OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 30 VAN NESS DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: ARDEN HEARING

TITLE: AUTHORIZED SIGNATORY

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 CA
COUNTY OF SanFrancisco
ON OCTOBER 11 2022 BEFORE ME, APRIL M. JOHNSON, NOTARY PUBLIC,
PERSONALLY APPEARED ARDEN HEARING,
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 CA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2380962
MY COMMISSION EXPIRES: 11·13·2025
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SanFrancisco

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 10742".

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

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

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20__

BY ORDER NO. _____.

BY: _____ DATE: 11/08/2022

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
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 SUPERVISOR'S APPROVAL:

ON _____, 20__, THE BOARD OF SUPERVISOR'S 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 SUPERVISOR'S IN FILE NO. _____.

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 30 VAN NESS DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON JULY 20, 2020. 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, 2025, 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: Benjamin B. Ron DATE: 10.12.2022

BENJAMIN B. RON
PLS No. 5015

PROFESSIONAL LAND SURVEYOR
BENJAMIN B. RON
PLS 5015
STATE OF CALIFORNIA

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

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO

BY: K. Anderson DATE: 11/3/2022

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__,

AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____,

AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 10742

A 333 RESIDENTIAL UNIT AND 5 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 5, 2017 IN DOCUMENT NUMBER 2017-K447786, OFFICIAL RECORDS

BEING A PORTION OF WESTERN ADDITION BLOCK 70

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2022

APN 0835-004

30 VAN NESS AVENUE

S-9957_FM.DWG

NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
5. ALL MONUMENT REFERENCE POINTS NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
6. ALL SURVEY POINTS REFERENCING PERTINENT PROPERTY LINES PER MAP REFERENCE ITEMS [2] AND [3] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
7. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

   a. "DECLARATION OF PROJECT WORK COVENANTS (30 VAN NESS)" RECORDED MAY 5, 2017, DOCUMENT NO. 2017-K447787, OFFICIAL RECORDS.

   b. "NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE" RECORDED MAY 5, 2017, DOCUMENT NO. 2017-K447789, OFFICIAL RECORDS.

   c. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 27, 2021, DOCUMENT NO. 2021115446, OFFICIAL RECORDS.

   d. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 27, 2021, DOCUMENT NO. 2021115447, OFFICIAL RECORDS.

   e. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 27, 2021, DOCUMENT NO. 2021115448, OFFICIAL RECORDS.

   f. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED AUGUST 13, 2021, DOCUMENT NO. 2021131945, OFFICIAL RECORDS.

   g. "DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO MINOR ENCROACHMENT PERMIT" RECORDED JULY 12, 2022, DOCUMENT NO. 2022067495, OFFICIAL RECORDS.

MAP REFERENCES:

[1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 15 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

[2] THAT CERTAIN BLOCK DIAGRAM ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. (FILE NO. 0835a.TIF)

[3] DONEGAN FIELD NOTES DATED MARCH 3, 1926 ON FILE AT MARTIN M. RON ASSOCIATES.

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON HAYES STREET BETWEEN FRANKLIN STREET AND VAN NESS AVENUE AS SHOWN HEREON ON SHEET 3 IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MAY 10, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAIL AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 12/31/25.

CONDOMINIUM NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 333 DWELLING UNITS AND 5 COMMERCIAL UNITS WITHIN LOT 1.

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 MARKET STREET, OAK STREET, VAN NESS AVENUE AND FELL 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.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT 1 = APN 0835-004	
RESIDENTIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 333	APN 0835-010 THRU 342
COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 5	APN 0835-005 THRU 009

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

FINAL MAP 10742

A 333 RESIDENTIAL UNIT AND 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 5, 2017 IN DOCUMENT NUMBER 2017-K447786, OFFICIAL RECORDS

BEING A PORTION OF WESTERN ADDITION BLOCK 70

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2022

APN 0835-004 30 VAN NESS AVENUE

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McALLISTER STREET (108.00' WIDE)

MID 37809 — CUT COPING — 7.305' — CUT COPING — 7.455' — MID 37808

MID 33952 — MARK CORNER GRANITE COPING 0.7' UP — 24.66'

MID 33953 — MARK CORNER GRANITE COPING 0.7' UP — 24.76'

ASSESSOR'S BLOCK 0787

DR. CARLTON B. GOODLETT PLACE (115.00' WIDE)

ASSESSOR'S BLOCK 0786A

GROVE STREET (68.75' WIDE)

GROVE STREET (108.00' WIDE)

MID 37807 — MARK CORNER CONC. 2 STORY BRICK 1.0' UP — 6.31'

ASSESSOR'S BLOCK 0811

MARK CORNER GRANITE, 1.0' UP — 5.56' — MID 37623 — 10.88' — 56.75' MEAS.[1] — MID 37797 — MARK CORNER GRANITE BASE, 1.0' UP

DR. TOM WADDELL PLACE (35.00' WIDE)

ASSESSOR'S BLOCK 0810

ASSESSOR'S BLOCK 0811

FRANKLIN STREET (68.75' WIDE)

HAYES STREET (68.75' WIDE)

BASIS OF SURVEY

MID 37805 — 6.57' — 26'± — MARK CORNER CONC. 1.0' UP — 3 STORY CONC. AUDITORIUM

6.21' — MID 37803 — 17.82' — MARK CORNER CONC. 1.0' UP — 46'± — MARK CORNER 3 STORY CONC. 1.0' UP — MID 37802 — 11'±

VAN NESS AVENUE (125.00' WIDE)

90°00'19" MEAS.

HAYES STREET (68.75' WIDE)

396.07' MEAS. 396.00'[1]

90°00'19" MEAS.

POLK STREET (68.75' WIDE)

ASSESSOR'S BLOCK 0812

ASSESSOR'S BLOCK 0815

4 STORY BRICK — MARK 4.0' UP — MID 47275

287.00' MEAS.[1]

ASSESSOR'S BLOCK 0814

60'± — 5.83' — MID 37801 — MARK CORNER CONC. FDTN, 1.0' UP 4 STORY BRICK

MARK CORNER CONC. PLANTER BOX 1.0' UP — 13.19' — MID 47276

26.91' MEAS. 26.94'[1]

56.75' MEAS.[1] — 5.83'

FELL STREET (68.75' WIDE)

56.75' MEAS.[1]

90°00'19" MEAS.

6.15' MEAS. 6.0'±[1]

FELL STREET (68.75' WIDE)

396.07' MEAS. 396.00'[1]

90°00'19" MEAS.

MID 47274 — MARK CORNER CONC. 1.0' UP — 5 STORY BRICK & CONC.

6.84' MEAS. 6.0'±[1]

164.00'

5.23' MEAS. 6.0'±[1]

ASSESSOR'S BLOCK 0834

ASSESSOR'S BLOCK 0835

LOT 1
APN 0835-004

174.78'

275.00'

287.00' MEAS.[1]

VAN NESS AVENUE (125.00' WIDE)

125°45'51"

171.48'

MARKET STREET (120.00' WIDE)

HICKORY STREET (35.00' WIDE)

ASSESSOR'S BLOCK 0834

MARK CORNER GRANITE FDTN. 5 STORY CONC. 1.0' UP — MID 47273

90°00'19" MEAS.

24.85'

35°45'51"

OAK STREET (68.75' WIDE)

56.75' MEAS.[1] — 6.01' — 5.88' MEAS. 5.91'[1]

5.85' MEAS. 6.0'±[1]

CORNER TOP GRANITE FACE 4 STORY CONC. — MID 47272 — 110'±

ASSESSOR'S BLOCK 0836

NORTH

LEGEND

MEAS.	MEASURED
CONC.	CONCRETE
FDTN.	FOUNDATION
APN	ASSESSOR'S PARCEL NUMBER
MID	MONUMENT IDENTIFICATION NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
	PROPERTY LINE
	RIGHT OF WAY LINE
	MONUMENT LINE
	BUILDING LINE

0 30 60 120

1"=60'
GRAPHIC SCALE

FINAL MAP 10742

A 333 RESIDENTIAL UNIT AND 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 5, 2017 IN DOCUMENT NUMBER 2017-K447786, OFFICIAL RECORDS

BEING A PORTION OF WESTERN ADDITION BLOCK 70

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2022 SCALE: 1"=60' SHEET 3 OF 4

APN 0835-004 30 VAN NESS AVENUE

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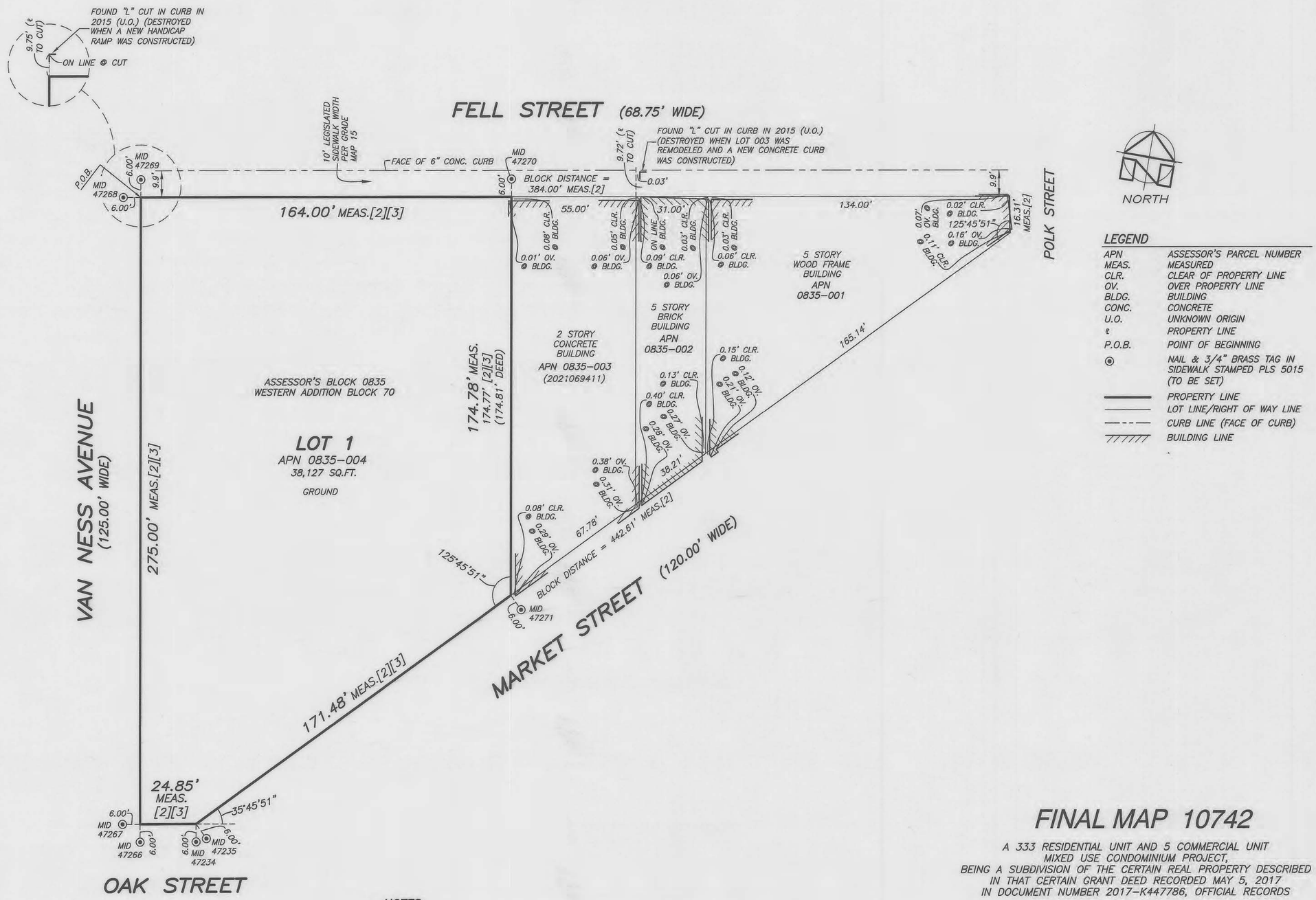

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
MEAS.	MEASURED
CLR.	CLEAR OF PROPERTY LINE
OV.	OVER PROPERTY LINE
BLDG.	BUILDING
CONC.	CONCRETE
U.O.	UNKNOWN ORIGIN
℄	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
⊙	NAIL & 3/4" BRASS TAG IN SIDEWALK STAMPED PLS 5015 (TO BE SET)
———	PROPERTY LINE
———	LOT LINE/RIGHT OF WAY LINE
— — —	CURB LINE (FACE OF CURB)
//////	BUILDING LINE

NOTES:

1. LOCATION OF BUILDING CORNERS TO PROPERTY LINES SHOWN HEREON ARE TAKEN 5 FEET± UP UNLESS OTHERWISE NOTED.
2. LOCATION OF LOT LINES THAT ARE NOT THE SUBJECT PROPERTY AND BUILDING LOCATIONS IN RELATION TO THOSE LOT LINES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT MEANT TO BE A SURVEY OF THOSE LOTS. LOTS DIMENSIONS ARE TAKEN FROM VESTING DEED LEGAL DESCRIPTIONS OR FROM RECORDED MAPS.

0 15 30 60

1"=30'
GRAPHIC SCALE

FINAL MAP 10742

A 333 RESIDENTIAL UNIT AND 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 5, 2017 IN DOCUMENT NUMBER 2017-K447786, OFFICIAL RECORDS

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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2022 SCALE: 1"=30' SHEET 4 OF 4

APN 0835-004 30 VAN NESS AVENUE

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