Francisco, CA 94103  
 sfpbpublicworks.org · tel 415-554-5810 · fax 415-554-6161



### TENTATIVE MAP DECISION

Date: July 9, 2018

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

Project ID: 9725			
Project Type: 5 Residential Units New Condominium Project			
Address#	StreetName	Block	Lot
127	BUCHANAN ST	0869	007
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

**ADRIAN VERHAGEN**  
Digitally signed by ADRIAN VERHAGEN  
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfpdw.org, c=US  
 Date: 2018.07.09 14:17:40 -07'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class[na], CEQA Determination Date[not a project under CEQA], based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed: **Matthew Dito**  
Digitally signed by Matthew Dito  
 DN: cn=Matthew Dito, o=City Planning, ou=Zoning and Compliance, email=Matthew.Dito@sfpdw.org, c=US  
 Date: 2018.08.15 15:56:32 -07'00'

Date: 08/15/2018

Planner's Name: Matthew Dito  
 for, Scott F. Sanchez, Zoning Administrator



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**TAX CERTIFICATE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block:       **0869**  
Lot:         **007**  
Address:     **127V Buchanan St**

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 11th day of June 2019. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNER OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 9725." IN WITNESS WHEREOF, I, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:  
127 Buchanan Street LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
BY FRANK ROSENBERG, MANAGING MEMBER

TRUSTEE/BENEFICIARY:  
SIGNED Jan Ford PRINTED NAME JAN FORD TITLE & COMPANY FLEMONT BANK CCO

**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 13, 2019  
BEFORE ME, N.J. Strunk, NOTARY PUBLIC,

PERSONALLY APPEARED FRANK ROSENBERG 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 N.J. Strunk  
PRINTED NAME N.J. Strunk

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
NOTARY PUBLIC COMMISSION NUMBER 2750103

MY COMMISSION EXPIRES 8/6/2017  
COUNTY OF PRINCIPAL PLACE OF BUSINESS San Francisco

**TRUSTEE/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 Alameda  
ON 5/11/19  
BEFORE ME, Lori Hollingsworth, NOTARY PUBLIC,  
PERSONALLY APPEARED Jan Ford

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 Lori Hollingsworth  
PRINTED NAME Lori Hollingsworth

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
NOTARY PUBLIC COMMISSION NUMBER 2200823

MY COMMISSION EXPIRES 6/9/2021  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Alameda

**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 FRANK ROSENBERG IN APRIL OF 2012. 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.



DATE: MAY 29, 2019  
Richard L. Langford  
RICHARD L. LANGFORD, P.L.S. 6895  
LICENSE EXPIRATION DATE: JUNE 30, 2019

**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

**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

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. \_\_\_\_\_

**CLERK'S 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_, 20\_\_\_\_, APPROVED THIS MAP ENTITLED "FINAL MAP 9725." 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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**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 ALTERATION 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.



BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
DATE: JUNE 17, 2019  
Bruce R. Storrs  
BRUCE R. STORRS PLS 6914

1526

SIGNED: \_\_\_\_\_

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 9725**

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED MARCH 14, 2012 AS DOCUMENT 2012-J372758-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
A PORTION OF WESTERN ADDITION BLOCK 291  
MAY 2019

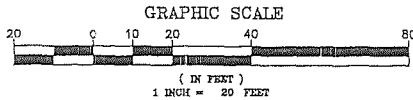
LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#12-2876 DRAWING-2876BUCL.DWG

SHEET  
1 OF 2

APN 0869-007, 127 BUCHANAN STREET



WALLER STREET {68.75' WIDE}



LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
R1 = THAT DEED RECORDED ON MARCH 14, 2012 AS O.R. DOCUMENT 2012-J372758-00
R2 = THAT DEED RECORDED ON JUNE 18, 1999 AS O.R. DOCUMENT 99-0807616-00
R3 = THAT DEED RECORDED ON OCTOBER 31, 2018 AS O.R. DOCUMENT 2018-K689735-00
R4 = THAT DEED RECORDED ON OCTOBER 31, 2005 AS O.R. DOCUMENT 2005-1062445-00
R5 = THAT DEED RECORDED ON MARCH 11, 2015 AS O.R. DOCUMENT 2016-K214431-00
R6 = THAT DEED RECORDED ON SEPTEMBER 18, 1995 AS O.R. DOCUMENT 95-F857660-00
R7 = THAT PARCEL MAP FILED MAY 23, 1995 IN BOOK 46 OF CONDOMINIUM MAPS, O.R., AT PAGES 113-115;
R8 = PARCEL MAP 3347 FILED APRIL 16, 2008 IN BOOK 105 OF CONDOMINIUM MAPS, O.R., AT PAGES 50 & 51
R9 = PARCEL MAP 5511 FILED NOVEMBER 20, 2009 IN BOOK 112 OF CONDOMINIUM MAPS, O.R., AT PAGES 9 & 10
R10 = FINAL MAP 4789 FILED FEBRUARY 4, 2010 IN BOOK 113 OF CONDOMINIUM MAPS, O.R., AT PAGES 27-29
R11 = PARCEL MAP 8602 FILED DECEMBER 20, 2016 IN BOOK 131 OF CONDOMINIUM MAPS, O.R., AT PAGES 71 & 72
o = SET BRASS TAG "LS 6895"
p = FOUND BRASS TAG "LS 6895", SEE R8
q = FOUND BRASS TAG "LS 6895", SEE R8, OVER FOUND CUT AT CURB (ORIGIN UNKNOWN)
BD = THE BLOCK DIAGRAM ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, ENTITLED "W.A. 281", DATED SEPTEMBER 30, 1912
M26 = CITY OF SAN FRANCISCO MONUMENT MAP 26, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
APN = ASSESSOR'S PARCEL NUMBER (BLOCK-LOT)
MIDXXXXX = MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATA BASE
--- SUBJECT PROPERTY LINE
--- MONUMENT LINE

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

Table with 2 columns: UNIT NO. and PROPOSED ASSESSOR PARCEL NUMBER. Rows A through E.

1527 WEBSTER STREET {68.75' WIDE}

HERMANN STREET {68.75' WIDE}

ASSESSOR'S BLOCK 873

- NOTES:
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
4. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
5. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN BUCHANAN STREET, TAKEN TO BE DUE NORTH (ASSUMED).

- GENERAL NOTES:
A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4223. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE 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) AND COMMON USE 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 OR (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) (i) 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 STRUCTURES OR ANnuARY 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 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) INTO OR OVER BUCHANAN 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 ADJACENT 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 9725

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED MARCH 14, 2012 AS DOCUMENT 2012-J372758-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA A PORTION OF WESTERN ADDITION BLOCK 291

MAY 2019

LANGFORD LAND SURVEYING 424 PRESTON COURT LIVERMORE, CA 94551 PHONE (510) 530-5200 JOB#12-2876 DRAWING-2876BGLDWS

SHEET 2 OF 2

APN 0869-007, 127 BUCHANAN STREET

