

File No. 221138

Committee Item No. _____

Board Item No. 34

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 15, 2022

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
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 207214
- Planning Department - Tentative Map Decision 5/12/21
- Tax Certificate - 9/23/22
- Final Maps
- _____
- _____

Prepared by: Jocelyn Wong

Date: November 9, 2022

Prepared by: _____

Date: _____

1 [Final Map No. 10710 - 36 Amber Drive]

2

3 **Motion approving Final Map No. 10710, an eight residential unit project, located at 36**
4 **Amber Drive, being a subdivision of Assessor’s Parcel Block No. 7504, Lot No. 024;**
5 **and 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 No. 10710”, an eight residential
9 unit project, located at 36 Amber Drive, being a subdivision of Assessor’s Parcel Block No.
10 7504, Lot No. 024, comprising three sheets, approved October 14, 2022, by Department of
11 Public Works Order No. 207214 is hereby approved and said map is adopted as an Official
12 Final Map No. 10710; 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 May 12, 2021, 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



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 207214

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

APPROVING FINAL MAP NO. 10710, 36 AMBER DRIVE, A 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 024 IN ASSESSORS BLOCK NO. 7504 (OR ASSESSORS PARCEL NUMBER 7504-024). [SEE MAP]

An 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated MAY 12, 2021, stated that the subdivision is consistent 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 No. 10710”, 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 MAY 12, 2021, from the City Planning Department stating the subdivision is consistent 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:

X

DocuSigned by:

Katharine Anderson

Anderson, Katharine
281DC30E04CF41A...

City and County Surveyor

X

DocuSigned by:

Albert Ko

Short, Carla
281DC30E04CF41A...

Interim Director of Public Works



City and County of San Francisco
 San Francisco Public Works - Bureau of Street Use and Mapping
 49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
 sfpbublicworks.org - tel (628) 271-2000



TENTATIVE MAP DECISION

Date: August 21, 2020

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

Project ID:		10710	
Project Type:		8 units New Condominium units	
Address#	StreetName	Block	Lot
36	AMBER DR	7504	024
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

Adrian VerHagen Digitally signed by Adrian VerHagen
 Date: 2020.08.21 15:14:43 -07'00'

for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , ~~based on the attached checklist~~.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 reason(s):

PLANNING DEPARTMENT

Signed **Jeff Horn** Digitally signed by Jeff Horn
 Date: 2021.05.12 01:21:03 -07'00'

Date

Planner's Name
 for, Corey Teague, Zoning Administrator



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **7504**

Lot: **024**

Address: **24-38 AMBER DR**

David Augustine, Tax Collector

Dated **September 23, 2022** this certificate is valid for the earlier of 60 days from **September 23, 2022** or **December 31, 2022**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

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 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:

HABITAT FOR HUMANITY GREATER SAN FRANCISCO, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

Maureen Sedonaen
BY: MAUREEN SEDONAEN, CEO

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 August 2nd, 2022 BEFORE ME, Ann M. Johnson, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Maureen Sedonaen
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 ~~HI/HER/THEIR~~ AUTHORIZED CAPACITY(IES), AND THAT BY ~~HI/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.

Ann M. Johnson
SIGNATURE:

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

Ann M. Johnson
PRINTED NAME:

November 13, 2025
COMMISSION EXPIRES:

2380962
COMMISSION # OF NOTARY:

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 HABITAT FOR HUMANITY GREATER SAN FRANCISCO, INC. ON JUNE 28, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, 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: 09-23-22

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 APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BY: *K. Anderson*
KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO



DATE: 10-12-2022

FINAL MAP NO. 10710
AN 8 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 5, 2018, DOCUMENT NUMBER 2018-K575204-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 44 AND A PORTION OF LOTS 45, 46 & 47 OF MAP OF FAIRVIEW TERRACE, "G" MAPS 44 & 45

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
AUGUST, 2022



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 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 NO. 10710".

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 DAY OF, 20.....

BY ORDER NO.

BY: *B. D. T.* DATE: 10/26/22

☞ CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

BY:

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' 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.

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 EIGHT (8) 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 AMBER DRIVE 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 RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JULY 26, 2019
DOCUMENT NUMBER 2019-K799000-00

"DECLARATION OF RESTRICTIONS AND AFFORDABLE HOUSING COVENANTS"
RECORDED ON JULY 14, 2022
DOCUMENT NUMBER 2022068341

**FINAL MAP NO. 10710
AN 8 UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 5, 2018, DOCUMENT NUMBER 2018-K575204-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 44 AND A PORTION OF LOTS 45, 46 & 47 OF MAP OF FAIRVIEW TERRACE, "G" MAPS 44 & 45

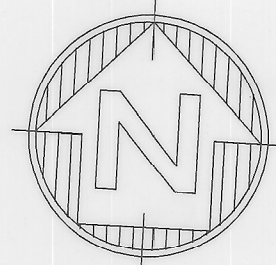
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
AUGUST, 2022



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



30' 0 30' 60'
SCALE: 1" = 30'

CLIPPER STREET

WIDTH VARIES

DIAMOND HEIGHTS BLVD.

80' WIDE

DUNCAN STREET

60' WIDE

AMBER DRIVE

50' WIDE

BOUNDARY CONTROL AND PROPOSED PARCELIZATION

APN 7504-011

LOT 11
T MAPS 31

0.08' CLR

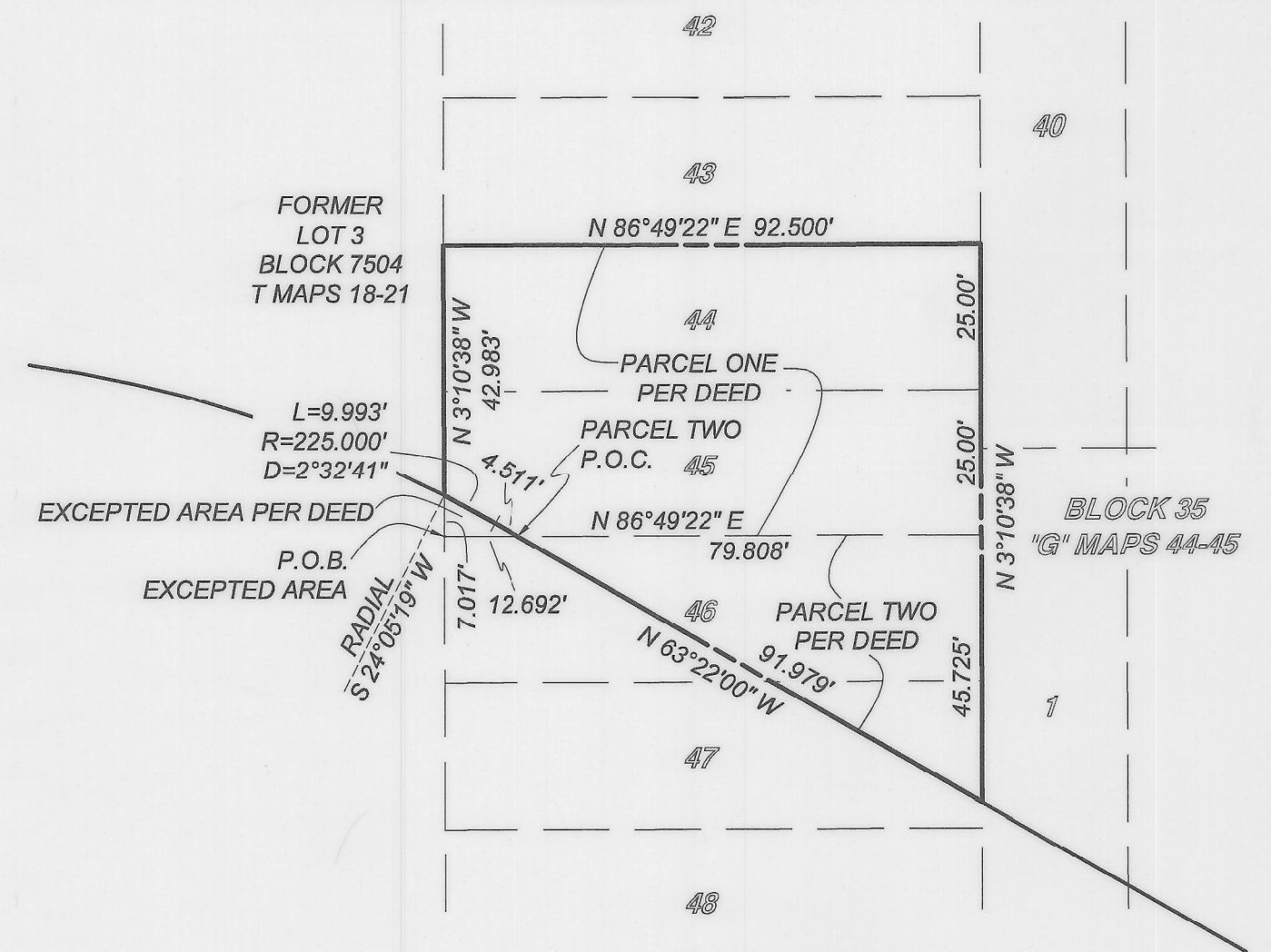
2 LEVEL WOOD FRAME

0.03' CLR

LOT 1
APN 7504-024
6,404 SQ. FT.
SITE UNDER CONSTRUCTION

APN 7504A-001 THRU 028

1 CM 21-30



EXISTING PARCELS PER DEED

SHOWN FOR REFERENCE

NOTE:

RIGHT-OF-WAY AND SUBJECT PROPERTY LINES WERE ESTABLISHED PER REFERENCES 1, 2, 3 & 4 BASED UPON MONUMENTS FOUND PER, AND IN AGREEMENT WITH, MAP REFERENCES 2, 3, & 4.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JUNE 28, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BEARING SOUTH 63°22'00" EAST OF THE MOST EASTERLY COURSE OF THE MONUMENT LINE OF AMBER DRIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF UNIT ONE OF DIAMOND HEIGHTS, SAN FRANCISCO, CALIFORNIA", RECORDED ON SEPTEMBER 28, 1961, IN BOOK "T" OF MAPS, AT PAGES 18 THROUGH 21, SAN FRANCISCO COUNTY RECORDS, WAS TAKEN AND USED AS THE BASIS OF BEARINGS SHOWN HEREON.

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED FEBRUARY 5, 2018, DOCUMENT NUMBER 2018-K575204-00, SAN FRANCISCO COUNTY RECORDS
- ② MAP OF UNIT ONE OF DIAMOND HEIGHTS, FILED FOR RECORD SEPTEMBER 28, 1961, IN BOOK "T" OF MAPS, AT PAGES 18-21, SAN FRANCISCO COUNTY RECORDS
- ③ MAP OF RED ROCK HILL UNIT 1, FILED FOR RECORD AUGUST 23, 1963, IN BOOK 1 OF CONDOMINIUM MAPS, AT PAGES 21-30, SAN FRANCISCO COUNTY RECORDS
- ④ MONUMENT MAP NO. 215, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ⑤ MAP OF FAIRVIEW TERRACE, FILED FOR RECORD APRIL 13, 1909, IN BOOK "G" OF MAPS, AT PAGES 44-45, SAN FRANCISCO COUNTY RECORDS

JOB # 2146-18

LINETYPES:

- MONUMENT LINE
- RIGHT OF WAY LINE
- SUBJECT PROPERTY LINE
- LOT LINE

LEGEND:

- CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216, TO BE SET
- ⊕ FOUND CROSS PER ③
- FOUND CITY STONE MONUMENT WITH LEAD PLUG AND BRASS TACK IN WELL
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- CLR CLEAR OF PROPERTY LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

ASSESSOR'S PARCEL NUMBER NOTE:

THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
8 CONDOMINIUM UNITS = APN 7504-025 THRU 7504-032

BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.
- CUTS AND MONUMENTS SET PER ③ NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND

FINAL MAP NO. 10710

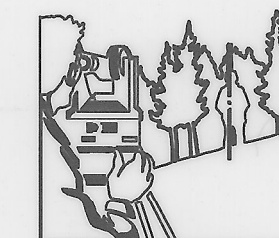
AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 5, 2018, DOCUMENT NUMBER 2018-K575204-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 44 AND A PORTION OF LOTS 45, 46 & 47 OF MAP OF FAIRVIEW TERRACE, "G" MAPS 44 & 45

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
AUGUST, 2022



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 7504-024

36 AMBER DRIVE