

BOARD of SUPERVISORS



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

MEMORANDUM

Date: December 18, 2020
To: Carmen Chu, Assessor-Recorder
From: *AC* Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9978 - 1863 Mission Street

On December 15, 2020, the Board of Supervisors approved Map 9978; the certification is below. Additionally, I have attached the Tax Statement, stating there are no liens against this subdivision or any part thereof for unpaid state, county, municipal or local taxes, or special assessments collected as taxes.

FINAL MAP NO. 9978
A 37 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 25, 2018, DOCUMENT NUMBER 2018-K807026-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 31

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2020

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. M20-204, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9978".

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

Angela Calvillo DATE: 12/18/2020
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 18 DAY OF December, 2020

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

BOARD OF SUPERVISORS' APPROVAL:

ON December 15, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

M20-204, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 201352

Final Map No. 9978 - 1863 Mission Street
December 18, 2020
Page 2

c: Douglas Legg, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 9978 - 1863 Mission Street]

2

3 **Motion approving Final Map No. 9978, a 37 residential unit and two commercial unit,**
4 **mixed-use condominium project, located at 1863 Mission Street, being a subdivision of**
5 **Assessor’s Parcel Block No. 3548, Lot No. 033; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 9978”, a 37 residential unit and
9 two commercial unit, mixed-use condominium project, located at 1863 Mission Street, being a
10 subdivision of Assessor’s Parcel Block No. 3548, Lot No. 033, comprising three sheets,
11 approved November 19, 2020, by Department of Public Works Order No. 203839 is hereby
12 approved and said map is adopted as an Official Final Map No. 9978; 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 June 5, 2019, 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

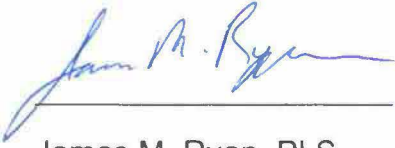
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s
21 Statement as set forth herein;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

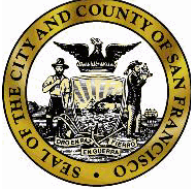


James M. Ryan, PLS
Acting City and County Surveyor

RECOMMENDED:



Alaric Degraffried
Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-204

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

File Number: 201352

Date Passed: December 15, 2020

Motion approving Final Map No. 9978, a 37 residential unit and two commercial unit, mixed-use condominium project, located at 1863 Mission Street, being a subdivision of Assessor's Parcel Block No. 3548, Lot No. 033; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

December 15, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201352

I hereby certify that the foregoing Motion was APPROVED on 12/15/2020 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

OWNER'S STATEMENT:

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

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

OWNERS:

MISSION III LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Michael J. Mamone
BY: MICHAEL J. MAMONE, MANAGING MEMBER

BENEFICIARY:

STERLING BANK AND TRUST, FSB

Deborah Starinsky AVP
BY: TITLE:

Deborah Starinsky
PRINT NAME:

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 10/20/2020

BEFORE ME, SRINDER KUMAR, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: MICHAEL J. MAMONE

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.

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

SRINDER KUMAR
PRINTED NAME:

OCT 2, 2022
COMMISSION EXPIRES:

2257423
COMMISSION # OF NOTARY:

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

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 MICHIGAN)
COUNTY OF OAKLAND)
ON 10/16/2020

BEFORE ME, LAWRENCE W. BUSLEPP, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: DEBORAH STARINSKY
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.

WITNESS MY HAND AND OFFICIAL SEAL.

Lawrence W. Buslepp
SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

LAWRENCE W. BUSLEPP N/A
PRINTED NAME: COMMISSION # OF NOTARY:

6/25/2024 OAKLAND
COMMISSION EXPIRES: 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 MISSION III LLC ON MARCH 25, 2019. I HEREBY STATE THAT ALL 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.



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

DATE: 10-22-20

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.

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

Bruce R. Storrs
BY: BRUCE R. STORRS L.S. 6914

DATE: NOVEMBER 5 2020



FINAL MAP NO. 9978

A 37 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 25, 2018, DOCUMENT NUMBER 2018-K607026-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 31

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2020



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 THREE SHEETS

APN 3548-033 1863 MISSION STREET

TAX STATEMENT:

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

DATED 18 DAY OF December, 2020

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

CLERK'S STATEMENT:

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

ITS MOTION NO. M20-204, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9978".

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

BY: Signed in counterpart DATE: December 18, 2020
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 19th DAY OF November, 2020

BY ORDER NO. 203839

BY: Alaric Degrafinried DATE: December 1, 2020

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature] DATE: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON December 15, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

M20-204, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD

OF SUPERVISORS IN FILE NO. 201352

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 THIRTY-SEVEN (37) DWELLING UNITS AND TWO (2) COMMERCIAL 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 MISSION STREET AND MINNA STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

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 APRIL 26, 2019
DOCUMENT NUMBER 2019-K760464-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JUNE 19, 2018
DOCUMENT NUMBER 2018-K627605-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JUNE 29, 2018
DOCUMENT NUMBER 2018-K634828-00

"MEMORANDUM OF AGREEMENT"
RECORDED ON OCTOBER 1, 2018
DOCUMENT NUMBER 2018-K679177-00

FINAL MAP NO. 9978

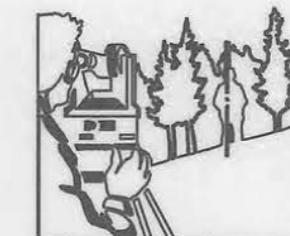
**A 37 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 25, 2018, DOCUMENT NUMBER 2018-K607026-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 31

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2020



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 THREE SHEETS

14TH STREET

64' WIDE

BASIS OF SURVEY
CITY MONUMENT LINE

632.43' (632.456') (2)

MID 19271
SO. FACE POWER POLE 1.0' UP

MID 19062
FOUND 1" BRASS DISC STAMPED
"CCSF MONUMENT" PER (7)

MAP AND DEED REFERENCES:

- (1) GRANT DEED RECORDED APRIL 25, 2018, DOCUMENT NUMBER 2018-K607026-00, SAN FRANCISCO COUNTY RECORDS
- (2) MONUMENT MAP NO. 261, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- (3) BLOCK DIAGRAM ENTITLED "MISSION 31", DATED FEB. 10, 1908, FILE NO. "3548a" IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- (4) BLOCK DIAGRAM ENTITLED "M-31", UNDATED, FILE NO. 3548b" IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- (5) FINAL MAP NO. 7433, FILED FOR RECORD JANUARY 14, 2014, IN BOOK 123 OF CONDOMINIUM MAPS, AT PAGES 50-52, SAN FRANCISCO COUNTY RECORDS
- (6) FINAL MAP NO. 9813, TO BE RECORDED
- (7) CORNER RECORD, DOC. NO. "19062", FILED MAY 10, 2019, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

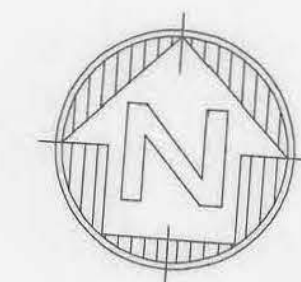
ASSESSOR'S PARCEL NUMBER (APN) NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
39 CONDOMINIUM UNITS = APN 3548-193 THRU 3548-231

- LINETYPES:**
- MONUMENT LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE
 - ADJACENT LOT LINE

- LEGEND:**
- SET NAIL & 3/4" BRASS TAG L.S. 6216 IN CURB
 - FOUND NAIL & 3/4" BRASS TAG L.S. 6216
 - () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
 - ⊙ INDICATES FOUND CITY MONUMENT, AS NOTED
 - CITY MONUMENT SEARCHED FOR, NOT FOUND
 - L FOUND "L" CUT PER (4)
 - N/F NOW OR FORMERLY
 - CLR CLEAR OF PROPERTY LINE
 - MID ##### MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - OVR OVER PROPERTY LINE

SURVEYOR'S NOTE:

THIS SURVEY FOUND A 0.15' SURPLUS IN THE BLOCK LENGTH NOT OF RECORD PER THE BLOCK DIAGRAMS OR THE PREVIOUS MAP BY THIS OFFICE, FINAL MAP 7433. AS THE SUBJECT LOT AND THAT OF FINAL MAP 7433 ARE ESTABLISHED BY RECORD MEASUREMENT FROM 15TH STREET, WHICH HAS BEEN FOUND TO LIE 0.15' SOUTHERLY OF ITS LOCATION PER FINAL MAP 7433, THE LOT OF FINAL MAP 7433 IS LIKELY FOUND BY THIS SURVEY TO LIE 0.15' SOUTHERLY OF ITS LOCATION AS PER THAT MAP. AS THE TAGS SET PER THAT MAP WERE SEARCHED FOR, NOT FOUND, NEW TAGS HAVE BEEN SET AT THAT LOT AND THIS ONE, TO MARK THEIR LINES AS DETERMINED BY THIS SURVEY, AS SHOWN HEREON. THE SURPLUS IN THE BLOCK IS FOUND TO LIE IN THE PORTION OF THE BLOCK NORTHERLY OF THE SUBJECT PROPERTY.



MID 29609
19.008'
MKS GRANITE BASE
ARMORY BLDG 2'
ABOVE ASW

BASIS OF SURVEY:
BLOCK LINES OF BLOCK 3548 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.

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 25, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

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

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

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

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

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

MID 29611
MK. BR. TOP
OF BASE 2.0'
ABOVE ASW

MID 30360
MK. COL. ABOVE
TILE BASE 2' UP

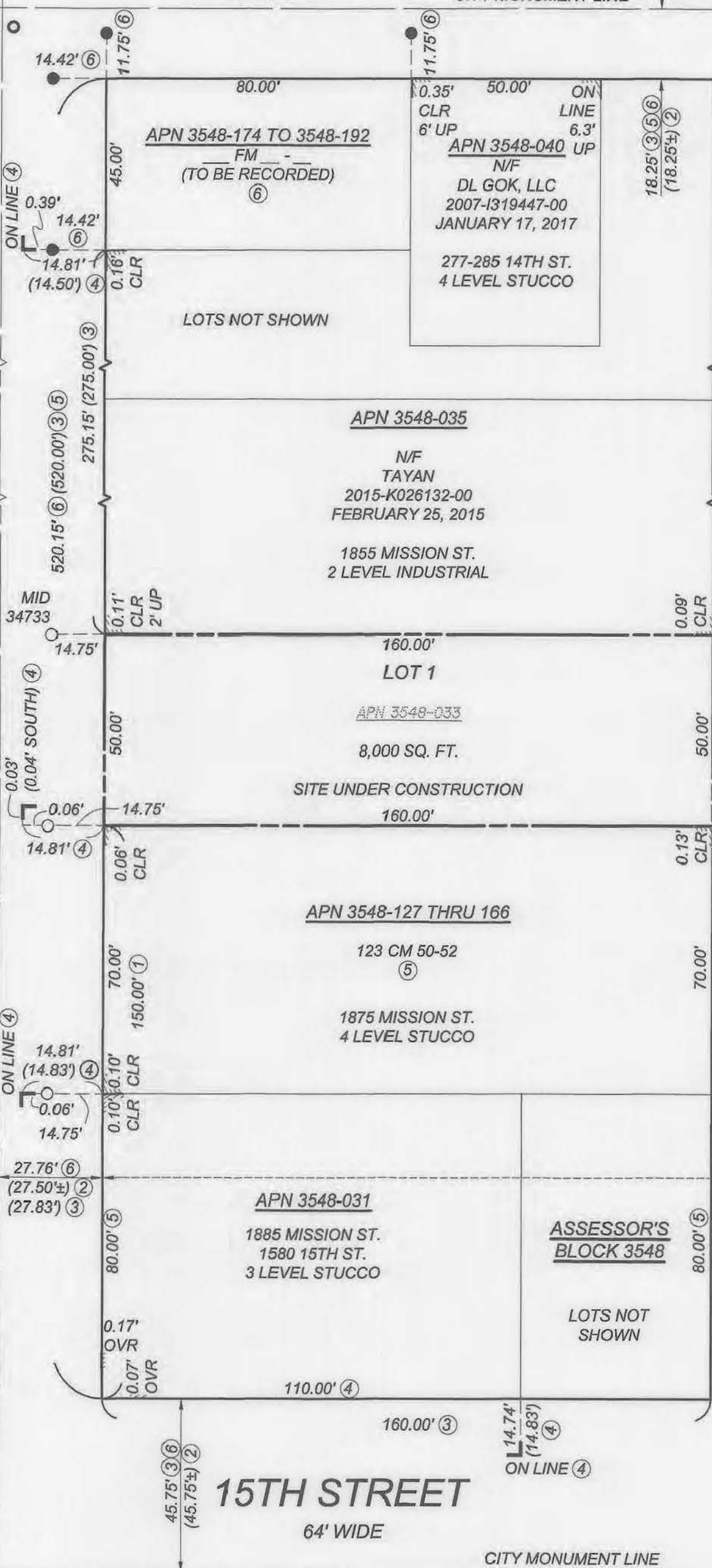
JOB # 2194-18

MISSION STREET
82.50' WIDE

CITY MONUMENT LINE

MID 18180

MID 18181



MINNA STREET
35' WIDE

S. VAN NESS AVE.
82.50' WIDE

CITY MONUMENT LINE

15TH STREET

64' WIDE

CITY MONUMENT LINE

632.43' (632.456') (2)

MID 24862
CUT ASW
CLOSE TO
PL COR

MID 24864
SURV. CUT CURB
RET. W. OF SW.

MID 30362
MK. CONC.
FOUND 1.0'
ABOVE ASW
3-STY FLATS

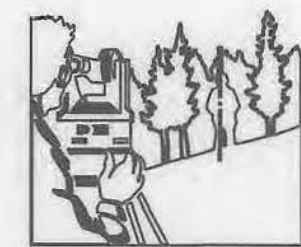
FINAL MAP NO. 9978
**A 37 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 25, 2018, DOCUMENT NUMBER 2018-K607026-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 31

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
OCTOBER, 2020



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 THREE SHEETS

APN 3548-033 1863 MISSION STREET

