

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) 554-5227

MEMORANDUM

Date: May 5, 2022  
To: Joaquin Torres, Assessor-Recorder  
From: *AC* Angela Calvillo, Clerk of the Board  
Subject: *AC* Final Map No. 9073 - 311 Grove Street

On April 26, 2022, the Board of Supervisors approved Map 9073; 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. 9073  
AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON AUGUST 05, 2014  
INSTRUMENT 2014-J923449-00 OR  
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
SCALE: 1" = 50' FEBRUARY 2022

CLERK'S STATEMENT:

I, ANGELA CAVILLO, 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. M22-068 ADOPTED April 26, 2022, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9073"

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

BY: *Angela Calvillo* DATE: 5/5/2022  
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 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 5<sup>th</sup> DAY OF May, 2022  
*Angela Calvillo*  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL:

ON April 26, 2022 THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M22-068, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 220423

c: Juan Carlos Cancino, Office of the Assessor-Recorder  
Kurt Fuchs, Office of the Assessor-Recorder  
Holly Lung, Office of the Assessor-Recorder  
Copy to the File

1 [Final Map No. 9073 - 311 Grove Street]

2  
3 **Motion approving Final Map No. 9073, an eight residential unit condominium project,**  
4 **located at 311 Grove Street, being a subdivision of Assessor’s Parcel Block No. 0809,**  
5 **Lot No. 020; and adopting findings pursuant to the General Plan, and the eight priority**  
6 **policies of Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled “FINAL MAP No. 9073”, an eight residential unit  
9 condominium project, located at 311 Grove Street, being a subdivision of Assessor’s Parcel  
10 Block No. 0809, Lot No. 020, comprising four sheets, approved March 10, 2022, by  
11 Department of Public Works Order No. 206205 is hereby approved and said map is adopted  
12 as an Official Final Map No. 9073; 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 August 22, 2016, 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.

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DESCRIPTION APPROVED:

RECOMMENDED:

/s/ \_\_\_\_\_

/s/ \_\_\_\_\_

James M. Ryan, PLS  
Acting City and County Surveyor

Carla Short  
Interim Director of Public Works



City and County of San Francisco

Tails

Motion: M22-068

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

File Number: 220423

Date Passed: April 26, 2022

Motion approving Final Map No. 9073, an eight residential unit condominium project, located at 311 Grove Street, being a subdivision of Assessor's Parcel Block No. 0809, Lot No. 020; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 26, 2022 Board of Supervisors - APPROVED

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

File No. 220423

I hereby certify that the foregoing Motion was APPROVED on 4/26/2022 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in black ink, appearing to read "Angela Calvillo", written over a horizontal line.

Angela Calvillo  
Clerk of the Board

**OWNER'S STATEMENT:**

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING OF FOUR(4) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: 311 GROVE HAYES VALLEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DM 311 GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: DM DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS: SOLE MEMBER

BY: Mark Macdonald

NAME: MARK MACDONALD  
TITLE: AUTHORIZED PERSON

**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 FEBRUARY 2<sup>nd</sup> 2021 BEFORE ME, ODD SAPPASERT O'BRIEN

A NOTARY PUBLIC,

PERSONALLY APPEARED MARK MACDONALD

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 SEAL:

SIGNATURE: Odd Sappasert O'Brien

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2384567

MY COMMISSION EXPIRES: 12/23/2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**BENEFICIARY'S/TRUSTEE'S STATEMENT:**

BENEFICIARY: HERITAGE BANK OF COMMERCE  
TRUSTEE: OLD REPUBLIC TITLE COMPANY  
TRUSTOR/GRANTOR: 311 GROVE HAYES VALLEY LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

RECORDING NO. 2021-057432, OFFICIAL RECORDS  
RECORDING DATE: APRIL 02, 2021

BY: Paul Perez

NAME: Paul Perez

TITLE: SVP/Construction Team Leader

**BENEFICIARY'S/TRUSTEE'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 CONTRA COSTA }

ON FEBRUARY 4<sup>th</sup> 2021 BEFORE ME, DANIEL VILLAPIERTE

A NOTARY PUBLIC,

PERSONALLY APPEARED PAUL PEREZ

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 SEAL:

SIGNATURE: Daniel Villapier

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2371220

MY COMMISSION EXPIRES: AUG 17, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY ORDER NO. \_\_\_\_\_

BY: Carla Short DATE: April 12, 2022

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

**APPROVED AS TO FORM:**

~~DENNIS J. HERRERA~~, CITY ATTORNEY  
DAVID CHIU

BY: David Chiu DATE: APRIL 1, 2022  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL:**

ON April 26, 2022 THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M22-068, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 220423

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF KCA ENGINEERS, INC.

BY: \_\_\_\_\_  
COUNTY RECORDER

**FINAL MAP NO. 9073**

AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON AUGUST 05, 2014  
INSTRUMENT 2014-J923449-00 OR  
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
FEBRUARY 2022

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 4 SHEETS

**CLERK'S STATEMENT:**

I, ANGELA CAVILLO, 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. M22-068 ADOPTED April 26, 2022, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9073"

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

BY: Signed in counterpart DATE: 5/5/2022  
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 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 5th DAY OF May, 2022

Signed in counterpart  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**ENGINEER'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 JAQUI BRAVER IN JUNE 2015. 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, 2023, 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.

BY: [Signature] DATE: 02/01/22  
KCA ENGINEERS, INC.  
PETER J. BEKEY  
R.C.E. NO. 14786  
LICENSE EXPIRES: MARCH 31, 2023



**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 ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
BY: [Signature]  
WILLIAM E. BLACKWELL, JR. PLS 8251  
DATE: 3/01/2022



**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 (IVY STREET AND GROVE 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.

**FINAL MAP NO. 9073**  
AN 8 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON AUGUST 05, 2014  
INSTRUMENT 2014-J923449-00 OR  
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
FEBRUARY 2022

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

**SURVEY NOTES:**

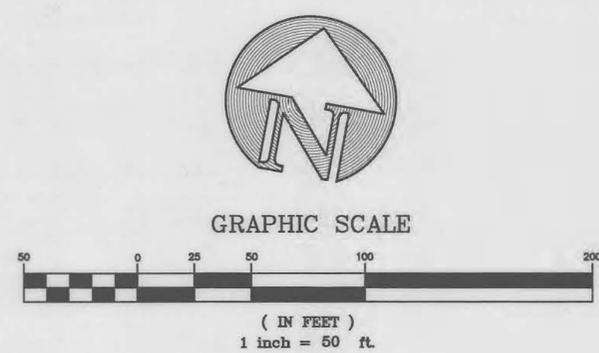
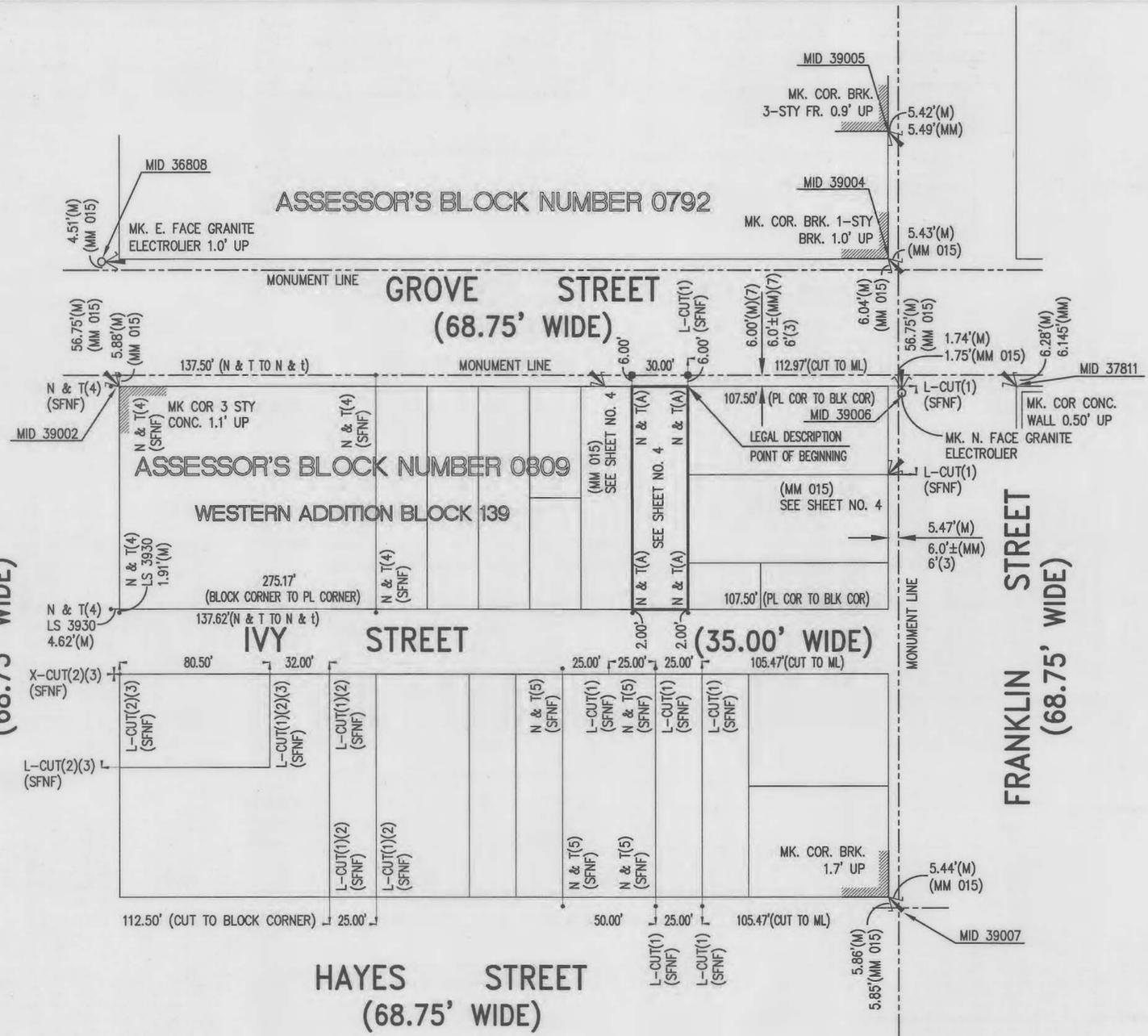
1. BASIS OF SURVEY: DEED DOCUMENT NUMBER 2014-J923449-00 RECORDED AUGUST 5, 2014, THE MONUMENT LINE IN FRANKLIN STREET AND MONUMENT LINES IN GROVE STREET WERE USED AS BASIS OF SURVEY FOR THIS MAP. PORTION OF MONUMENT LINE IN HAYES STREET IS PLOTTED FROM RECORD INFORMATION FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A PART OF THIS SURVEY.
2. MONUMENT REFERENCE: MONUMENT MAP 015 DATED JULY 1978 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
5. BLOCK LINES OF BLOCK 0809 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES IN FRANKLIN STREET AND GROVE STREET. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 0809 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "L" CUTS, ALONG WITH THE MAP AND DEED REFERENCES LISTED HEREON.
6. EASTERLY SIDE OF PROPERTY HAS A PEDESTRIAN AND VEHICULAR EASEMENT FOR INGRESS AND EGRESS OF UNKNOWN WIDTH AS DESCRIBED IN DOCUMENT 1989-E70679 RECORDED IN BOOK E878 OR PAGE 978 RECORDED MAY 25, 1989 ON FILE OF THE OFFICE OF THE COUNTY RECORDER. EASEMENT IS TO BE ABANDONED BY SEPARATE INSTRUMENT.

**MAP AND SET POINT REFERENCE:**

- (1) SURVEY CUT REFERENCE MAP DATED 8-23-27 BLOCK DIAGRAM CCSF RECORDS
  - (2) PARCEL MAP 13 PM 87 RECORDED FEB. 8, 1980. LS 3446 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
  - (3) MAP 28 CM 8 RECORDED MAR. 2, 1988. LS 3075 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
  - (4) PARCEL MAP 106 CM 206 RECORDED JUL. 2, 2008. LS 3930 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
  - (5) MAP 51 CM 235 RECORDED AUG. 1, 1996. RCE 14149 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
  - (6) PARCEL MAP 119 CM 7 RECORDED JUL. 2, 2012. LS 8080 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
  - (7) PARCEL MAP 106 CM 206 RECORDED JUL. 2, 2012. LS 3930 ON FILE IN THE OFFICE OF THE COUNTY RECORDER
- (A) SET NAIL AND TAG RCE 14786 THIS MAP

**LEGEND:**

CLR	CLEAR OF PROPERTY LINE
OVR	OVER PROPERTY LINE
	BUILDING CORNER
COR	CORNER
TC	TOP OF CURB
G	GUTTER
BW	BACK OF WALK
BLDG	BUILDING
ADJ	ADJACENT
FNC	FENCE
(M)	MEASURED DISTANCE
(MM)	MONUMENT MAP DISTANCE
	OLD BRICK FOUNDATION TO BE DEMOLISHED
SFNF	SEARCHED FOR NOTHING FOUND
	ADJACENT PROPERTY LINE/RIGHT OF WAY
	SUBJECT PROPERTY LINE
	MONUMENT LINE (MM 015)
ML	MONUMENT LINE
ML TO ML	MONUMENT LINE TO MONUMENT LINE
	SET NAIL AND TAG RCE NO. 14786
N & T	NAIL AND TAG
BLK COR	BLOCK CORNER

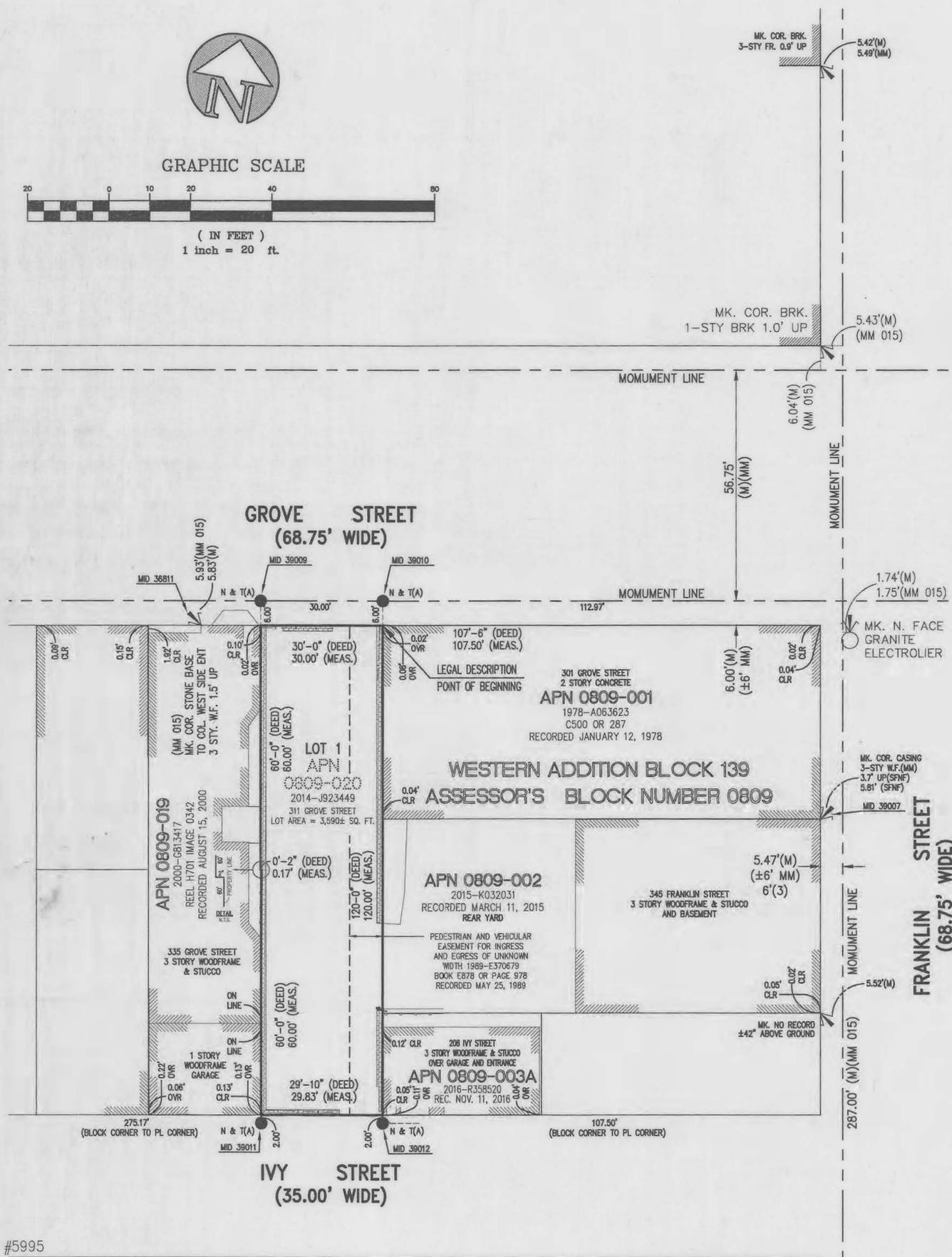
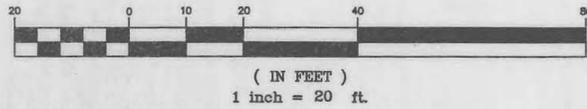


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 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
 SCALE: 1" = 50'  
 FEBRUARY 2022

**KCA ENGINEERS INC.**  
 CONSULTING CIVIL ENGINEERS



GRAPHIC SCALE



**LEGEND:**

- CLR CLEAR OF PROPERTY LINE
- OVR OVER PROPERTY LINE
- BUILDING CORNER
- COR CORNER
- TC TOP OF CURB
- G GUTTER
- BW BACK OF WALK
- BLDG BUILDING
- ADJ ADJACENT
- FNC FENCE
- (M) MEASURED DISTANCE
- (MM) MONUMENT MAP DISTANCE
- OLD BRICK FOUNDATION TO BE DEMOLISHED
- SFNF SEARCHED FOR NOTHING FOUND
- ADJACENT PROPERTY LINE/RIGHT OF WAY
- SUBJECT PROPERTY LINE
- MONUMENT LINE (MM 015)
- ML MONUMENT LINE
- ML TO ML MONUMENT LINE TO MONUMENT LINE
- SET NAIL AND TAG RCE NO. 14786
- N & T NAIL AND TAG
- BLK COR BLOCK CORNER
- (NR) NO RECORD

**NOTE:**

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

ASSESSOR NUMBER	UNIT NUMBER
0809-065	01
0809-066	02
0809-067	03
0809-068	04
0809-069	05
0809-070	06
0809-071	07
0809-072	08

**SPECIAL RESTRICTION NOTE:**

THE FOLLOWING SPECIAL RESTRICTIONS MAY IMPACT THIS PROPERTY:

1. EASEMENTS FOR INGRESS AND EGRESS. INSTRUMENT 1989-E370679
2. SPECIAL RESTRICTIONS UNDER PLANNING CODE 2016-K225496
3. CONSTRUCTION EASEMENT AGREEMENT 2017-K393648
4. DECLARATION OF USE 2017-K339186

**FIELD SURVEY COMPLETION:**

THE SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 13, 2017. ALL PHYSICAL DETAILS, INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON, EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**FINAL MAP NO. 9073**  
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 RECORDED ON AUGUST 05, 2014  
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 ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 139  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
 SCALE: 1" = 20' FEBRUARY 2022

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

SHEET 4 OF 4 SHEETS