LEGAL DESCRIPTION
FOR SUR MAP 2025-005

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

Being a portion of Twin Peaks Boulevard as shown on that map entitled, "MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE.", filed January 11, 1919 in Book "H" of Maps, at Page 110, Official Records of the City and County of San Francisco, and a portion of Christmas Tree Road as shown on that map entitled, "MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD FROM PORTOLA DRIVE TO PALO ALTO AVENUE", filed April 14, 1966 in Book "U" of Maps, at Pages 102-104, inclusive, Official Records of the City and County of San Francisco, being more particularly described as follows:

BEGINNING at the northeasterly corner of the tract of land known as the J.H. Collamore Tract, as shown on said MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE., thence easterly along the northerly boundary line of the tract of land know as City Property, lying between the said J.H. Collamore Tract and the tract of land known as the Wells Fargo & Co. Tract, as shown on said map, South 81°00'20" East 274.57 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly line, North 57°54'36" East 112.12 feet;

Thence South 35°39'20" East 8.24 feet to a point on the southerly line of Christmas Tree Point Road as shown on said MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD FROM PORTOLA DRIVE TO PALO ALTO AVENUE and the beginning of a non-tangent curve to the left, through which point a radial line bears North 35°39'20" West;

Thence along said curve having a radius of 180.00 feet, through a central angle of 12°46'22", an arc distance of 40.13 feet;

Thence South 48°25'42" East 2.89 feet to the beginning of a non-tangent curve to the left, through which point a radial line bears North 48°25'42" West;

Thence along said curve having a radius of 28.02 feet, through a central angle of 81°03'58", an arc distance of 39.64 feet to the easterly line of Twin Peaks Boulevard as shown on said map;

Thence along Twin Peaks Boulevard, South 39°29'40" East 71.71 feet as shown on the "MAP SHOWING THE OPENING OF CHRISTMAS TREE POINT ROAD" filed January 28, 1957 in Book "R" of Maps at Page 88, Official Records of the City and County of San Francisco, to the beginning of a tangent curve to the right;

Thence continuing along Twin Peaks Boulevard the following thirty-three (33) courses as shown on said MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE., along said curve to the right having a radius of 272.00 feet, through a central angle of 27°38'40", an arc distance of 131.24 feet to a point of compound curvature;

Thence along said curve having a radius of 141.68 feet, through a central angle of 54°00'00", an arc distance of 133.53 feet;

Thence South 42°09'00" West 176.62, feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 213.66 feet, through a central angle of 32°00'00", an arc distance of 119.33 feet to a point of compound curvature;

Thence along said curve having a radius of 137.84 feet, through a central angle of 46°00'00", an arc distance of 110.67 feet;

Thence South 35°51'00" East 105.48 feet, to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 165.21 feet, through a central angle of 38°00'00", an arc distance of 109.57 feet to a point of compound curvature;

Thence along said curve having a radius of 188.80 feet, through a central angle of 33°00'00", an arc distance of 108.74 feet;

Thence South 35°09'00" West 225.81 feet, to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 148.03 feet, through a central angle of 64°00'00", an arc distance of 165.35 feet;

Thence North 80°51'00" West 128.70 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 156.72 feet, through a central angle of 44°20'00", an arc distance of 121.26 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South 35°11'00" East;

Thence along said curve having a radius of 241.59 feet, through a central angle of 36°00'00", an arc distance of 151.80 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears North 71°11'00" West;

Thence along said curve having a radius of 40.77 feet, through a central angle of 99°40'00", an arc distance of 70.92 feet;

Thence South 80°51'00" East 128.70 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 108.03 feet, through a central angle of 64°00'00", an arc distance of 120.67 feet;

Thence North 35°09'00" East 225.81 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 148.80 feet, through a central angle of 33°00'00", an arc distance of 85.70 feet to a point of compound curvature;

Thence along said curve having a radius of 125.21 feet, through a central angle of 38°00'00", an arc distance of 83.04 feet;

Thence North 35°51'00" West 105.48, to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 177.84 feet, through a central angle of 10°06'56", an arc distance of 31.40 feet to a point of reverse curvature;

Thence along said curve having a radius of 40.00 feet, through a central angle of 109°07'24", an arc distance of 76.18 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South 44°51'33" East;

Thence along said curve having a radius of 119.38 feet, through a central angle of 69°19'27", an arc distance of 144.44 feet;

Thence North 24°11'00" West 48.15 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South 65°49'00" West;

Thence along said curve having a radius of 40.00 feet, through a central angle of 127°07'50", an arc distance of 88.75 feet to a point of reverse curvature;

Thence along said curve having a radius of 253.66 feet, through a central angle of 13°27'50", an arc distance of 59.61 feet;

Thence North 42°09'00" West 176.62 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 101.68 feet, through a central angle of 54°00'00", an arc distance of 95.83 feet to a point of compound curvature;

Thence along said curve having a radius of 232.00 feet, through a central angle of 27°38'40", an arc distance of 111.94 feet;

Thence North 39°29'40" West 71.71 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 43.56 feet, through a central angle of 114°43'10", an arc distance of 87.22 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South 64°12'50" East;

Thence leaving the right-of-way line of said Twin Peaks Boulevard and along said curve having a radius of 118.05 feet, through a central angle of 14°30'46", an arc distance of 29.90 feet;

Thence North 32°05'24" West, 3.37 feet;

Thence North 57°54'36" East, 28.88 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.68 acres or 73,027 square feet, more or less.

Basis of Bearings:

The assumed bearing of South 81°00'20" East being the northerly line of the common line between the tracts of Lands of the City and County of San Francisco, said tracts of land are shown on "MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE." filed January 11, 1919 in Map Book "H" at Page 110, Official Records of the City and County of San Francisco, was used as the basis of all bearings used in this description.

END OF DESCRIPTION

REVIEWED & APPROVED

DATE: 10-30-2025
ELIAS W. FRENCH, PLS 9406
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO