

File No. 180908

Committee Item No. _____

Board Item No. 54

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 25, 2018

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. 188293 - August 14, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Map Decisison - February 17, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - September 20, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: September 20, 2018

Prepared by: _____

Date: _____

1 [Final Map 9254 - 1022-1032 Pacific Avenue]

2

3 **Motion approving Final Map 9254, a six residential unit condominium project, located at**
4 **1022-1032 Pacific Avenue, being a subdivision of Assessor’s Parcel Block No. 0158,**
5 **Lot No. 094; and adopting findings pursuant to the General Plan, and the priority**
6 **policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP 9254”, a six residential unit
9 condominium project, located at 1022-1032 Pacific Avenue, being a subdivision of Assessor’s
10 Parcel Block No. 0158, Lot No. 094, comprising three sheets, approved August 14, 2018, by
11 Department of Public Works Order No. 188293 is hereby approved and said map is adopted
12 as an Official Final Map 9254; 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 17, 2017, that the proposed subdivision is
16 consistent with the General Plan, and the priority policies of Planning Code, Section 101.1;
17 and, be it

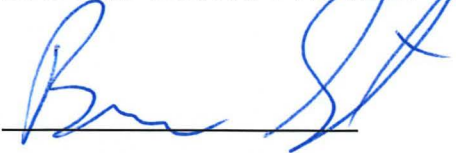
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s
21 Statement as set forth herein;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

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

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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103

(415) 554-5827 ■ www.SFPublicWorks.org



London N. Breed, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 188293

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

APPROVING FINAL MAP 9254, 1022-1032 PACIFIC AVENUE, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 094 IN ASSESSORS BLOCK NO. 0158.

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated February, 17, 2017 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 9254", 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 February, 17, 2017, 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:

BY: 

2018 SEP 14 AM 8:51

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO



San Francisco Public Works

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

8/14/2018

8/14/2018

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed



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



TENTATIVE MAP DECISION

Date: January 20, 2017

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

Project ID: 9254			
Project Type: 6 Units New Construction			
Address#	StreetName	Block	Lot
1024 - 1032	PACIFIC AVE	0158	010
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,

 James Ryan
 2017.01.20 13:17:09 -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.

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 Digitally signed by Nicholas Foster
 DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
 ou=Current Planning, cn=Nicholas Foster,
 email=Nicholas.Foster@sfgov.org
 Date: 2017.02.17 12:34:44 -0800

Date

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



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

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, there are no liens against the subdivision designated on the map entitled:

Block No. 0158 Lot No. 094

Address: 1024-1032 Pacific Ave

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 20th day of September. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

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 the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 0158 Lot No. 094

Address: 1024-1032 Pacific Ave

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$2,207,990

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$26,496.00

Amount of Assessments not yet due: \$892.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 20th day of September. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNERS 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 INCLOSED 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 SAID MAP CONSTITUTES AND CONSISTS OF SURVEY MAP SHOWING HOMEBUILDING ON THE GROUND WITHIN THE LEARNING OF PARAGRAPHS 4120 AND 488 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 3, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

OWNERS:

JEFFREY ENG AND JEN WEI TRUSTEES OF THE JEFFREY ENG AND JEN WEI ENG REVOCABLE TRUST DATED DECEMBER 4, 1993

Jeffrey Eng
JEFFREY ENG, TRUSTEE

Jen Wei
JEN WEI ENG, TRUSTEE

OWNERS 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 MATEO
ON July 23rd 2018 BEFORE ME, Geno Thomas Cejillo, NOTARY PUBLIC (MYST NUMBER)

PERSONALLY APPEARED: Jeffrey Eng and Jen Wei
ENG

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ETC EXECUTED THE SAME IN HIS/HER/IT/ETC AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/IT/ETC SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY FROM 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
Geno Thomas Cejillo
SIGNATURE

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

PRINTED NAME: Geno Thomas Cejillo
COMMISSION # OF NOTARY: 2236238
03/29/2022
COMMISSION EXPIRES: San Mateo
PRINCIPAL COUNTY OF BUSINESS

JOB # 1844-13

GENERAL NOTES:

- 1) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 488. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) UNITS.
- 2) ALL UNDEVELOPED EGRESS, PATHS OF TRAVEL, FIRE/EMERGENCY EXITS AND OTHER COMPONENTS, EXIT PATHWAYS, AND PASSAGEWAYS, STAIRWAYS, CORRIDORS, ELEVATORS, 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.
- 3) 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:
 - (a) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND
 - (b) ALL COMMON AREAS AND STREETS ON THE REAL PROPERTY AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FROWING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- 4) IN THE EVENT THE AREAS IDENTIFIED IN (3) 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 LITIGATION AGAINST THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS PROPERTY.
- 5) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE OR CONSTRUCTION OF THE BUILDING OR STRUCTURE WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO MAINTAIN ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS, ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE CITY'S BUILDING AND FIRE CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- 6) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON THAT EXIST, OR THAT MAY BE CONSTRUCTED ONTO OR OVER PUBLIC AVENUE ARE PERMITTED PROVIDED THAT THE CITY AND COUNTY OF SAN FRANCISCO THEREAFTER DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- 7) SIGNIFICANT ENCROACHMENTS TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOT PERMITTED TO EXIST OR BE CONSTRUCTED. IF SUCH ENCROACHMENTS SHALL EXIST AND ARE NOT PERMITTED TO 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.

RECORDERS STATEMENT:

FILED THIS DAY OF 20..... AT M.
IN BOOK OF CONDOMINIUM MAPS (AT PAGES) AT THE REQUEST OF
FREDERICK T. SEHER
RECORDERS

SURVEYORS 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 JEFFREY ENG ON MARCH 13, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SUFFICIENT TO MARK THE SIZE AND THE POSITION OF THE MONUMENTS AND THE THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: 07-25-18
FREDERICK T. SEHER, P.S.
LICENSE NO. 9216
Frederick T. Seher

CITY AND COUNTY SURVEYORS 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 LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
DATE: AUGUST 20 2018
BY: *Bruce R. Storrs*
BRUCE R. STORRS, U.S. #914



**FINAL MAP NO. 9254
A 6 UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE (FOR LOT LINE ADJUSTMENT), FILED FOR RECORD ON OCTOBER 11, 2016, DOCUMENT NUMBER 2016-K341035-00 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. 188.
CALIFORNIA
JULY, 2018
CITY AND COUNTY OF SAN FRANCISCO



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7850 FAX (415) 921-7855

TAX STATEMENT:

I, ANGELA CALWILLO, 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. 20, ADOPTED THIS MAP ENTITLED, FINAL MAP NO. 2234, IN TESTIMONY WHEREOF, I HAVE HERELINTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

DATED: 20, DAY OF: 20, 20.

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

CLERK'S STATEMENT:

I, ANGELA CALWILLO, 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. 20, ADOPTED THIS MAP ENTITLED, FINAL MAP NO. 2234, IN TESTIMONY WHEREOF, I HAVE HERELINTO 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 20, DAY OF 20, 20, BY ORDER NO. DATE:

BY: DATE:
RODOLPHO NERI,
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: DATE:
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

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

FINAL MAP NO. 9254
A 6 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE (FOR LOT LINE ADJUSTMENT), FILED FOR RECORD ON OCTOBER 11, 2018, DOCUMENT NUMBER 2018-K341035-00 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. 185
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
JULY, 2018



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 COMBARD STREET, SAN FRANCISCO, CA 94133
PHONE: (415) 321-7800 FAX: (415) 321-7855

APN: 0158-094

1022-1032 PACIFIC AVENUE

SHEET TWO OF THREE SHEETS

ASSESSOR'S BLOCK 0157

TAYLOR STREET
67.18' WIDE AND VARIES

HIMMELMANN PLACE
12.50' WIDE

SALMON STREET
17.5' WIDE

MASON STREET
69.25' WIDE

MONUMENT LINE AND BOUNDARY CONTROL

JACKSON STREET

ASSESSOR'S BLOCK 0181

BROADWAY
WIDTH VARIES

ASSESSOR'S BLOCK 0149

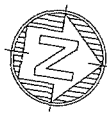
SALMON STREET
17.5' WIDE

PACIFIC AVENUE
49.17' WIDE

MASON STREET
69.25' WIDE

DETAIL

FINAL MAP NO. 9254
A 6 UNIT RESIDENTIAL
CONDOMINIUM PROJECT



NOTE:
DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE ARE SHOWN FROM BUILDING CORNERS UNLESS NOTED OTHERWISE. BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

UNIT NO.	PROPOSED APN
1022	0158-095
1024	0158-096
1028	0158-097
1028	0158-098
1030	0158-099
1032	0158-100

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

SCALE: 1" = 20'

- MAP AND DEED REFERENCES:
- CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED OCTOBER 11, 2016, DOCUMENT NUMBER 2016-K41035-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - MONUMENT MAPS NO. 7, 8 AND 12, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - BLOCK DIAGRAM OF 50 VARA BLOCK NO. 188, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - RECORD OF SURVEY NO. 8143 FILED FOR RECORD JUNE 18, 2014, IN BOOK EE, AT PAGE 180, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - PARCEL MAP NO. 6120 FILED FOR RECORD NOVEMBER 4, 2011, IN BOOK 117 OF CONDOMINIUM MAPS, AT PAGE 30-31, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - MAP SHOWING THE WINDING OF BROADWAY DATED OCTOBER 1953, T-144A, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

LEGEND:

- FOUND WALL & TAG PER REFERENCE
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASUREMENT PER REFERENCE
- INDICATES FOUND CITY MONUMENT, BRASS DISK IN SIDEWALK
- CITY MONUMENT SEARCHED FOR, NOT FOUND (S.F.M.C.)
- CLEAR OF PROPERTY LINE
- MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- NOW OR FORMERLY
- OVER PROPERTY LINE

LINE TYPES:

- MONUMENT LINE
- RIGHT OF WAY (R.O.W.)
- PROPERT LINE
- ADJOINING LOT LINE

JOB # 184-15

- BOUNDARY NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
 - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 - DETAILS NEAR ROUND T, CUTS AND PROPERTY LINE MAY NOT BE TO SCALE AND MAY BE ENLARGED FOR CLARITY.
 - MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- BASIS OF SURVEY:
BLOCK LINES OF BLOCK 0158 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE.



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7800 FAX (415) 921-7855

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
JULY, 2016

APN: 0158-094

1022-1032 PACIFIC AVENUE