

File No. 190675

Committee Item No. _____

Board Item No. 59

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 18, 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"/> | 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"/> | <u>Public Works Order No. 201302</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tentative Map Decision 10/17/18</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates 05/10/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Jocelyn Wong

Date: June 14, 2019

Prepared by: _____

Date: _____

1 [Final Map 9706 - 2600 Harrison Street]

2
3 **Motion approving Final Map 9706, a 19 residential unit and one commercial unit, mixed-**
4 **use new condominium project, located at 2600 Harrison Street, being a merger and**
5 **subdivision of Assessor's Parcel Block No. 3639, Lot No. 001; and adopting findings**
6 **pursuant to the General Plan, and the priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 9706", a 19 residential unit and
9 one commercial unit, mixed-use new condominium project, located at 2600 Harrison Street,
10 being a merger and subdivision of Assessor's Parcel Block No. 3639, Lot No. 001, comprising
11 four sheets; approved June 4, 2019, by Department of Public Works Order No. 201302 is
12 hereby approved and said map is adopted as an Official Final Map 9706; and, be it

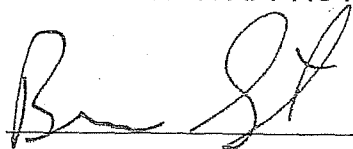
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated October 17, 2018, that the proposed subdivision is
16 consistent with the General Plan, 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.
25

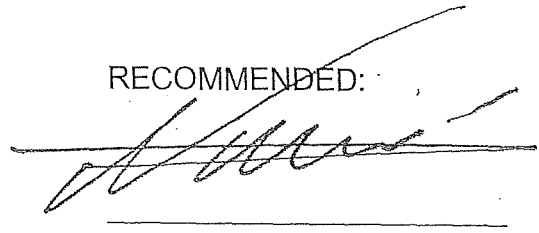
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

City and County of San Francisco



London N. Breed, Mayor
Mohammed Nuru, Director

San Francisco Public Works

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

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

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



Public Works Order No: 201302

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

APPROVING FINAL MAP 9706, 2600 HARRISON STREET, A 19 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 3639 (OR ASSESSORS PARCEL NUMBER 3639-001). [SEE MAP]

A 19 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated OCTOBER 17, 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 9706", comprising 4 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 OCTOBER, 17, 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 97ABC41507B0494...

County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed 8145AB17F474FA...

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
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO



2019 JUN -7 AM 8:18

BY

TENTATIVE MAP DECISION

Date: August 23, 2018

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

Project ID: 9706			
Project Type:		19 Residential and 1 Commercial Mixed Use Units New Condominium Project	
Address#	StreetName	Block	Lot
2600	HARRISON ST	3639	001
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=DPW,
 BSM, email=adrian.verhagen@sfdpw.org,
 c=US
 Date: 2018.08.23 15:01:29 -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 , CEQA Determination Date , based on the attached checklist.

This received a Community Plan Exemption per 2014.0503E

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 **Veronica Flores**
Digitally signed by Veronica Flores
 DN: cn=Veronica Flores, o=City Planning,
 ou=Current Planning, email=Veronica.Flores@sf.gov.org,
 Date: 2018.10.17 11:01:12 -07'00'

Date: 10/17/18

Planner's Name Veronica Flores
 for, Scott F. Sanchez, Zoning Administrator



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: 3639
Lot: 001
Address: 2600 Harrison St

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

David Augustine, Tax Collector

Dated this 10th day of May 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 to obtain another certificate.

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FOUR (4) SHEETS. BY MY/OUR SIGNATURE(S) HERETO I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): 345 6th Street LLC, a California Limited Liability Company

BY: John O'Connor
JOHN O'CONNOR, Manager

BENEFICIARY: First Republic Bank

BY: David Mae BY: _____

PRINT NAME: David Mae PRINT NAME: _____

PRINT CAPACITY: Vice President PRINT CAPACITY: _____

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 14, 2019 BEFORE ME, Sophia Chaban

A NOTARY PUBLIC, PERSONALLY APPEARED John O'Connor

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

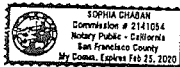
SIGNATURE J. Ch

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2141054

MY COMMISSION EXPIRES: 02/25/2020

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 May 14, 2019 BEFORE ME, W.W. Sisneros

A NOTARY PUBLIC, PERSONALLY APPEARED David Mae

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

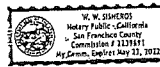
SIGNATURE W. Sisneros

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2239691

MY COMMISSION EXPIRES: May 23, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



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 JOHN O'CONNOR ON MARCH 23, 2018. 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 MAY 31, 2019, 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.

(SIGNED)

(DATE SIGNED) 5.14.19

B. A. Pierce

(SEAL)



BARRY A. PIERCE L.S. 8973
MY LICENSE EXPIRES SEPTEMBER 30, 2019

RECORDER'S CERTIFICATE OR STATEMENT

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

_____ OF CONDOMINIUM MAPS, AT PAGE _____, AT THE

REQUEST OF BARRY PIERCE

SIGNED

COUNTY RECORDER
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, IF ANY, 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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: June 4 2019 DATE: Bruce St

BRUCE R. STORRS L.S. 8914



FINAL MAP No. 9706

A NINETEEN (19) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED USE NEW CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 6, 2013 AS DOC-2013-J801396-00, OFFICIAL RECORDS ALSO BEING A PORTION OF MISSION BLOCK NO. 139

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
MAY 2019

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 4

3539-D01, ADDRESS: 2600 HARRISON STREET

6884

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 No. 9706".

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

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20____

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

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____.

BY ORDER No. _____

BY: _____ DATE: _____

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____

DEPUTY 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. _____

6885

FINAL MAP No. 9706

A NINETEEN (19) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT
MIXED USE NEW CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL
PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED
DECEMBER 6, 2013 AS DOC-2013-J801396-00, OFFICIAL RECORDS
ALSO BEING A PORTION OF MISSION BLOCK NO. 139

CITY & COUNTY OF SAN FRANCISCO

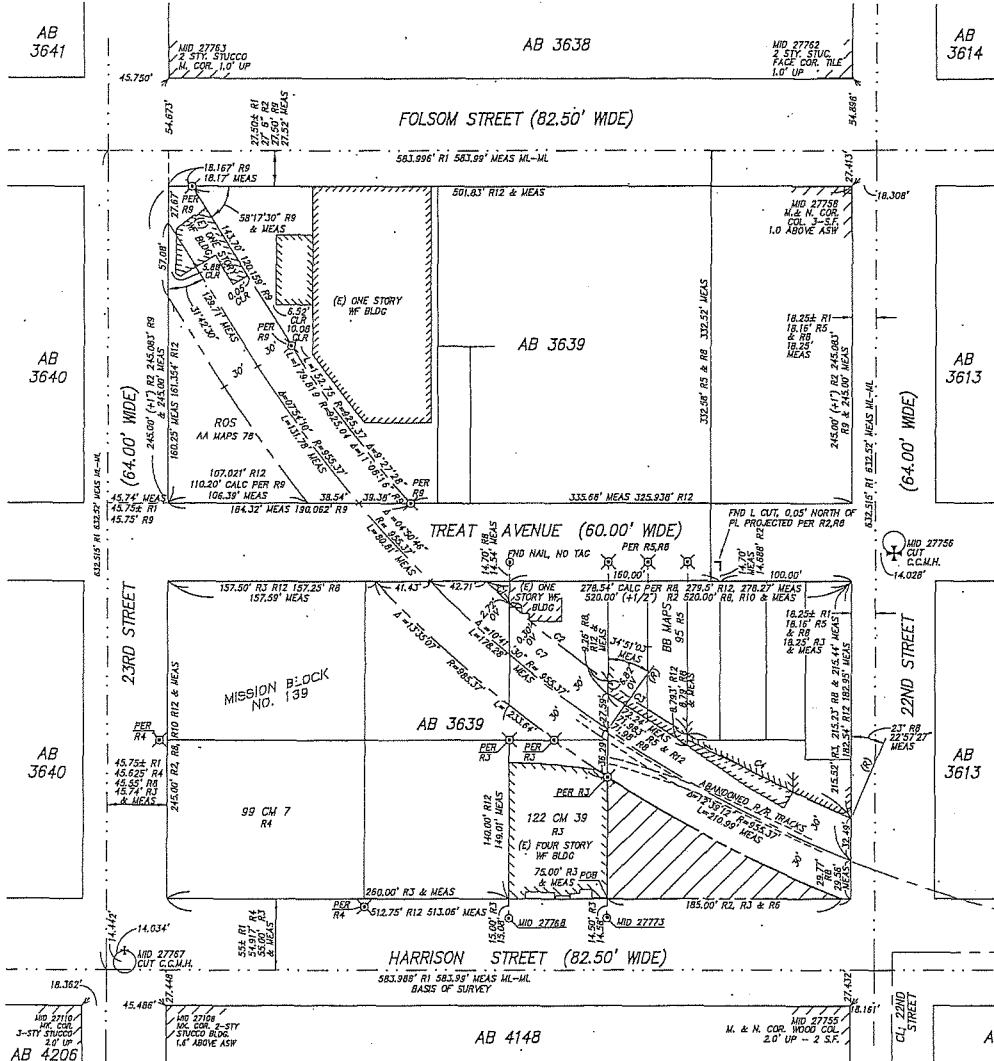
STATE OF CALIFORNIA
MAY 2015

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 2 OF 4

APN: 3639-001, ADDRESS: 2600 HARRISON STREET

9889



LEGEND

- PROPERTY LINE
- PROPERTY LINE (OTHERS)
- RIGHT OF WAY LINE
- MONUMENT LINE
- R/R RIGHT OF WAY LINE
- CENTER LINE
- TIE LINE
- BUILDING LINE
- SUBJECT PROPERTY
- ▲ FND MARK MONUMENT MAP
- ⊗ NAIL & TAG, SFNF
- ⊙ FND NAIL & BRASS TAG PER R3
- + FND CUT CROSS
- ⊕ SET NAIL & 1/2" BRASS TAG LS 6975

REFERENCES

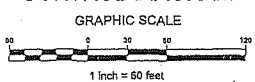
- R1 MONUMENT MAP 280 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- R2 HISTORICAL BLOCK DIAGRAM: AB 3639A MISSION BLOCK NO. 139, DATED AUGUST 22, 1910, BOOK 41 OF MAPS, PAGE 62
- R3 122 CM 39, MAP FILED OCTOBER 4, 2013
- R4 99 CM 7, MAP FILED FEBRUARY 2, 2007
- R5 88 MAPS 95, MAP FILED JULY 5, 2006
- R6 DOC-2013-J801396-00 RECORDED DECEMBER 6, 2013
- R7 MONUMENT MAP 283 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- R8 HH MAPS 106, MAP FILED MARCH 22, 2019
- R9 AA MAPS 78, MAP FILED APRIL 23, 2003
- R10 "MAP OF THE PERKINS OR UNION TRACT" C & D MAPS 106, MAP FILED NOVEMBER 7, 1863
- R11 CONVEYANCE FROM JOHN CENTER TO THE SAN FRANCISCO AND SAN JOSE RAILROAD CO. 429 DEEDS 391, RECORDED MAY 26, 1868
- R12 "STATION MAP, SAN FRANCISCO, FROM 20TH AND HARRISON STS. TO 25TH AND VALENCIA STS., SAN FRANCISCO COUNTY, CALIFORNIA, LANDS TRACKS AND STRUCTURES, SOUTHERN PACIFIC COMPANY AND BEARING A "SCHEDULE OF PROPERTY" LAST INSTRUMENT DATE OF MAR. 8, 1845.
- R13 SOUTHERN PACIFIC RAILROAD COMPANY SUPERIOR COURT JUDGEMENT NO. 19851 RECORDED MARCH 8, 1912

ABBREVIATIONS

- AB ASSESSOR'S BLOCK
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- CALC CALCULATED
- CLR CLEAR
- CM CONDOMINIUM MAP
- DOC DOCUMENT
- EX EXISTING
- FND FOUND
- LEN LENGTH
- MEAS MEASURED
- (N) NEW
- POB POINT OF BEGINNING
- R RADIUS
- (R) RADIAL
- (R) REFERENCE NUMBER
- R/R RAILROAD
- SFNF SEARCHED FOR, NOT FOUND
- SQ FT SQUARE FEET
- WF WOOD FRAME
- ML - ML MONUMENT LINE TO MONUMENT LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°32'42"	925.37'	24.95'
		925.37'	25.58'
C2	05°39'26"	925.37'	86.75'
		925.37'	86.68'
C3	04°28'40"	925.37'	72.32'
		925.37'	72.27'
C4	08°43'10"	925.37'	140.63'

CONTROL DIAGRAM



FINAL MAP No. 9706

A NINETEEN (19) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED USE NEW CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 6, 2013 AS DOC-2013-J801396-00, OFFICIAL RECORDS ALSO BEING A PORTION OF MISSION BLOCK NO. 139

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
MAY 2019

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 3 OF 4
APN: 3639-001, ADDRESS: 2600 HARRISON STREET

SPECIAL NOTES

- CITY MONUMENT LINES PER MONUMENT MAP NO. 280 DATED 889 AND REVISED 390 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS SURVEY.
- THE SURVEY OF LOT 001 HEREON WAS ESTABLISHED BY A FIELD SURVEY, SUCH SURVEY WAS BASED UPON THAT CERTAIN GRANT DEED RECORDED DECEMBER 6, 2013 AS DOC 2013-J801396-00, OFFICIAL RECORD.
- ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT, SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
- ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
- ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF, ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
- BASIS OF SURVEY IS THE MONUMENT LINE ON HARRISON STREET FROM 23RD STREET TO 22ND STREET ASSUMED NORTH AS SHOWN ON MONUMENT MAP NO. 280.
- MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MAY 23, 2019, ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.
- POINT OF MEASUREMENT FOR BUILDING OFFSETS IS 5.00 FEET UP FROM GROUND LEVEL.
- ALL MAP REFERENCES ARE ON FILE IN THE OFFICE OF THE COUNTY RECORDER UNLESS OTHERWISE NOTED.
- ALL DOCUMENT REFERENCES ARE ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 5, 2016 AS DOC 2016-K330908-00 OF OFFICIAL RECORDS.

LEGEND

- PROPERTY LINE
- PROPERTY LINE (OTHERS)
- RIGHT OF WAY LINE
- MONUMENT LINE
- R/R RIGHT OF WAY LINE
- CENTER LINE
- TIE LINE
- BUILDING LINE
- SUBJECT PROPERTY
- ⊕ FND MARK MONUMENT MAP
- ⊙ NAIL & TAG, SPNF
- ⊕ FND NAIL & BRASS TAG PER R3
- ⊕ FND CUT CROSS
- ⊙ SET NAIL & 1/2" BRASS TAG LS 8975

BOUNDARY NOTES

AT THE REQUEST OF THE CITY AND COUNTY OF SAN FRANCISCO, THE FOLLOWING BOUNDARY NARRATIVE IS OFFERED:

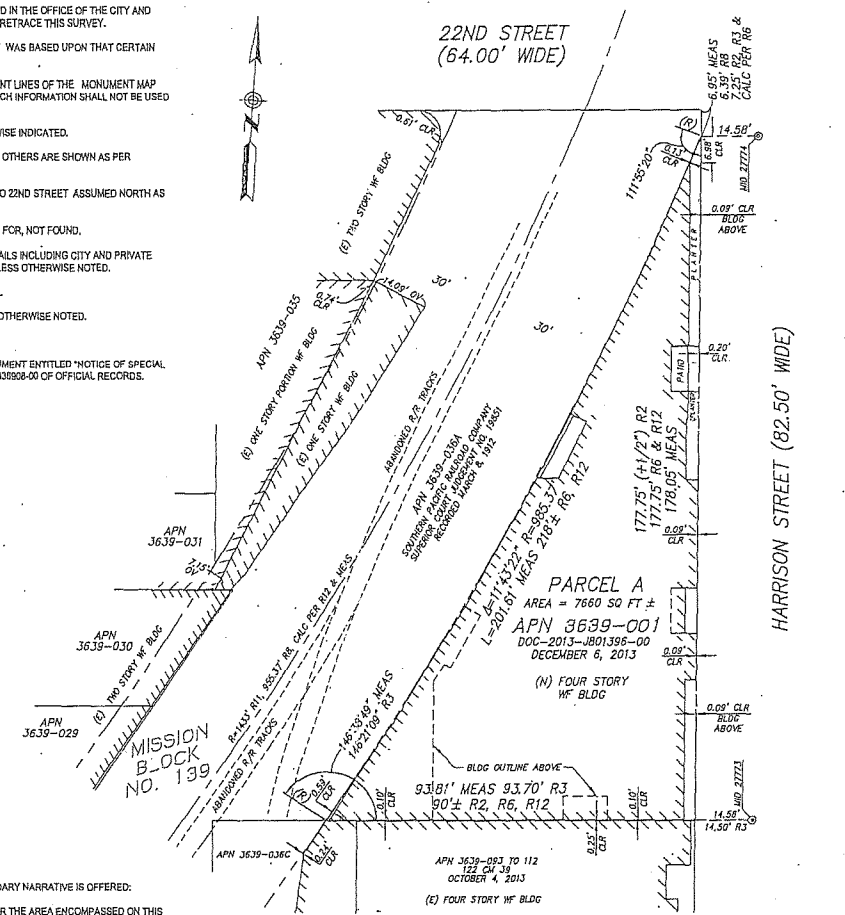
THE CENTER LINE OF THE SOUTHERN PACIFIC RAILROAD (SPRR) RIGHT OF WAY (ROW) FOR THE AREA ENCOMPASSED ON THIS MAP WAS DERIVED BY MEANS OF THE FOLLOWING:

A CENTER LINE RADIUS OF 955.37 FEET DERIVED BY OFFSETTING THE NORTHWESTERLY SPRR ROW LINE, HAVING A RADIUS OF 926.37 FEET, AS SHOWN ON "STATION MAP, SAN FRANCISCO, FROM 20TH AND HARRISON STS. TO 26TH AND VALENCIA STS.", A DISTANCE OF 30 FEET, SAID RADIUS WAS FIT BETWEEN THE TWO FOLLOWING TANGENTS:

THE CENTERLINE OF HARRISON STREET WAS DETERMINED BY OBSERVATION OF MONUMENT MARKS ALONG SAID STREET;

THE LINE FORMED BY OFFSETTING 30 FEET SOUTHEASTERLY, THE NORTHWESTERLY BOUNDARY LINE SHOWN AS "120.159(9)M" ON THE RECORD OF SURVEY FILED ON APRIL 23, 2003 IN BOOK AA OF MAPS AT PAGE 78, ALSO BEING THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON DECEMBER 8, 1998 IN REEL H277 AND IMAGE 0550, OFFICIAL RECORDS. THE DISTANCE OF 18.17 FEET NORTH ALONG THE EASTERLY LINE OF TREAT STREET FROM THE INTERSECTION WITH THE NORTHERLY LINE OF 23RD STREET WAS USED AND THE DEFLECTION ANGLE OF 88°17'30" WAS HELD PER SAID MAP TO LOCATE SAID NORTHWESTERLY BOUNDARY LINE.

6887



GENERAL NOTES

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4130 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF NINETEEN (19) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.
- 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 FEATURES) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- 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:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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.
- IN THE EVENT THE AREAS IDENTIFIED IN (3)(b) 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.
- 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER HARRISON 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).
- 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 DEPICED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

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

UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER (APN)
101	3639 - 115
102	3639 - 116
201 - 206	3639 - 117 THRU 122
301 - 306	3639 - 123 THRU 128
401 - 406	3639 - 129 THRU 134

FINAL MAP No. 9706

A NINETEEN (19) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED USE NEW CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 6, 2013 AS DOC-2013-J801396-00, OFFICIAL RECORDS ALSO BEING A PORTION OF MISSION BLOCK NO. 139

CITY & COUNTY OF SAN FRANCISCO SCALE AS SHOWN STATE OF CALIFORNIA MAY 2019

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES
SHEET 4 OF 4
APN: 3639-001, ADDRESS: 2600 HARRISON STREET

