

File No. 131174

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

Board Item No. 46

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date December 10, 2013

#### 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 Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/> | <input checked="" 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"/>            | Budget and Budget Justification              |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Agreement/Award Letter                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
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<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Joy Lamug

Date December 5, 2013

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7512 - 3135-24<sup>th</sup> Street]  
2

3 **Motion approving Final Map 7512, a nine Residential Unit and one Commercial Unit,**  
4 **Mixed-Use Condominium Project, located at 3135-24th Street being a subdivision of**  
5 **Assessor's Block No. 6520, Lot No. 036, and adopting findings pursuant to the**  
6 **General Plan and City Planning Code, Section 101.1.**  
7

8       MOVED, That the certain map entitled "FINAL MAP 7512", comprising 3 sheets,  
9 approved November 20, 2013, by Department of Public Works Order No. 181895 is hereby  
10 approved and said map is adopted as an Official Final Map 7512; and, be it

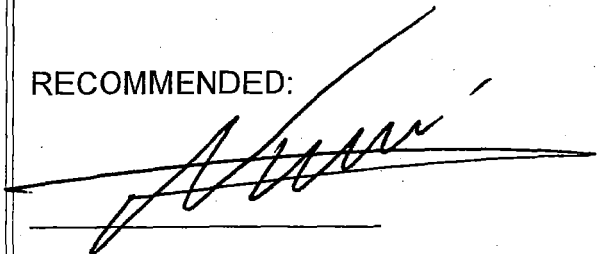
11       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
12 and incorporates by reference herein as though fully set forth the findings made by the City  
13 Planning Department, by its letter dated September 26, 2013, that the proposed subdivision is  
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies  
15 of Section 101.1 of the Planning Code; and, be it

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

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



Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103  
(415) 554-5827 ■ www.sfdpw.org



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 181895**

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

APPROVING FINAL MAP 7512, 3135 24<sup>TH</sup> STREET, A NINE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 6520, LOT NO. 036.

**A NINE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT**

The City Planning Department in its letter dated September 26, 2013, stated that the subdivision is in conformity 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. Four (4) paper copies 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 7512", each comprising 3 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 September 26, 2013, from the City Planning Department verifying conformity of the subdivision 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:

Bruce R. Storrs, PLS  
City and County Surveyor, DPW

cc: File (2)  
Board of Supervisors (signed)  
Tax Collector's Office

APPROVED:

Mohammed Nuru  
Director of Public Works

APPROVED: November 20, 2013

MOHAMMED NURU, DIRECTOR

11/20/2013

11/20/2013

**X** Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW



**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 MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTRICTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPH 1361(a)(1) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO CHAPTER 4, TITLE 8, PART 4, SECOND DIVISION OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

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

**OWNERS:**

KNICKERBOCKER SF LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

*[Signature]*  
BY: JAMES NUNEMACHER, MANAGER

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV 4 2015 BEFORE ME, Jandra Lynch NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: James Nunemacher  
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 CAPACITIES, 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]* JANDRA LYNCH  
SIGNATURE: PRINTED NAME:  
April 6, 2017 2017839  
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

San Francisco  
PRINCIPAL COUNTY OF BUSINESS:

**RECORDER'S STATEMENT:**

FILED THIS ..... DAY OF ..... 20..... AT ..... MINUTES  
PAST ..... M, IN BOOK ..... OF CONDOMINIUM MAPS, AT PAGES .....  
INCLUSIVE, OFFICIAL RECORD OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEHER.

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

**TRUSTEE / BENEFICIARY ACKNOWLEDGMENT:**

NAME OF TRUSTEE / BENEFICIARY: AYDABANK  
BY: *[Signature]* TITLE: SVP

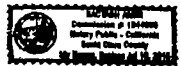
FERAL BOYLE  
PRINT NAME:  
STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO ) SS  
ON NOV 12 2015 BEFORE ME, BANTASH AMM NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: FERAL JOSEPH BOYLE  
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 CAPACITIES, 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]* BANTASH AMM  
SIGNATURE: PRINTED NAME:  
July 18, 2015 194465  
COMMISSION EXPIRES: COMMISSION # OF NOTARY:  
SANTA CLARA  
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 JAMES NUNEMACHER ON DECEMBER 4, 2012. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET SET IN THOSE POSITIONS BEFORE JANUARY 10, 2014, AND THAT THE MONUMENT 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. 8218  
LICENSE EXPIRES MARCH 31, 2014  
DATE: 11-19-13

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



BRUCE R. STORME, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
*[Signature]*  
BRUCE STORME L.S. 6014  
DATE: NOVEMBER 23, 2013  
MY LICENSE EXPIRES SEPTEMBER 30, 2015

**FINAL MAP NO. 7512**  
A 9 UNIT RESIDENTIAL &  
1 UNIT COMMERCIAL, MIXED-USE,  
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 20, 2013, ON REEL K864 AT IMAGE 0180 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF MISSION BLOCK NO. 172  
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
NOVEMBER, 2013



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 821-7000 FAX (415) 821-7000

SHEET ONE OF THREE SHEETS

AR: 0650 LOT: 030 3135 24TH STREET

1244

**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 \_\_\_\_\_, 2015

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 \_\_\_\_\_, 2015, APPROVED THIS MAP ENTITLED: FINAL MAP NO. 7512.

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 20TH DAY OF NOVEMBER, 2015  
BY ORDER NO. 101815

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MORANMEL MURU  
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

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_, 2015, 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. \_\_\_\_\_

**GENERAL NOTES:**

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 1381(h), CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF NINE (9) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

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 FEATURES 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)(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 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 24TH 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) ENCROACHMENT FROM ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**NOTES:**

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE,  
RECORDED ON DECEMBER 22, 2009  
DOC. 2009-090127-00, REEL K084 AT IMAGE 0000

1245

**FINAL MAP NO. 7512**  
**A 9 UNIT RESIDENTIAL &**  
**1 UNIT COMMERCIAL, MIXED-USE,**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 28, 2013, ON REEL K084 AT IMAGE 0180 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF MISSION BLOCK NO. 172

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
NOVEMBER, 2015

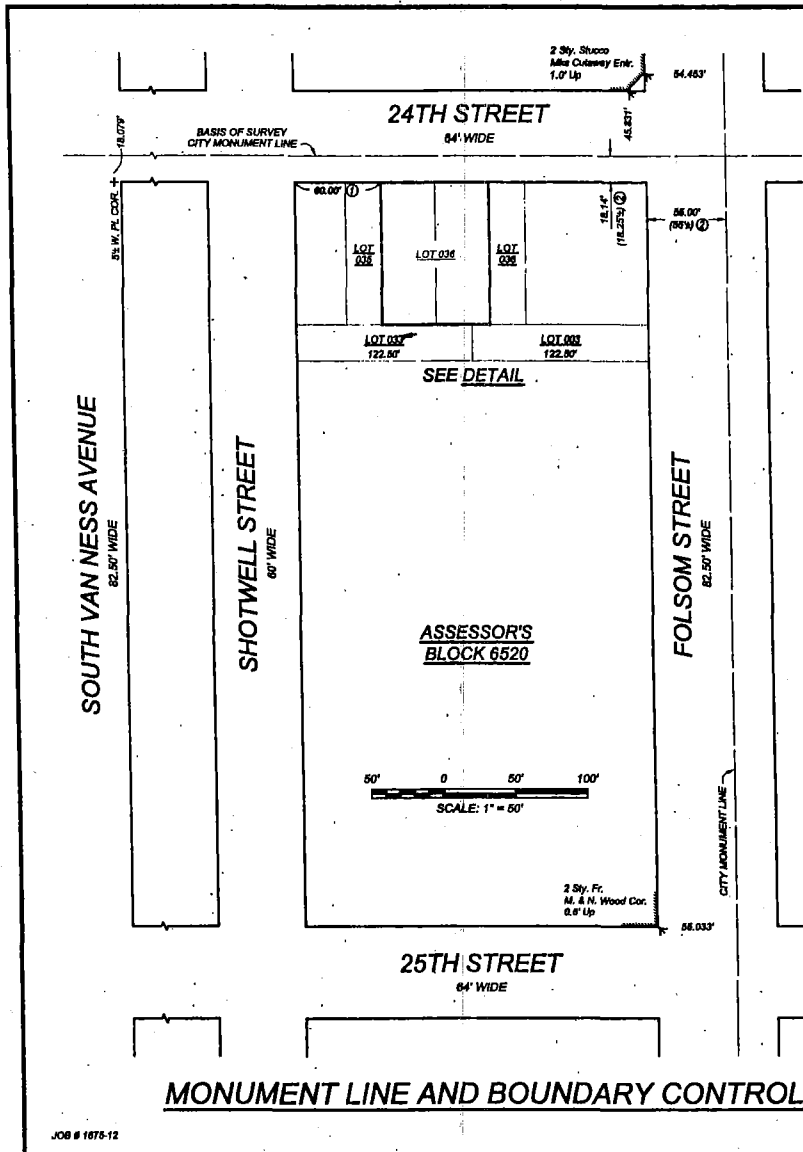


**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7890 FAX (415) 921-7855

SHEET TWO OF THREE SHEETS

AB: 6820 LOT: 030 3135 24TH STREET

1246



**MONUMENT LINE AND BOUNDARY CONTROL**



- MAP AND DEED REFERENCES:**
- GRANT DEED RECORDED MARCH 29, 2013, ON REEL K884 AT IMAGE 0180, DOCUMENT NUMBER 2013-N638888-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
  - MONUMENT MAP NO. 263, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

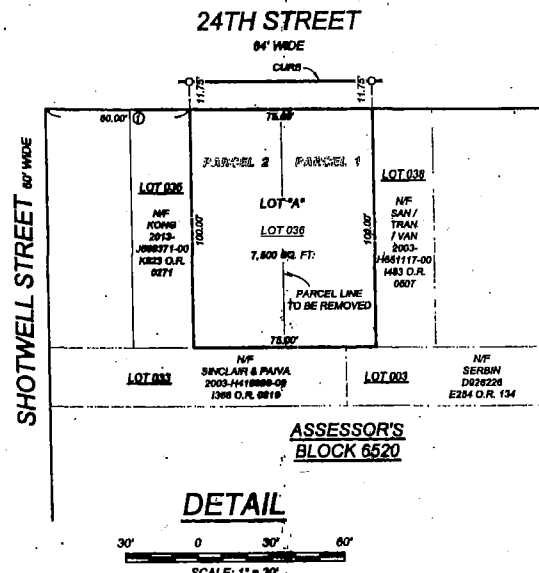
- LEGEND:**
- SET NAIL & TAG L.S. 6216 (OR AS NOTED)
  - ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
  - NF NOW OR FORMERLY

- BOUNDARY NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
  - ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
  - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**BASIS OF SURVEY:**  
 BLOCK LINES OF BLOCK 6520 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES WERE ESTABLISHED IN COMPLIANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "L" CUTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OFFICIAL CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

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

UNIT NO.:	PROPOSED APN:
COMMERCIAL	053
1-9	064-062



**FINAL MAP NO. 7512**  
**A 9 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL, MIXED-USE, CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 29, 2013, ON REEL K884 AT IMAGE 0180 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF MISSION BLOCK NO. 172  
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
 SCALE AS NOTED NOVEMBER, 2013



**Frederick T. Seher & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
 PHONE (415) 361-7800 FAX (415) 321-7655

SHEET THREE OF THREE SHEETS

AK 0880 LOT: 036 3135 24TH STREET





I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 6520 Lot No. 036

Address: 3135 24<sup>th</sup> St.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 4th day of November 2013



RECEIVED

135E-00 014:3

Department of Public Work  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

Date: April 8, 2013

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

Attention: Mr. Scott F. Sanchez

8005.1076QS SE

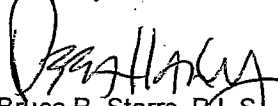
<b>Project ID:</b> 7512			
<b>Project Type:</b> 2 Lot Merger and 9 Units Residential, 1 Unit Commercial Mixed Use New Construction Condominium project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
3135	24TH ST	6520	036
<b>Tentative Map Referral</b>			

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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

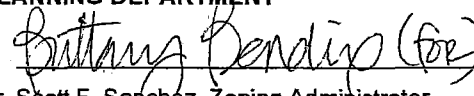
The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 9/26/13

  
Mr. Scott F. Sanchez, Zoning Administrator



Edwin M. Lee, Mayor  
 Mohammed Nuru, Director  
 Fuad S. Sweiss, PE, PLS,  
 City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
 Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

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*Handwritten signature/initials*

Department of Public Works  
 Bureau of Street-Use & Mapping  
 1155 Market Street, 3<sup>rd</sup> Floor  
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

### FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

**MAP**

Final Map No. 7512	Date Sent: Friday, November 22, 2013	Date Due at BOS Wednesday, November 27, 2013
Block/Lot 6520 / 036	Map Address 3135 24 <sup>th</sup> Street	

**SENDER**

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: <a href="mailto:Cheryl.Chan@sfdpw.org">Cheryl.Chan@sfdpw.org</a>

**ROUTE**

Date Received	To	Date Forwarded or Signed
11/22/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	11/22/13
11/22/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	11/22/13
11/25/13	Mohammed Nuru Director of Public Works City Hall, Room 348	11/25/13
11.26.13	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	<i>John</i> 11.26.13
	When map is submitted to BOS, please return this original routing sheet to sender.	



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