

File No. 211255

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

Board Item No. 48

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

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

Board of Supervisors Meeting

Date: December 14, 2021

#### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

#### OTHER

- Public Works Order No. 205633 \_\_\_\_\_
- Tentative Map Decision - 2/5/20 \_\_\_\_\_
- Tax Certificate - 10/29/21 \_\_\_\_\_
- Final Map \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew

Date: December 10, 2021

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

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

1 [Final Map No. 10240 - 18-28 Turk Murphy Lane]

2

3 **Motion approving Final Map No. 10240, a six residential unit condominium project,**  
4 **located at 18-28 Turk Murphy Lane, being a subdivision of Assessor’s Parcel Block No.**  
5 **0147, Lot No. 022; and adopting findings pursuant to the General Plan, and the eight**  
6 **priority policies of Planning Code, Section 101.1.**

7

8           MOVED, That the certain map entitled “Final Map No. 10240,” a six residential unit  
9 condominium project, located at 18-28 Turk Murphy Lane, being a subdivision of Assessor’s  
10 Parcel Block No. 0147, Lot No. 022, comprising four sheets, approved October 28, 2021, by  
11 Department of Public Works Order No. 205633 is hereby approved and said map is adopted  
12 as an Official Final Map No. 10240; 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 February 5, 2020, 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.

25

1 DESCRIPTION APPROVED:

RECOMMENDED:

2

3 /s/\_\_\_\_\_

/s/\_\_\_\_\_

4 James M. Ryan, PLS

Carla Short

5 Acting City and County Surveyor

Interim Director of Public Works

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San Francisco Public Works  
General – Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 205633**

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

APPROVING FINAL MAP NO. 10240, 18-28 TURK MURPHY LANE, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 022 IN ASSESSORS BLOCK NO. 0147 (OR ASSESSORS PARCEL NUMBER 0147-022). [SEE MAP]

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated FEBRUARY 05, 2020 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 No. 10240”, 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 FEBRUARY 05, 2020, 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:

X

DocuSigned by:

*Ryan, James*

Ryan, James 368042466DEB4E8...

Acting City and County Surveyor

X

DocuSigned by:

*Carla Short*

Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



**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  
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



**TENTATIVE MAP DECISION**

Date: November 13, 2019

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

Project ID:10240			
Project Type:5 Unit New Condominiums			
Address#	StreetName	Block	Lot
18	TURK MURPHY LN	0147	022
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

\_\_\_\_\_  
 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.

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 \_\_\_\_\_ Date \_\_\_\_\_

Planner's Name \_\_\_\_\_  
 for, Corey Teague, Zoning Administrator



**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  
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Attention: Mr. Corey Teague.

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

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

**Adrian VerHagen**  
Digitally signed by Adrian VerHagen  
 DN: cn=Adrian VerHagen, o=Bureau of Street-Use and Mapping, ou=Public Works,  
 email=adrian.verhagen@sfpw.org, c=US  
 Date: 2019.11.13 15:57:01 -08'00'

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.

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**PLANNING DEPARTMENT**

Signed

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator



**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: November 13, 2019

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

Project ID:10240			
Project Type:5 Unit New Condominiums			
Address#	StreetName	Block	Lot
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Tentative Map Referral			

Attention: Mr. Corey Teague.

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

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

\_\_\_\_\_  
 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.

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PLANNING DEPARTMENT

Signed \_\_\_\_\_

Date \_\_\_\_\_

Planner's Name \_\_\_\_\_  
 for, Corey Teague, Zoning Administrator





Attention: Mr. Corey Teague.

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

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

[Signature box]

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.

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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

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator



# SAN FRANCISCO PLANNING DEPARTMENT

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DATE: September 18, 2013  
TO: San Francisco Planning Department  
FROM: Sarah Jones, Environmental Review Officer  
RE: Processing Guidance: Not a project under CEQA

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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## PURPOSE

In evaluating the appropriate level of environmental review, the lead agency must first establish whether the proposed activity is considered a project under the California Environmental Quality Act (CEQA). This memorandum lists permit activities, reviewed by the San Francisco Planning Department, that are not considered a project, as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378. Therefore, they are not subject to CEQA review.

CEQA defines a "project" as "an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" and is undertaken, supported, or approved by a public agency. (Pub. Res. Code, § 21065.) Approvals, including any Planning permits, for these activities should receive no further action under CEQA.

The following activities have been deemed as "not a project" by the San Francisco Planning Department:

- Interior renovations of structures, where the interiors are not publicly accessible, the renovations do not increase the density or intensity of use (i.e. no new units), and there are no exterior modifications;
- Exterior in-kind repair or replacement work on portions of an existing structure not visible from the public right-of-way involving no expansion of the structure (i.e. in-kind repair or replacement of windows, stairs, fences, stucco, siding, roofing and decks);
- Interior renovations of publicly-accessible structures involving no change or expansion of use, where the interior of the structure is not historically significant and/or does not contribute to the building's historic significance;
- Legalization of existing, occupied uses or units;
- Condominium conversions that: (1) involve no activity subject to a building permit or are limited to permitted work not considered a project; and (2) do not require a Planning Commission authorization.

No exemptions shall be issued for any of the activities listed above.



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## TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **0147**

Lot: **022**

Address: **18V TURK MURPHY LN**

David Augustine, Tax Collector

Dated **October 29, 2021** this certificate is valid for the earlier of 60 days from **October 29, 2021** or **December 31, 2021**. 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 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."

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

**OWNERS:**

CHAK LUNG SIU AND ANNIE YU SIU, TRUSTEES OF THE CHAK LUNG SIU AND ANNIE YU SIU TRUST DATED DECEMBER 7, 2012

*Chak Lung Siu*  
CHAK LUNG SIU, TRUSTEE

*Annie Yu Siu*  
ANNIE YU SIU, TRUSTEE

**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 OCTOBER 15, 2021

BEFORE ME, ANGELA M. POST, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: CHAK LUNG SIU AND ANNIE YU SIU —  
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.

*Angela M. Post*

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



ANGELA M. POST  
PRINTED NAME:

2319782  
COMMISSION # OF NOTARY:

FEB. 21, 2024  
COMMISSION EXPIRES:

SAN FRANCISCO  
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

**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 CHAK LUNG SIU ON APRIL 1, 2016. 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, 2022, 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.



*Frederick T. Seher*  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216

DATE: 10-19-21

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: *James M. Ryan*  
L.S. 8630



DATE: 10-27-2021

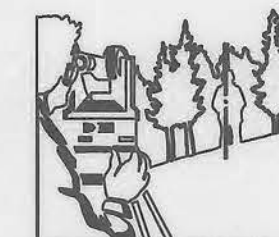
**FINAL MAP NO. 10240**  
**A 6 UNIT RESIDENTIAL**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF PARCEL "D" AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD JANUARY 10, 2013, DOCUMENT NUMBER 2013-J580996-00 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 50 VARA BLOCK NO. 132

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2021



**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 FOUR SHEETS

**TAX STATEMENT:**

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

DATED ..... DAY OF ....., 20.....

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

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO. ...., ADOPTED ....., 20....., APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10240".

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 28<sup>th</sup> DAY OF October, 2021

BY ORDER NO. 205633

BY: Carla Short DATE: 11/01/2021

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

**APPROVED AS TO FORM:**

NAME: DAVID CHIU  
CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**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. ....

**GENERAL NOTES:**

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 SIX (6) 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 TURK MURPHY LANE 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.

**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 AUGUST 9, 2017  
DOCUMENT NUMBER 2017-K492645-00

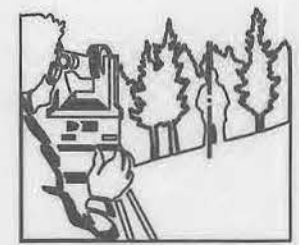
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ALSO BEING A PART OF 50 VARA BLOCK NO. 132

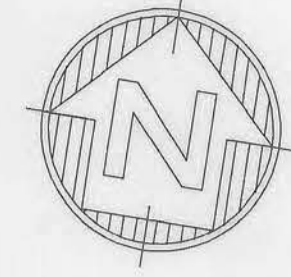
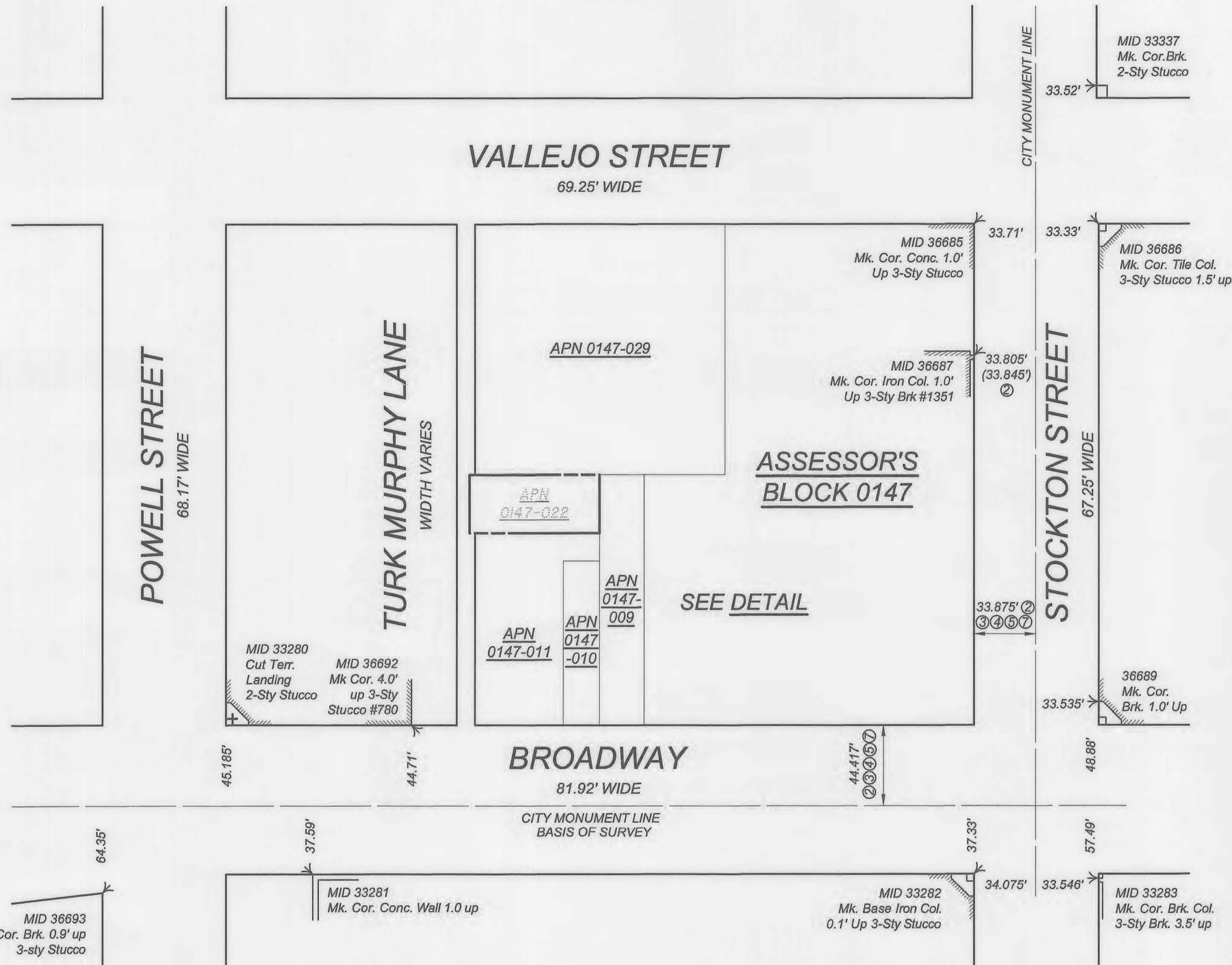
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2021



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

SHEET TWO OF FOUR SHEETS



**LINETYPES:**

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

**LEGEND:**

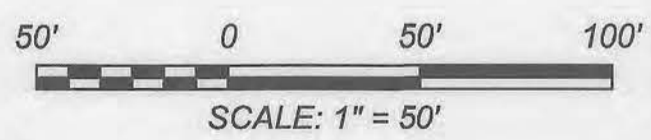
- SET CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216 IN NEW CURB
- FOUND NAIL & 3/4" BRASS TAG PLS 7639 PER ④
- L FOUND "L" CUT, UNKNOWN ORIGIN
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- CLR CLEAR OF PROPERTY LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE
- P.O.B. POINT OF BEGINNING OF SUBJECT DEED

**MONUMENT LINE AND BOUNDARY CONTROL**

**FINAL MAP NO. 10240  
A 6 UNIT RESIDENTIAL  
CONDOMINIUM PROJECT**

**MAP AND DEED REFERENCES:**

- ① GRANT DEED RECORDED JANUARY 10, 2013, DOCUMENT NUMBER 2013-J580996-00 SAN FRANCISCO COUNTY RECORDS
- ② MONUMENT MAP NO. 8, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
- ③ BLOCK DIAGRAM OF VARA BLOCK 132, DATED NOV. 18, 1908, FILE "0147a", ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ④ "RECORD OF SURVEY 7744", RECORDED SEPTEMBER 17, 2013, IN BOOK EE OF MAPS, PAGE 106, SAN FRANCISCO COUNTY RECORDS
- ⑤ PARCEL MAP RECORDED JULY 6, 2000, IN BOOK 44 OF PARCEL MAPS, PAGE 120, SAN FRANCISCO COUNTY RECORDS
- ⑥ AFFIDAVIT OF DEATH OF TRUSTEES RECORDED MARCH 1, 2006, DOCUMENT NUMBER 2006-I136609-00, SAN FRANCISCO COUNTY RECORDS
- ⑦ MONUMENT MAP OF THE FIFTY VARA DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO, PREPARED UNDER RESOLUTION 2764 (NEW SERIES), OCTOBER 12, 1908, AND APPROVED BY ORDINANCE 1028 (NEW SERIES) DECEMBER 20, 1909, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR



**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 1, 2016. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. TAGS WERE SET AND CURB LOCATED ON 9-29-2021.

**BASIS OF SURVEY:**

BLOCK LINES OF BLOCK 0147 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.

**ASSESSOR'S PARCEL NUMBER (APN) NOTE:**

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

6 CONDOMINIUM UNITS = APN 0147-030 THRU 035

**BOUNDARY NOTES:**

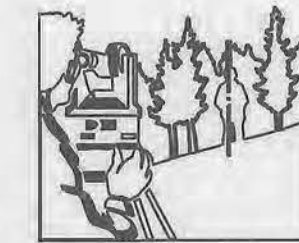
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
- DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

BEING A SUBDIVISION OF PARCEL "D" AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD JANUARY 10, 2013, DOCUMENT NUMBER 2013-J580996-00 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 50 VARA BLOCK NO. 132

CITY AND COUNTY OF SAN FRANCISCO  
SCALE AS NOTED

CALIFORNIA  
OCTOBER, 2021



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

SHEET THREE OF FOUR SHEETS

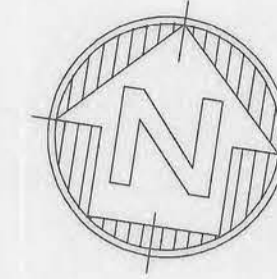
VALLEJO STREET

69.25' WIDE

(0.05') ③  
14.32' (14.23') ③

275.625' ③ ⑤

137.50' ⑤



TURK MURPHY LANE

FORMERLY CHURCHILL STREET  
FORMERLY CHURCH AVENUE  
FORMERLY NOONAN'S ALLEY

POWELL STREET

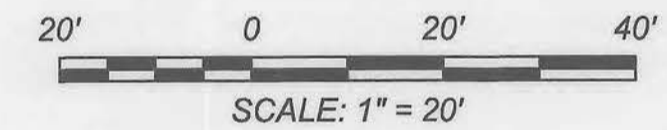
68.17' WIDE

STOCKTON STREET

67.25' WIDE

ASSESSOR'S  
BLOCK 0147

DETAIL



FINAL MAP NO. 10240

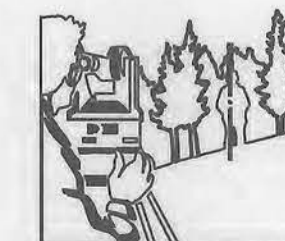
A 6 UNIT RESIDENTIAL  
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF PARCEL "D" AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD JANUARY 10, 2013, DOCUMENT NUMBER 2013-J580996-00 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 50 VARA BLOCK NO. 132

CITY AND COUNTY OF SAN FRANCISCO  
SCALE AS NOTED

CALIFORNIA  
OCTOBER, 2021

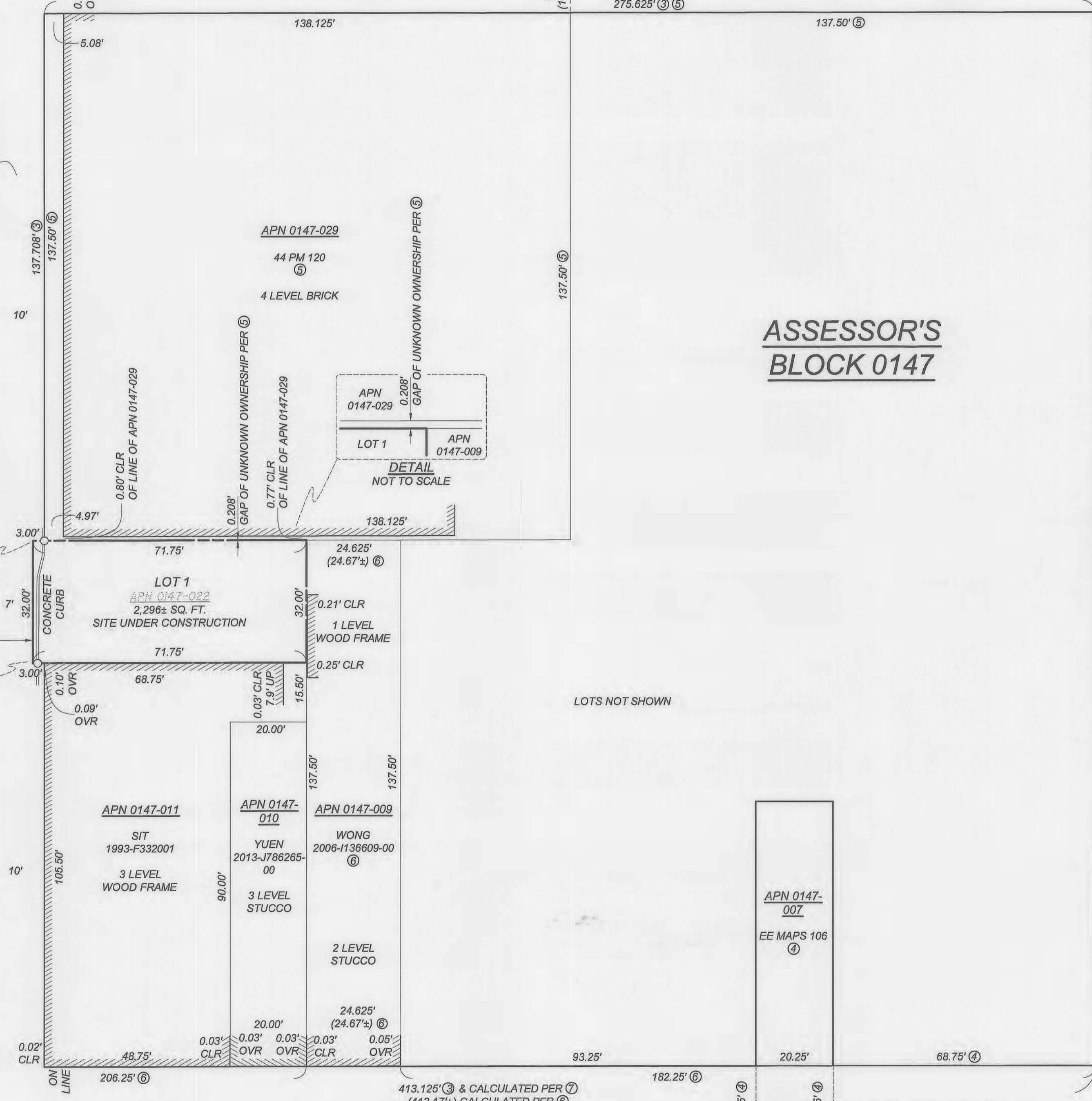


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SHEET FOUR OF FOUR SHEETS

APN: 0147-022 18-22 TURK MURPHY LANE



LOTS NOT SHOWN

FOUND HOLE IN CURB, NO TAG  
(TAGS ON LINE) ④

413.125' ③ & CALCULATED PER ⑦  
(413.17%) CALCULATED PER ⑥

BROADWAY

81.92' WIDE

**From:** [Mapping, Subdivision \(DPW\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [MARQUEZ, JENINE \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Ryan, James \(DPW\)](#); [Dahl, Bryan \(DPW\)](#); [Rems, Jacob \(DPW\)](#)  
**Subject:** PID:10240 BOS Final Map Submittal  
**Date:** Wednesday, December 1, 2021 2:57:32 PM  
**Attachments:** [Order205633.docx.pdf](#)  
[Summary.pdf](#)  
[10240\\_DCP\\_APPROVAL\\_20200211.pdf](#)  
[10240\\_Motion\\_20201023.doc](#)  
[10240\\_SIGNED\\_MOTION\\_20211201.pdf](#)  
[10240\\_TAX\\_CERT\\_20211101.pdf](#)  
[10240\\_SIGNED\\_MYLAR\\_20211201.pdf](#)

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To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the December 14, 2021 meeting.

Please view attached documents for review:

RE: Final Map signature for 18 Turk Murphy Lane, PID: 10240

Regarding: BOS Approval for Final Map  
APN: 0147/022  
Project Type: 6 Units New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- PDF of DCP Approval
- Word document of Motion and signed Motion
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at [James.Ryan@sfdpw.org](mailto:James.Ryan@sfdpw.org).

Kind regards,

Jessica Mendoza | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103  
[Jessica.Mendoza@sfdpw.org](mailto:Jessica.Mendoza@sfdpw.org)