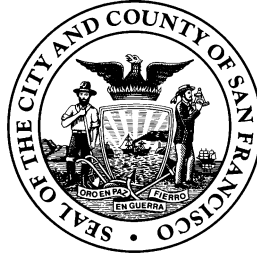


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 544-5227

MEMORANDUM

Date: April 23, 2021
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10242 - 2255 Taraval Street

On April 20, 2021, the Board of Supervisors approved Map 10242; 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. 10242
A 10 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 3, 2019, DOCUMENT NUMBER 2019-K790632-00 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 OUTSIDE LANDS BLOCK NO. 1165
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA FEBRUARY, 2021
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. M21-067, ADOPTED April 20, 2021 APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10242".
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.
BY: [Signature] DATE: April 23, 2021
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 23rd DAY OF April, 2021
[Signature]
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA
BOARD OF SUPERVISORS' APPROVAL:
ON April 20, 2021, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-067, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 210377

Final Map No. 10242 - 2255 Taraval Street

April 23, 2021

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. 10242 - 2255 Taraval Street]

2

3 **Motion approving Final Map No. 10242, a ten residential unit and one commercial unit,**
4 **mixed-use condominium project, located at 2255 Taraval Street, being a subdivision of**
5 **Assessor’s Parcel Block No. 2393, Lot No. 040; 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. 10242”, a ten residential unit
9 and one commercial unit, mixed-use condominium project, located at 2255 Taraval Street,
10 being a subdivision of Assessor’s Parcel Block No. 2393, Lot No. 040, comprising three
11 sheets, approved March 26, 2021, by Department of Public Works Order No. 204525 is
12 hereby approved and said map is adopted as an Official Final Map No. 10242; 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 April 30, 2020, 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 DESCRIPTION APPROVED:

2

3 _____ /s/

4 James M. Ryan, PLS

5 Acting City and County Surveyor

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

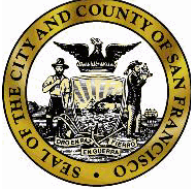
25

RECOMMENDED:

_____ /s/

Alaric Degrafinried

Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M21-067

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

File Number: 210377

Date Passed: April 20, 2021

Motion approving Final Map No. 10242, a ten residential unit and one commercial unit, mixed-use condominium project, located at 2255 Taraval Street, being a subdivision of Assessor's Parcel Block No. 2393, Lot No. 040, and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 20, 2021 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210377

I hereby certify that the foregoing Motion was APPROVED on 4/20/2021 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:

TARAVAL AND 33 AVE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Thomas F. Coyne
BY: THOMAS F. COYNE, MANAGER

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 Feb. 18, 2021

BEFORE ME, NIRAS PATEL (NOTARY PUBLIC), NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: THOMAS F. COYNE
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

Niras Patel

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

NIRAS PATEL
PRINTED NAME:

2253019
COMMISSION # OF NOTARY:

Aug. 16, 2022
COMMISSION EXPIRES:

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

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 THOMAS COYNE ON SEPTEMBER 16, 2019. 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.



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

DATE: 03-02-21

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, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

JAMES M. RYAN ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

James M. Ryan
BY:

DATE: 3-11-2021



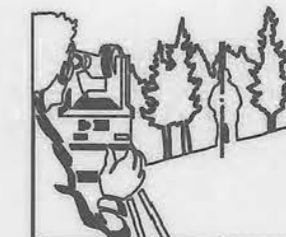
FINAL MAP NO. 10242
A 10 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 3, 2019, DOCUMENT NUMBER 2019-K790632-00 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 OUTSIDE LANDS BLOCK NO. 1165

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
FEBRUARY, 2021



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

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 23rd DAY OF April, 2021.

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. M21-067, ADOPTED April 20, 2021 APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10242".

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

BY: Signed in counterpart DATE: April 23, 2021
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 26th DAY OF March, 2021

BY ORDER NO. 204525

BY: Alaric Degrafinried DATE: March 31, 2021

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]

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON April 20, 2021, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

M21-067, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 210377.

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 TEN (10) DWELLING UNITS AND ONE (1) 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 TARAVAL STREET OR 33RD AVENUE 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 RESTRICTION"
RECORDED ON JUNE 6, 2017
DOC. 2017-K460077-00

"REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS FOR STATE DENSITY BONUS PROGRAM AND AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THOMAS F. COYNE, RELATIVE TO THE DEVELOPMENT KNOWN AS 2255 TARAVAL STREET"
RECORDED ON JUNE 28, 2018
DOC. 2018-K633442-00

"PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT"
RECORDED FEBRUARY 2, 2021
DOC. 2021-017600

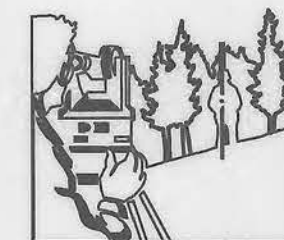
FINAL MAP NO. 10242
A 10 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 3, 2019, DOCUMENT NUMBER 2019-K790632-00 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 OUTSIDE LANDS BLOCK NO. 1165

CITY AND COUNTY OF SAN FRANCISCO

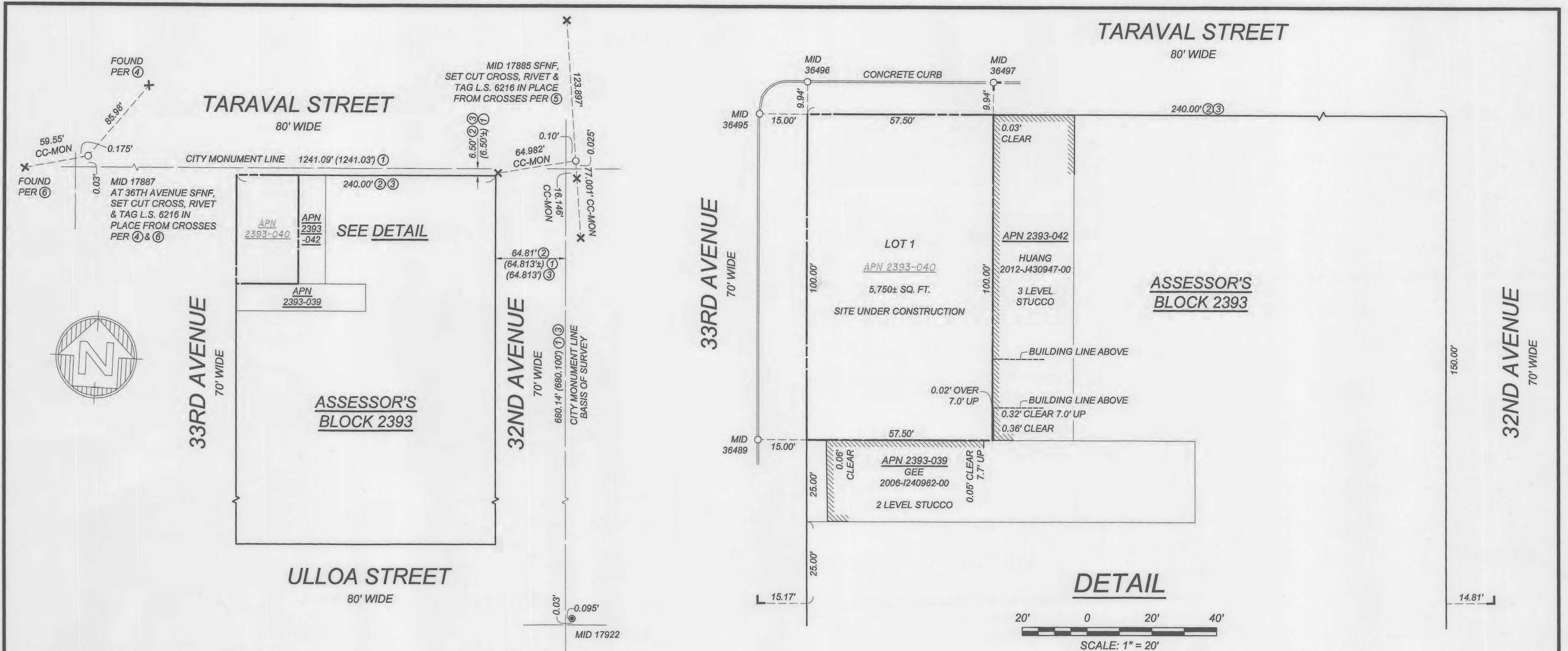
CALIFORNIA
FEBRUARY, 2021



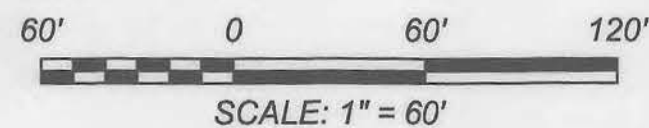
Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF THREE SHEETS

APN 2393-040 2255 TARAVAL STREET



MONUMENT LINE AND BOUNDARY CONTROL



BASIS OF SURVEY:

BLOCK LINES OF BLOCK 2393 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE.

MAP AND DEED REFERENCES:

- ① MONUMENT MAP NO. 136, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ② BLOCK DIAGRAM OF SUNSET BLOCK NO. 1165, DATED FEB. 2, 1921, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ③ RECORD OF SURVEY FILED FOR RECORD DECEMBER 18, 2003, IN BOOK AA OF MAPS, PAGE 115, SAN FRANCISCO COUNTY RECORDS
- ④ CORNER RECORD, DOC. NO. "AB 2390 LOT 042A", DATE OF SURVEY 10-10-2006, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ⑤ CORNER RECORD, DOC. NO. "2394-040", DATE OF SURVEY 6-1-2006, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ⑥ CORNER RECORD, DOC. NO. "AB 2390 LOT 042A", DATE OF SURVEY 9-22-2006, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR

JOB # 2244-19

LINETYPES:

- MONUMENT LINE (ML)
- RIGHT OF WAY LINE
- PROPERTY LINE
- ADJACENT LOT LINE

LEGEND:

- SET CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216
- FOUND CITY STONE MONUMENT WITH LEAD PLUG AND BRASS PIN IN WELL
- CITY MONUMENT (MON) SEARCHED FOR, NOT FOUND (SFNF)
- L FOUND "L" CUT, ORIGIN UNKNOWN
- + FOUND CUT CROSS (CC)
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

FIELD SURVEY COMPLETION:

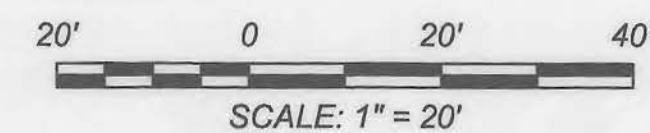
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON SEPTEMBER 16, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

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.
11 CONDOMINIUM UNITS - APN 2393-048 THRU 058

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.
- CITY MONUMENT AT TARAVAL STREET AND 34TH AVENUE WAS SEARCHED FOR, NOT FOUND.



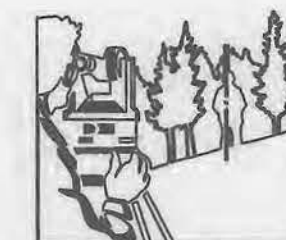
FINAL MAP NO. 10242
A 10 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 3, 2019, DOCUMENT NUMBER 2019-K790632-00 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 OUTSIDE LANDS BLOCK NO. 1165

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
FEBRUARY, 2021



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 2393-040 2255 TARAVAL STREET