

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. 544-5227

MEMORANDUM

Date: August 27, 2020
To: Assessor-Recorder
Copy to the File
From: APC Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9802 - 25 and 37 Grace Street

On August 11, 2020, the Board of Supervisors approved Map 9802; 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 9802

A TWO LOT SUBDIVISION
BEING A MERGER AND RE-SUBDIVISION OF THE REAL PROPERTY
DESCRIBED AS PARCELS 1, 2 & 3 IN THE DEED RECORDED
OCTOBER 15, 2014 AS DOCUMENT 2014-J961160-00 IN THE
OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO
LOTS 1 & 2 EACH BEING AN
ELEVEN UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT
BEING A PORTION OF MISSION BLOCK 3

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. M20-104 ADOPTED August 11, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9802." IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

Angela Calvillo DATE: 8/27/2020

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 26th DAY OF August, 2020.

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

BOARD OF SUPERVISORS' APPROVAL:

ON August 11, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. M20-104, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 200878

1 [Final Map 9802 - 25 and 37 Grace Street]

2

3 **Motion approving Final Map 9802, comprised of an 11 unit residential condominium**
4 **project in each of lots 1 and 2, located at 25 and 37 Grace Street, being a merger and**
5 **re-subdivision of Assessor’s Parcel Block No. 3509, Lot Nos. 024 through 026; and**
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8

9 MOVED, That the certain map entitled “FINAL MAP 9802”, comprised of an 11 unit
10 residential condominium project in each of lots 1 and 2, located at 25 and 37 Grace Street,
11 being a merger and re-subdivision of Assessor’s Parcel Block No. 3509, Lot Nos. 024 through
12 026, comprising two sheets, approved February 14, 2020, by Department of Public Works
13 Order No. 202662 is hereby approved and said map is adopted as an Official Final Map 9802;
14 and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated February 8, 2019, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section
19 101.1; and, be it

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

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1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
2 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
3 amendments thereto.
4

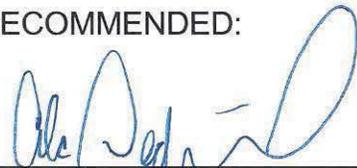
5 DESCRIPTION APPROVED:

6 
7 _____

8 Bruce Storrs, PLS

9 City and County Surveyor
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RECOMMENDED:



Alaric Degrafinried

Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-104

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

File Number: 200878

Date Passed: August 11, 2020

Motion approving Final Map 9802, comprised of an 11 unit residential condominium project in each of lots 1 and 2, located at 25 and 37 Grace Street, being a merger and re-subdivision of Assessor's Parcel Block No. 3509, Lot Nos. 024 through 026; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

August 11, 2020 Board of Supervisors - APPROVED

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

File No. 200878

I hereby certify that the foregoing Motion was APPROVED on 8/11/2020 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

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 9802." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

15-23 GRACE STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Sylvester Carolan MANAGING MEMBER

BY: Thomas Hunt MANAGING MEMBER

BENEFICIARY: ALTAPACIFIC BANK

Jason D. Lorenz Jason D. Lorenz Executive Vice President
SIGNED PRINTED NAME TITLE

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 10-18-19
BEFORE ME, K. KRAMER, NOTARY PUBLIC,
PERSONALLY APPEARED SYLVESTER CAROLAN
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 [Signature]

PRINTED NAME K. KRAMER

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2243084

MY COMMISSION EXPIRES 06-05-2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN FRANCISCO

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 Sonoma
ON October 22, 2019
BEFORE ME, Sara Joyce Dykstra, NOTARY PUBLIC,
PERSONALLY APPEARED Jason D. Lorenz

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 [Signature]

PRINTED NAME Sara Joyce Dykstra

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2282494

MY COMMISSION EXPIRES 04-06-2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS Sonoma

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 SYLVESTER CAROLAN, IN DECEMBER OF 2014. 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.



DATE: OCTOBER 25, 2019

[Signature]

RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2021

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 10-18-19
BEFORE ME, K. KRAMER, NOTARY PUBLIC,
PERSONALLY APPEARED THOMAS HUNT
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 [Signature]

PRINTED NAME K. KRAMER

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2243084

MY COMMISSION EXPIRES 06-05-2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON August 11, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. M20-104, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 200878.

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 26th DAY OF August, 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. M20-104 ADOPTED August 11, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9802." IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: Signed in counterpart DATE: 8/26/20

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

APPROVALS:

THIS MAP IS APPROVED THIS 14th DAY OF FEBRUARY, 2020

BY ORDER NO. 202662

BY: [Signature] DATE: July 22, 2020

Mohammed Nur Alaric Degrafinried, Acting
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
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 THIS MAP IS TECHNICALLY CORRECT.

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

DATE: JANUARY 31 2020

[Signature]

BRUCE R. STORRS, P.L.S. 6914



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF FINAL MAPS AT PAGES _____, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: _____

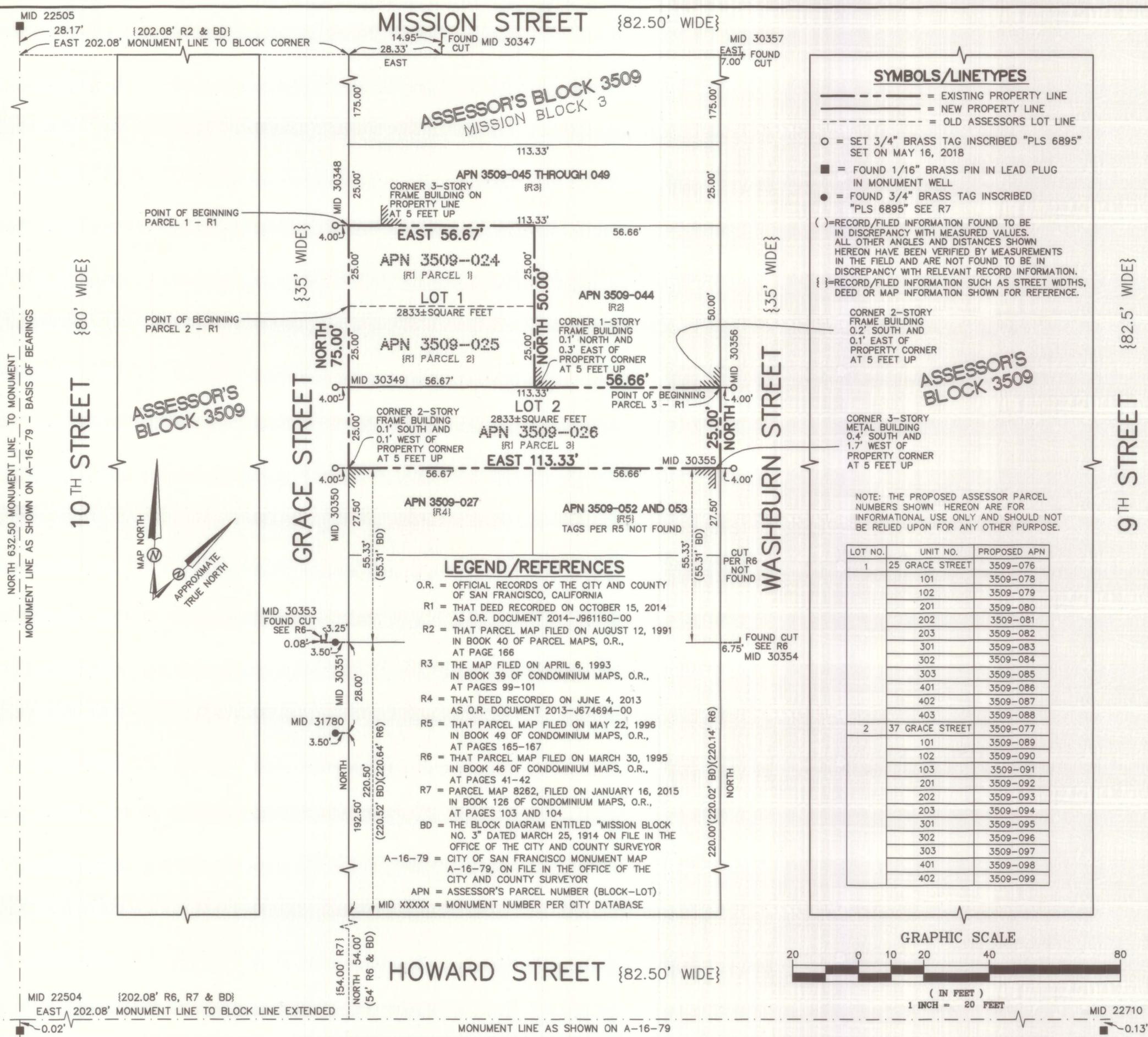
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9802

A TWO LOT SUBDIVISION
BEING A MERGER AND RE-SUBDIVISION OF THE REAL PROPERTY DESCRIBED AS PARCELS 1, 2 & 3 IN THE DEED RECORDED OCTOBER 15, 2014 AS DOCUMENT 2014-J961160-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO LOTS 1 & 2 EACH BEING AN ELEVEN UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT BEING A PORTION OF MISSION BLOCK 3 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AUGUST 2019

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#14-3242 DRAWING=3243FMAP.DWG

SHEET
1 OF 2



NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE, INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
4. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN 10TH STREET, TAKEN TO BE DUE NORTH (ASSUMED).
5. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
6. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON SEPTEMBER 7, 2017 AS O.R. DOCUMENT NUMBER 2017-K511552-00
7. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587120-00
8. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587121-00
9. REFER TO THE DECLARATION OF USE LIMITATION RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587122-00
10. REFER TO THE DECLARATION OF USE LIMITATION RECORDED ON MARCH 9, 2018 AS O.R. DOCUMENT NUMBER 2018-K587123-00

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS COMPLETED APRIL 30, 2018.
ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. EACH OF THE TWO CONDOMINIUM PROJECTS IS LIMITED TO A MAXIMUM NUMBER OF ELEVEN 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 GRACE STREET OR WASHBURN 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.

SYMBOLS/LINETYPES

- = EXISTING PROPERTY LINE
- = NEW PROPERTY LINE
- - - - = OLD ASSESSORS LOT LINE
- = SET 3/4" BRASS TAG INSCRIBED "PLS 6895" SET ON MAY 16, 2018
- = FOUND 1/16" BRASS PIN IN LEAD PLUG IN MONUMENT WELL
- = FOUND 3/4" BRASS TAG INSCRIBED "PLS 6895" SEE R7
- () = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

CORNER 2-STORY FRAME BUILDING 0.2' SOUTH AND 0.1' EAST OF PROPERTY CORNER AT 5 FEET UP

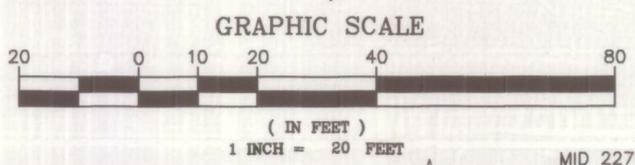
CORNER 3-STORY METAL BUILDING 0.4' SOUTH AND 1.7' WEST OF PROPERTY CORNER AT 5 FEET UP

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

LOT NO.	UNIT NO.	PROPOSED APN
1	25 GRACE STREET	3509-076
	101	3509-078
	102	3509-079
	201	3509-080
	202	3509-081
	203	3509-082
	301	3509-083
	302	3509-084
	303	3509-085
2	37 GRACE STREET	3509-077
	101	3509-089
	102	3509-090
	103	3509-091
	201	3509-092
	202	3509-093
	203	3509-094
	301	3509-095
	302	3509-096
303	3509-097	
401	3509-098	
402	3509-099	

LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON OCTOBER 15, 2014 AS O.R. DOCUMENT 2014-J961160-00
- R2 = THAT PARCEL MAP FILED ON AUGUST 12, 1991 IN BOOK 40 OF PARCEL MAPS, O.R., AT PAGE 166
- R3 = THE MAP FILED ON APRIL 6, 1993 IN BOOK 39 OF CONDOMINIUM MAPS, O.R., AT PAGES 99-101
- R4 = THAT DEED RECORDED ON JUNE 4, 2013 AS O.R. DOCUMENT 2013-J674694-00
- R5 = THAT PARCEL MAP FILED ON MAY 22, 1996 IN BOOK 49 OF CONDOMINIUM MAPS, O.R., AT PAGES 165-167
- R6 = THAT PARCEL MAP FILED ON MARCH 30, 1995 IN BOOK 46 OF CONDOMINIUM MAPS, O.R., AT PAGES 41-42
- R7 = PARCEL MAP 8262, FILED ON JANUARY 16, 2015 IN BOOK 126 OF CONDOMINIUM MAPS, O.R., AT PAGES 103 AND 104
- BD = THE BLOCK DIAGRAM ENTITLED "MISSION BLOCK NO. 3" DATED MARCH 25, 1914 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- A-16-79 = CITY OF SAN FRANCISCO MONUMENT MAP A-16-79, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-LOT)
- MID XXXXX = MONUMENT NUMBER PER CITY DATABASE



FINAL MAP 9802

A TWO LOT SUBDIVISION
BEING A MERGER AND RE-SUBDIVISION OF THE REAL PROPERTY DESCRIBED AS PARCELS 1, 2 & 3 IN THE DEED RECORDED OCTOBER 15, 2014 AS DOCUMENT 2014-J961160-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO
LOTS 1 & 2 EACH BEING AN
ELEVEN UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT
BEING A PORTION OF MISSION BLOCK 3
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
AUGUST 2019

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#14-3242 DRAWING=3243FMAP.DWG