

File No. 161256

Committee Item No. _____

Board Item No. 47

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 29, 2016

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. 185400 - October 28, 2016
- Planning Tentative Map Memo - October 10, 2007
- Tax Certificates - October 5, 2016
- Final Maps
- _____

Prepared by: Brent Jalipa

Date: November 21, 2016

Prepared by: _____

Date: _____

1 [Final Map 4640 - 2350-19th Avenue]

2
3 **Motion approving Final Map 4640, a five-lot subdivision project, located at 2350-19th**
4 **Avenue, being a subdivision of Assessor's Parcel Block No. 2347, Lot No. 004G, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**

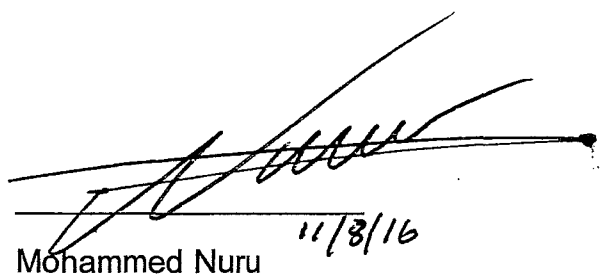
7
8 MOVED, That the certain map entitled "FINAL MAP 4640", a five-lot subdivision
9 project, located at 2350-19th Avenue, being a subdivision of Assessor's Parcel Block No.
10 2347, Lot No. 004G, comprising two sheets, approved October 28, 2016, by Department of
11 Public Works Order No. 185400 is hereby approved and said map is adopted as an Official
12 Final Map 4640; 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 October 10, 2007, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, Section 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

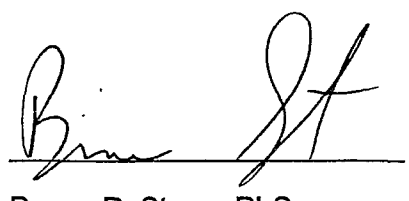
22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.

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11/8/16

Mohammed Nuru
Director of Public Works



Bruce R. Storrs, PLS
City and County Surveyor



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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185400

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

APPROVING FINAL MAP 4640, 2350 19th AVENUE, A FIVE LOT SUBDIVISION PROJECT, BEING A SUBDIVISION OF LOT 004G IN ASSESSORS BLOCK NO. 2347.

A 5 LOT SUBDIVISION PROJECT

The City Planning Department in its letter dated October 10, 2007, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.


Transmitted herewith are the following:

1. 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 4640", each comprising 2 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 October 10, 2007, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

BY 
 2016 NOV -8 PM 2:21
 RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO



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

10/28/2016

10/28/2016

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.



Gavin Newsom, Mayor
Fred V. Abadi, Ph.D., Director



(415) 554-5800
FAX (415) 554-5843
http://www.sfdpw.com

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

SW

2007.0557S

Date: May 17, 2007

Project ID: 4640			
Project Type: Lot Subdivision (5 lot(s))			
Address#	StreetName	Block	Lot
2350	19TH AVE	2347	004G
Tentative Map Referral			

Department of City Planning
1660 Mission Street
San Francisco, CA 94103

Attention: Mr. Lawrence Badiner

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

Enclosures:

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

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines. *2007.0178E*

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

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

PLANNING DEPARTMENT

DATE

10/10/07

for Mr. Lawrence B. Badiner, Zoning Administrator

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

Continuous Improvement



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

October 10, 2007

County Surveyor
Department of Public Works
Bureau of Street Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

RE: NOTICE OF PARCEL MAP APPROVAL

ADDRESS: 2350 19th Avenue
BLOCK/LOT: 2347/004G
CASE NO: 2007.0557S
PROJECT DESCRIPTION: Five-Lot Subdivision

The subject Map has been reviewed by the Planning Department and complies with applicable provisions of the Planning Code, subject to the following conditions:

PRIOR TO APPROVAL OF THE FINAL MAP, THE APPLICANT SHALL SUBMIT COPIES OF APPROVED DEMOLITION AND CONSTRUCTION PERMITS FOR THE SITE; AND

SUBMIT PROOF OF COMPLIANCE WITH SECTION 315, INCLUSIONARY HOUSING OF THE PLANNING CODE.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. **That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;**

The subject property is currently an empty lot owned by the City which is to be sold to the Project Sponsor. The purpose is to create 5 lots for a two-unit building on each lot. The project will have no foreseeable effect on the existing neighborhood-serving retail businesses or resident employment or ownership of such. It may improve the neighborhood-serving retail at Taraval Street by providing more residents within walking distance to the retail location.

2. **That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;**

The project will be consistent in keeping with the existing housing and neighborhood character. The property will enhance the neighborhood since, as noted, the existing property is now a City empty lot.

3. **That the City's supply of affordable housing be preserved and enhanced;**

The City's supply of affordable housing shall be preserved. This project will provide new housing opportunities for the City.

4. **That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;**

Commuter traffic will not change or otherwise impede Muni transit service or overburden our streets or neighborhood parking.

5. **That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;**

The City's industrial and service sectors are not implicated by the proposed project.

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;**

The project units will be built to current earthquake standards of the S.F. Building Code.

- 7. That landmarks and historic buildings be preserved; and**

As noted above, the current property is an empty lot therefore the project does not anticipate any alterations to any landmarks or historic buildings.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.**

The project shall not impact existing parks and open space and their access to sunlight and vistas.



**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. 2347 Lot No. 004G

Address: 2354 19Th 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 5th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. 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. 2347 Lot No. 004G

Address: 2354 19Th Ave

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

Map: \$2,882,735

Established or estimated tax rate: 1.2000%

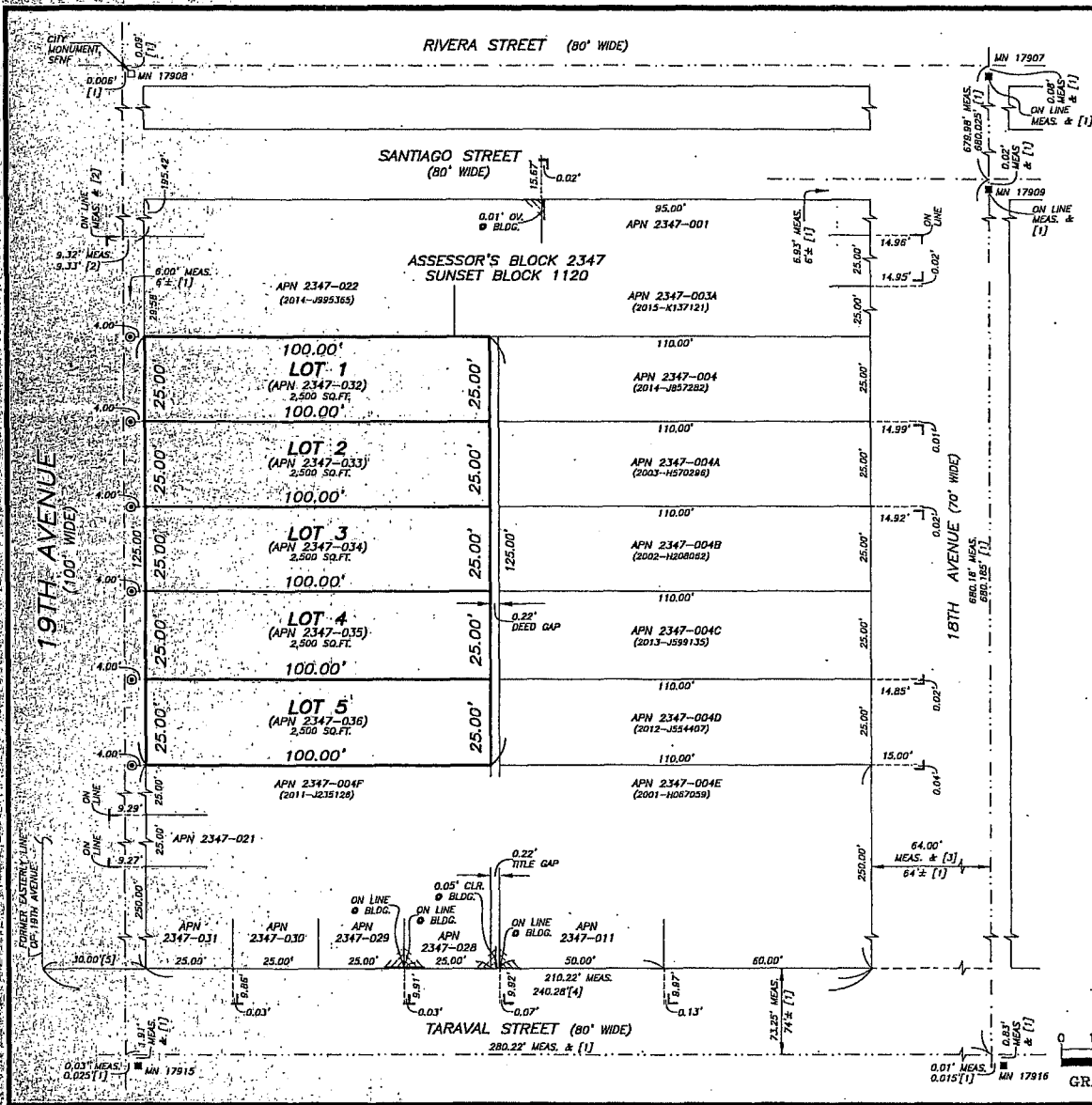
Estimated taxes liened but not yet due: \$34,593.00

Amount of Assessments not yet due: \$846.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 5th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



LEGEND

MN	MONUMENT	⊙	SET 3/4" BRASS TAG AND NAIL INSCRIBED "SLS SOLE"
MEAS.	MEASURED	L	FOUND CUT IN CURB OF UNKNOWN ORIGIN
CLR.	CLEAR OF PROPERTY LINE	T	FOUND CUT IN CURB OF UNKNOWN ORIGIN
OV.	OVER PROPERTY LINE	---	PROPERTY LINE
BLDG.	BUILDING	---	LOT LINE/RIGHT OF WAY LINE
O.R.	OFFICIAL RECORDS	---	CITY MONUMENT LINE
APN	ASSESSOR'S PARCEL NO.		BUILDING LINE
SFN#	SEARCHED FOR NOT FOUND		
MIN	MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE		
■	FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL		

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 23, 2016 IN DOCUMENT NO. 2016-K278865, OFFICIAL RECORDS AND RE-RECORDED JUNE 23, 2016 IN DOCUMENT NO. 2016-K281101, OFFICIAL RECORDS.
 NOTE: SAID RESTRICTIONS PERTAIN TO THE PROVISION OF AFFORDABLE HOUSING.

MAP AND FIELD NOTE REFERENCES:

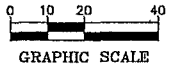
- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 188 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] DONEGAN FIELD NOTES DATED FEBRUARY 7, 1949 ON FILE AT MARTIN M. RON ASSOCIATES, INC.
- [3] DONEGAN FIELD NOTES DATED APRIL 25, 1938 ON FILE AT MARTIN M. RON ASSOCIATES, INC.
- [4] HISTORIC BLOCK DIAGRAM DATED APRIL 4, 1916 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [5] MAP SHOWING THE WIDENING OF NINETEENTH AVENUE FROM LINCOLN WAY TO SLOAT BOULEVARD DATED JUNE 1948, FILED AS T-12-14 IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BASIS OF SURVEY:
 THE CITY MONUMENT LINE ON 18TH AVENUE AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

FINAL MAP 4640

A FIVE LOT SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 21, 2009, DOCUMENT NO. 2009-186918, OFFICIAL RECORDS BEING A PORTION OF SUNSET BLOCK 1120 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California



OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNER: CYRIL A. HACKETT, A SINGLE MAN

Cyril A. Hackett

BENEFICIARY: FIRST NATIONAL BANK OF NORTHERN CALIFORNIA AS SUCCESSOR IN INTEREST BY MERGER WITH OCEANIC BANK

BY: *Nancy Wu*
NAME: NANCY WU
TITLE: VICE PRESIDENT

OWNER'S ACKNOWLEDGEMENT:

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 13 2016 BEFORE ME, Heleen Dumont, Notary Public
PERSONALLY APPEARED Cyril A. Hackett

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
SIGNATURE: *Heleen Dumont*

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2003676
MY COMMISSION EXPIRES: January 17, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGEMENT:

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 13 2016 BEFORE ME, Heleen Dumont, Notary Public
PERSONALLY APPEARED Nancy 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 OFFICIAL SEAL
SIGNATURE: *Heleen Dumont*

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2003576
MY COMMISSION EXPIRES: January 17, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 4640".

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 26 DAY OF OCTOBER, 2016
BY ORDER NO. 19809

BY: _____ DATE: _____
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. _____

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

BY: *Bruce Storrs* DATE: November 21, 2016
BRUCE R. STORRS L.S. 6914



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 CYRIL A. HACKETT ON FEBRUARY 16, 2016. I HEREBY STATE THAT ALL THE 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.

BY: *Bruce Storrs* DATE: 10-21-16

BENJAMIN B. RON
PLS No. 5015



RECORDER'S CERTIFICATE OR STATEMENT:

FILED THIS _____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF SURVEY MAPS, AT PAGES _____
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 4640

A FIVE LOT SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 21, 2008, DOCUMENT NO. 2008-1668918, OFFICIAL RECORDS BEING A PORTION OF SUNSET BLOCK 1120 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2016
APN 2347-0040

SHEET 1 OF 2

TH AVENUE

4371

