

**OWNER'S STATEMENT:**

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

OWNERS: 119 7TH ST. DEVELOPMENT, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Z&L PROPERTIES, INC.,  
A CALIFORNIA CORPORATION

ITS: MANAGER

BY: [Signature]  
LIN WU, PRESIDENT

**BENEFICIARY'S STATEMENT:**

INDUSTRIAL AND COMMERCIAL BANK OF CHINA (USA) NA, A NATIONAL BANKING ASSOCIATION,  
DEED OF TRUST, MAY 12, 2017, 2017-K450106 O.R.

BY: [Signature]  
PRINT: Ellen Chiu Yee / Jianlong Wen  
TITLE: SUP / SUP

**OWNER'S ACKNOWLEDGMENT:**

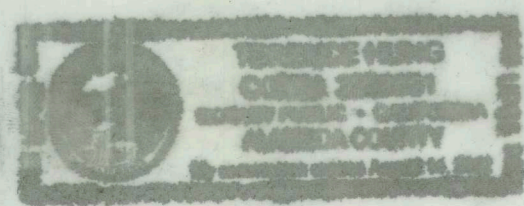
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF San Mateo }  
ON Oct 22 2018 BEFORE ME, TERENCE HUNG

A NOTARY PUBLIC,  
PERSONALLY APPEARED LIN WU  
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.

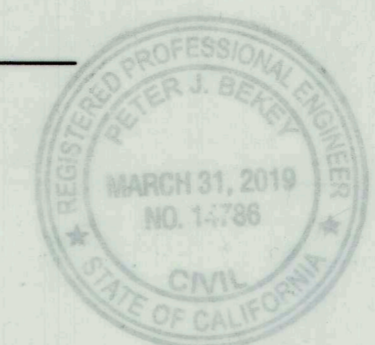
WITNESS MY HAND AND SEAL:  
SIGNATURE: [Signature]  
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2250351  
MY COMMISSION EXPIRES: AUGUST 14 2022  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: ALAMEDA



**ENGINEER'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 FULLVIEW PROPERTY LLC IN FEBRUARY 2016. I HEREBY STATE THAT ALL THE MONUMENTS WILL BE SET IN THOSE POSITIONS ON OR BEFORE JUNE 30TH 2019 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 10/22/18  
KCA ENGINEERS, INC.  
PETER J. BEKEY  
R.C.E. NO. 14786  
LICENSE EXPIRES: MARCH 31, 2019



**BENEFICIARY'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF SAN FRANCISCO }  
ON October 25, 2018 BEFORE ME, LOUISA LEUNG

A NOTARY PUBLIC,  
PERSONALLY APPEARED ELLEN CHIU YEE AKA ELLEN WAI CHIU AND JIANLONG WEN  
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 SEAL:  
SIGNATURE: [Signature]  
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2171518  
MY COMMISSION EXPIRES: NOVEMBER 12, 2020  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO COUNTY



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ m.  
IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_  
AT THE REQUEST OF KCA ENGINEERS, INC.

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

**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 THAT THIS MAP IS TECHNICALLY CORRECT.

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

BY: [Signature] DATE: NOVEMBER 15, 2018  
BRUCE R. STORRS, L.S. 6914



**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. 9019". IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP NO. 9019**

A 39 UNIT RESIDENTIAL AND A 2 UNIT COMMERCIAL  
MIXED USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN  
THAT CERTAIN DEED RECORDED JANUARY 26, 2015  
RECORDER'S SERIAL NUMBER 2015-K012011-00  
ALSO BEING A PORTION OF 100 VARA BLOCK NUMBER 394  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

OCTOBER 2018

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 4 SHEETS

APN 3726-103

119 7TH STREET

**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 NINE (39) 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 COMMONUSE 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 (SEVENTH 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.

**SPECIAL RESTRICTION NOTES:**

1. NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE RECORDED AS DOCUMENT NO. 2014-J904789
2. SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PLAN RECORDED AS DOCUMENT NO. 1995-F816264
3. PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NO. 2016-K360649

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

UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
COMMERCIAL 1	3726-215
COMMERCIAL 2	3726-216
201	3726-217
202	3726-218
203	3726-219
204	3726-220
205	3726-221
206	3726-222
301	3726-223
302	3726-224
303	3726-225
304	3726-226
305	3726-227
306	3726-228
401	3726-229
402	3726-230
403	3726-231
404	3726-232
405	3726-233
406	3726-234
501	3726-235
502	3726-236
503	3726-237
504	3726-238
505	3726-239
506	3726-240
601	3726-241
603	3726-242
604	3726-243
605	3726-244
606	3726-245
701	3726-246
703	3726-247
704	3726-248
705	3726-249
706	3726-250
801	3726-251
803	3726-252
804	3726-253
805	3726-254
806	3726-255

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDER NO. \_\_\_\_\_

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

**APPROVED AS TO FORM:**  
DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL:**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. \_\_\_\_\_

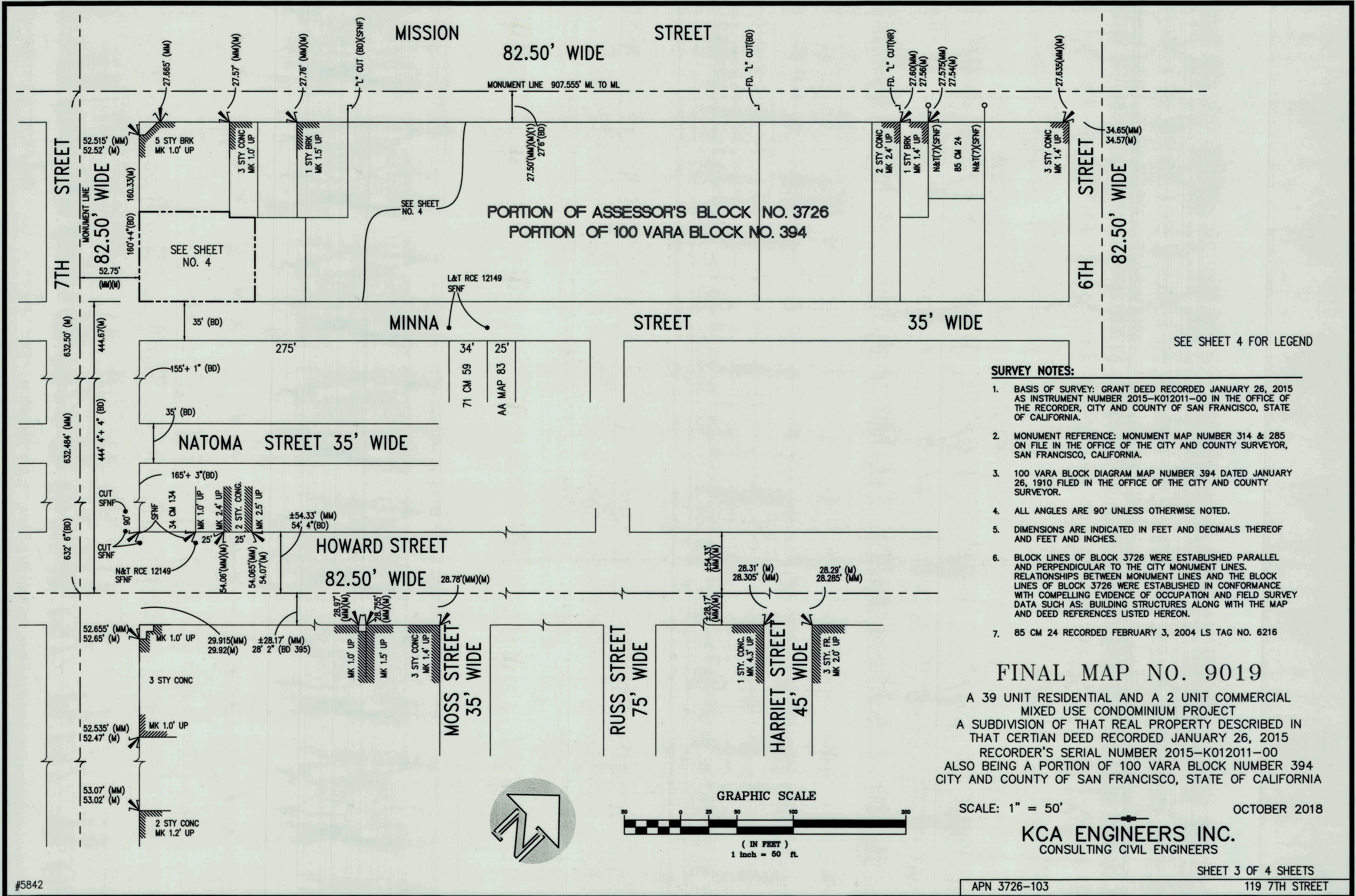
**FINAL MAP NO. 9019**

A 39 UNIT RESIDENTIAL AND A 2 UNIT COMMERCIAL MIXED USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED JANUARY 26, 2015 RECORDER'S SERIAL NUMBER 2015-K012011-00 ALSO BEING A PORTION OF 100 VARA BLOCK NUMBER 394 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

OCTOBER 2018

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

SHEET 2 OF 4 SHEETS



**SURVEY NOTES:**

1. BASIS OF SURVEY: GRANT DEED RECORDED JANUARY 26, 2015 AS INSTRUMENT NUMBER 2015-K012011-00 IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
2. MONUMENT REFERENCE: MONUMENT MAP NUMBER 314 & 285 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, SAN FRANCISCO, CALIFORNIA.
3. 100 VARA BLOCK DIAGRAM MAP NUMBER 394 DATED JANUARY 26, 1910 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF AND FEET AND INCHES.
6. BLOCK LINES OF BLOCK 3726 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 3726 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: BUILDING STRUCTURES ALONG WITH THE MAP AND DEED REFERENCES LISTED HEREON.
7. 85 CM 24 RECORDED FEBRUARY 3, 2004 LS TAG NO. 6216

**FINAL MAP NO. 9019**

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SCALE: 1" = 50'

OCTOBER 2018

**KCA ENGINEERS INC.**  
 CONSULTING CIVIL ENGINEERS

SHEET 3 OF 4 SHEETS

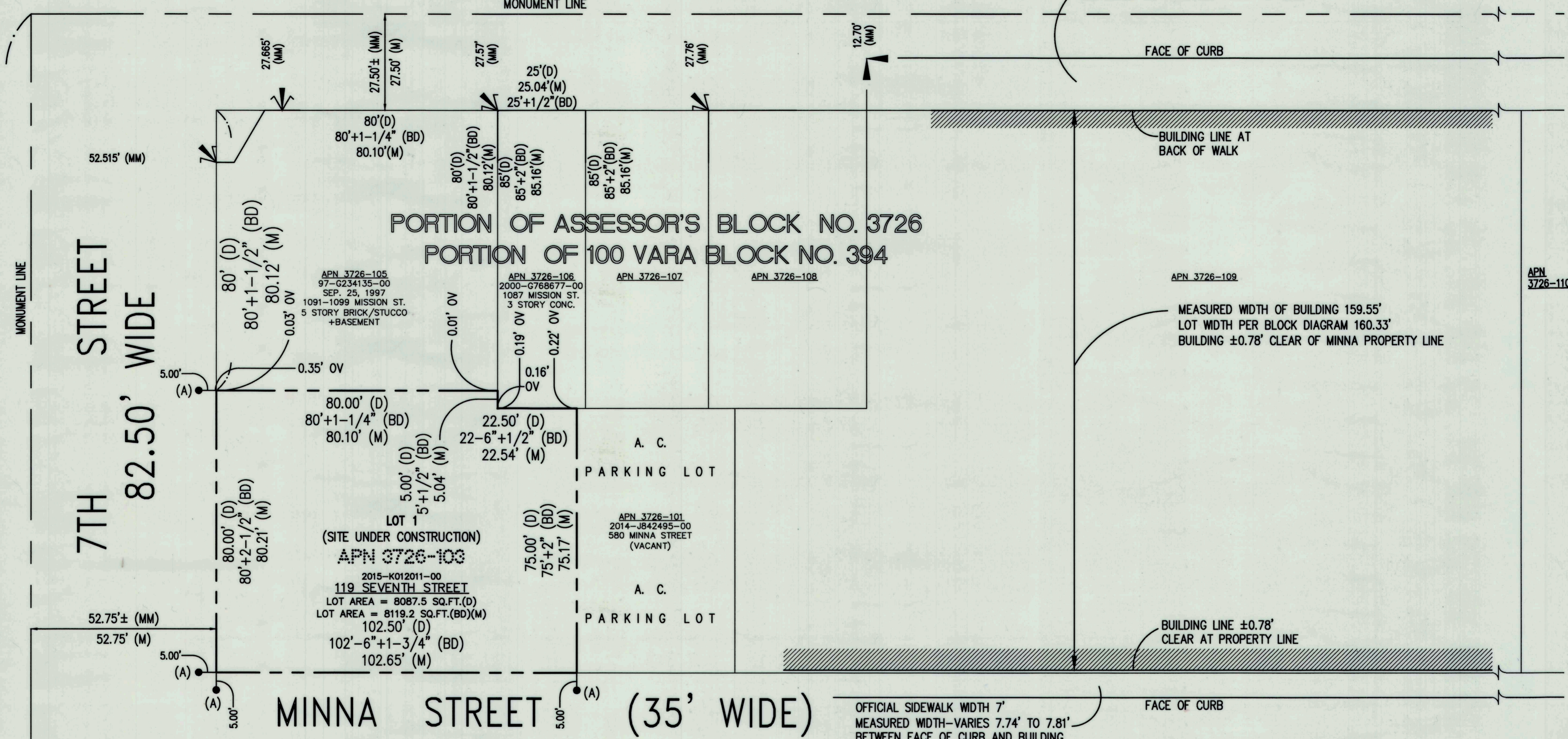
APN 3726-103

119 7TH STREET

#5842

# MISSION STREET (82.50' WIDE)

OFFICIAL SIDEWALK WIDTH 15'  
MEASURED WIDTH-VARIES 14.98' TO 15.05'



PORTION OF ASSESSOR'S BLOCK NO. 3726  
PORTION OF 100 VARA BLOCK NO. 394

APN 3726-109  
MEASURED WIDTH OF BUILDING 159.55'  
LOT WIDTH PER BLOCK DIAGRAM 160.33'  
BUILDING ±0.78' CLEAR OF MINNA PROPERTY LINE

LOT 1  
(SITE UNDER CONSTRUCTION)  
APN 3726-103  
2015-K012011-00  
119 SEVENTH STREET  
LOT AREA = 8087.5 SQ.FT.(D)  
LOT AREA = 8119.2 SQ.FT.(BD)(M)  
102.50' (D)  
102'-6"+1-3/4" (BD)  
102.65' (M)

A. C.  
PARKING LOT

APN 3726-101  
2014-J842495-00  
580 MINNA STREET  
(VACANT)

A. C.  
PARKING LOT

7TH STREET  
82.50' WIDE

# MINNA STREET (35' WIDE)

OFFICIAL SIDEWALK WIDTH 7'  
MEASURED WIDTH-VARIES 7.74' TO 7.81'  
BETWEEN FACE OF CURB AND BUILDING

## FINAL MAP NO. 9019

A 39 UNIT RESIDENTIAL AND A 2 UNIT COMMERCIAL  
MIXED USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN  
THAT CERTAIN DEED RECORDED JANUARY 26, 2015  
RECORDER'S SERIAL NUMBER 2015-K012011-00  
ALSO BEING A PORTION OF 100 VARA BLOCK NUMBER 394  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SCALE: 1" = 20'

OCTOBER 2018

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

SHEET 4 OF 4 SHEETS

APN 3726-103

119 7TH STREET

### LEGEND:

- |          |  |       |   |
|----------|--|-------|---|
| (M)      | MEASURE                                | NR    | NO RECORD                                     |
| (MM)     | MONUMENT MAP 314 OR 285                | SFNF  | SEARCHED FOR NOTHING FOUND                    |
| (BD)     | BLOCK DIAGRAM                          | BRK   | BRICK   |
| (7)      | 82 CM 24                               | N & T | NAIL AND TAG                                  |
| ● (A)    | SET NAIL AND TAG<br>RCE 14786 THIS MAP | CM    | CONDOMINIUM MAP                               |
| ---      | SUBJECT PROPERTY LINE                  | N     | MARK PER MONUMENT MAP                         |
| ---      | OTHER LOT LINES                        | L     | FOUND "L" CUT                                 |
| ▨        | EXISTING BUILDING                      | OV    | BUILDING CORNER OR FACE<br>OVER PROPERTY LINE |
| ML       | MONUMENT LINE                          | A.C.  | ASPHALT CONCRETE PAVING                       |
| ML TO ML | MONUMENT LINE TO MONUMENT LINE         | (D)   | DEED DIMENSION                                |

