

File No. 150908

Committee Item No. _____

Board Item No. 24

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 22, 2015

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183963</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW/Planning Ten Map Decision - November 22, 2013</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Certification - August 7, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Completed by: John Carroll

Date: September 17, 2015

Completed by: _____

Date: _____

1 [Final Map 7784 - 624 Natoma Street]

2
3 **Motion approving Final Map 7784, a 5 residential unit Condominium Project, located at**
4 **624 Natoma Street, being a subdivision of Assessor's Block No. 3727, Lot No. 047, 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 7784", a 5 residential unit
9 Condominium Project, located at 624 Natoma Street, being a subdivision of Assessor's Block
10 No. 3727, Lot No. 047, comprising 3 sheets, approved September 1, 2015, by Department of
11 Public Works Order No. 183963 is hereby approved and said map is adopted as an Official
12 Final Map 7784; and, be it

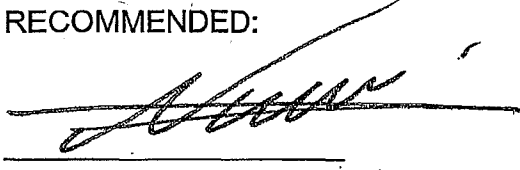
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated November 22, 2013, that the proposed subdivision is
16 consistent with the objectives 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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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

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

2013 SEP -9 AM 8:22

el



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 183963

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

APPROVING FINAL MAP 7784, 624 NATOMA STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 047 IN ASSESSORS BLOCK NO. 3727.

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 22, 2013, 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 7784", each comprising 3 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 November 22, 2013, 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:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

Mohammed Nuru



cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

MOHAMMED NURU, DIRECTOR

9/1/2015

9/1/2015

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.



RECEIVED
13 NOV 26 AM 10: 23

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

2013.1400Q SA

Date: August 29, 2013

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID: 7784			
Project Type: 5 Unit Condominium Conversion			
Address#	StreetName	Block	Lot
624	NATOMA ST	3727	047
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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.

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 Scott F. Sanchez at the above address):

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 Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

DATE 11/22/13

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

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. 3727 Lot No. 047

Address: 624 NATOMA ST

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

Map: \$ 2,257,081

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$27,084.97

Amount of Assessment not yet due: \$1,253.03

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this August 7, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

**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. 3727 Lot No. 047

Address: 624 NATOMA ST

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 August 7, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE LOT SHOWN UPON THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS FINAL MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 15 DAY OF June, 2015.

OWNER: Elizabeth Ream
ELIZABETH A REAM
OWNER: ROCHELLE M. SOPER
OWNER: Patricia Catoher
PATRICIA CATOHER, AS TRUSTEE OF THE PATRICIA CATOHER LIVING TRUST DATED MAY 9, 2003
OWNER: PHILLIP W. CHEN
OWNER: ALEXANDROS KOSTIABAS

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 ORDINANCES AT THE REQUEST OF ELIZABETH REAM IN JULY 2015. I HEREBY STATE THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUR AT 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.

LUTHER L. CLIFT PLS 7639
DATE 06/21/15



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

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

By: Bruce R. Storrs L.S. 0912
DATE: SEPTEMBER 5 2015

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) SS
ON June 15, 2015
BEFORE ME JOHN MUNDIRAS, A NOTARY PUBLIC
PERSONALLY APPEARED ROCHELLE M. SOPER

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 THE 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] (SEAL)
NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2099043

MY COMMISSION EXPIRES: March 5, 2019
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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) SS
ON June 15, 2015
BEFORE ME JOHN MUNDIRAS, A NOTARY PUBLIC
PERSONALLY APPEARED PHILLIP W CHEN

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

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS
ON June 15, 2015
BEFORE ME JOHN MUNDIRAS, A NOTARY PUBLIC
PERSONALLY APPEARED ELIZABETH A REAM

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

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COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS
ON June 15, 2015
BEFORE ME JOHN MUNDIRAS, A NOTARY PUBLIC
PERSONALLY APPEARED PATRICIA CATOHER

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

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SIGNATURE [Signature] (SEAL)
NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2099043

MY COMMISSION EXPIRES: March 5, 2019
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS
ON June 15, 2015
BEFORE ME JOHN MUNDIRAS, A NOTARY PUBLIC
PERSONALLY APPEARED ALEXANDROS KOSTIABAS

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

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WITNESS MY HAND AND SEAL.

SIGNATURE [Signature] (SEAL)
NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2099043

MY COMMISSION EXPIRES: March 5, 2019
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

RECORDER'S STATEMENT

FILED THIS DAY OF 2015
AT IN BOOK OF CONDOMINIUM
MAPS, AT PAGE(S)
AT THE REQUEST OF GEOMETRIX SURVEYING ENGINEERING, INC.

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA



FINAL MAP #7784
A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED
IN DOC NO. 2011-3159729 ON APR 7, 2011
OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA MAY 2015

GEOMETRIX SURVEYING ENGINEERING INC.

5435 CALIFORNIA STREET
SAN FRANCISCO, CA 94116
(415) 422-6527
(415) 422-4517 FAX
WWW.GEOMETRIXSURVEY.COM

GENERAL NOTES

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 5 MAXIMUM NUMBER OF DWELLING UNITS.

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAYS(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDORS, 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)(I) 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 PARCEL 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 NATOMA 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 OWNERS(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 MAY 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 THE PROPERTY OWNER.

BENEFICIARY 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) SS

ON _____ 20____
BEFORE ME _____ A NOTARY PUBLIC
PERSONALLY APPEARED _____

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/IT/HEY 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 THE 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 _____ (SEAL)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
BY ORDER NO. _____ DATE: _____

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

APPROVED AS TO FORM
DEBRA J. HERRERA, CITY ATTORNEY

BY _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____ 20____, THE BOARD OF SUPERVISORS 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 SUPERVISORS' IN FILE NO. _____

CLERK'S STATEMENT

I, ANGELA CALVALLO, 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 #7784" IN TESTIMONY WHEREOF, I HAVE HERETOBY 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

BENEFICIARY 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) SS

ON _____ 20____
BEFORE ME _____ A NOTARY PUBLIC
PERSONALLY APPEARED _____

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/IT/HEY 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 THE 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 _____ (SEAL)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

TAX STATEMENT

I, ANGELA CALVALLO, 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

FINAL MAP #7784

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED
IN DOC NO. 2011-J159729 ON APR 7, 2011
OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
MAY 2015

GEOMETRIX
SURVEYING ENGINEERING INC.



8436 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
(415) 435-9527
(415) 422-0577/FX
LOU@GEOMETRIXSURVEY.COM
WWW.GEOMETRIXSURVEY.COM

927

BASIS OF SURVEY

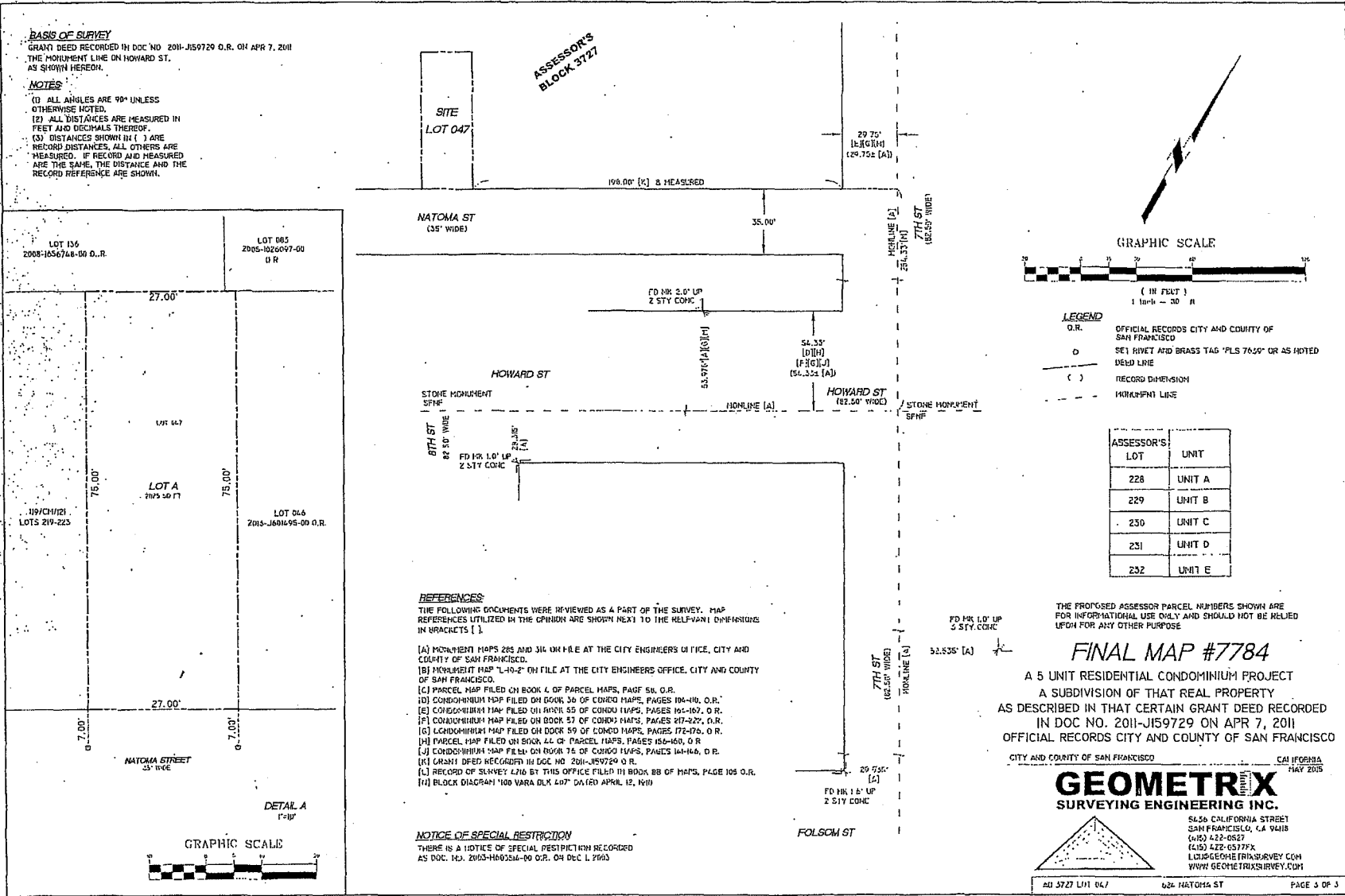
GRANT DEED RECORDED IN DOC NO 2011-J159729 O.R. ON APR 7, 2011
THE MONUMENT LINE ON HOWARD ST.
AS SHOWN HEREON.

NOTES

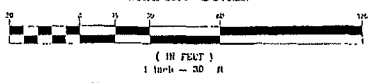
- (1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- (2) ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- (3) DISTANCES SHOWN IN () ARE RECORD DISTANCES, ALL OTHERS ARE MEASURED. IF RECORD AND MEASURED ARE THE SAME, THE DISTANCE AND THE RECORD REFERENCE ARE SHOWN.

ASSESSOR'S
BLOCK 3727

SITE
LOT 047



GRAPHIC SCALE



LEGEND

- O.R. OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO
- D SET RIVET AND BRASS TAG 'PLS 7620' OR AS NOTED
- NEW LINE
- () RECORD DIMENSION
- - - MONUMENT LINE

ASSESSOR'S LOT	UNIT
228	UNIT A
229	UNIT B
230	UNIT C
231	UNIT D
232	UNIT E

REFERENCES

THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [].

- [A] MONUMENT MAPS 285 AND 314 ON FILE AT THE CITY ENGINEERS OFFICE, CITY AND COUNTY OF SAN FRANCISCO.
- [B] MONUMENT MAP "L-19-2" ON FILE AT THE CITY ENGINEERS OFFICE, CITY AND COUNTY OF SAN FRANCISCO.
- [C] PARCEL MAP FILED ON BOOK L OF PARCEL MAPS, PAGE 56, O.R.
- [D] CONDOMINIUM MAP FILED ON BOOK 34 OF CONDO MAPS, PAGES 104-110, O.R.
- [E] CONDOMINIUM MAP FILED ON BOOK 55 OF CONDO MAPS, PAGES 161-167, O.R.
- [F] CONDOMINIUM MAP FILED ON BOOK 57 OF CONDO MAPS, PAGES 217-222, O.R.
- [G] CONDOMINIUM MAP FILED ON BOOK 59 OF CONDO MAPS, PAGES 272-276, O.R.
- [H] PARCEL MAP FILED ON BOOK 44 OF PARCEL MAPS, PAGES 156-160, O.R.
- [I] CONDOMINIUM MAP FILED ON BOOK 75 OF CONDO MAPS, PAGES 144-148, O.R.
- [K] GRANT DEED RECORDED IN DOC NO 2011-J159729 O.R.
- [L] RECORD OF SURVEY 4716 BY THIS OFFICE FILED IN BOOK 88 OF MAPS, PAGE 105 O.R.
- [I] BLOCK DIAGRAM '100 VARA BLK LOT' DATED APRIL 12, 1910

NOTICE OF SPECIAL RESTRICTION

THERE IS A NOTICE OF SPECIAL RESTRICTION RECORDED AS DOC. NO. 2003-H60264-00 O.R. ON DEC 1, 2003

FO MK 1.0' LP
3 STY CONC

32.535' [A]

FO MK 1.0' LP
3 STY CONC

29.735' [A]

FO MK 1.0' LP
3 STY CONC

29.735' [A]

FO MK 1.0' LP
3 STY CONC

29.735' [A]

FO MK 1.0' LP
3 STY CONC

29.735' [A]

FO MK 1.0' LP
3 STY CONC

29.735' [A]

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

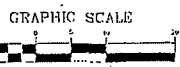
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DETAIL A
1"=10'

