File No. 140872	Committee Item No.
	Board Item No. 2/

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee:	Date
Board of Supervisors Meeting	Date September 2, 2014
Cmte Board Motion Resolution Ordinance Legislative Digest Budget and Legislative Analyst Youth Commission Report Introduction Form Department/Agency Cover Lett MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Form 126 – Ethics Commission Award Letter Application Public Correspondence	t Report er and/or Report
OTHER (Use back side if additional spa	ace is needed)
Final Map Routing Sheet - 07/16 DPW Order No. 182783 Planning Memo - 01/22/2014 Tax Certification - 07/02/2014 Final Map	3/2014
Completed by: John Carroll	Date July 28, 2014
Completed by:	_Date

[Final Map 7788 - 530-534 Clipper Street]

Motion approving Final Map 7788, a six residential unit condominium project, located at 530-534 Clipper Street, being a subdivision of Assessor's Block No. 6545, Lot No. 011, and adopting findings pursuant to the General Plan, and the eight priority policies of City Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP 7788", a six residential unit condominium project, located at 530-534 Clipper Street, being a subdivision of Assessor's Block No. 6545, Lot No. 011, comprising 5 sheets, approved July 14, 2014, by Department of Public Works Order No. 182783 is hereby approved and said map is adopted as an Official Final Map 7788; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department, by its letter dated January 22, 2014, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the eight priority policies of Planning Code, Section 101.1; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes the Director of the Department of Public Works to enter all necessary recording information on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth herein; and, be it

FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

RECOMMENDED: DESCRIPTION APPROVED:

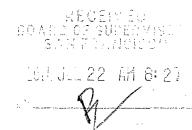
Mohammed Nuru Bruce R. Storrs, PLS

Director of Public Works City and County Surveyor

City and County of San Francisco



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





Phone: (415) 554-5827 Fax: (415) 554-5324 www.sfdpw.org Subdivision.Mapping@sfdpw.org

Department of Public Works Bureau of Street-Use & Mapping 1155 Market Street, 3rd Floor San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7788	Date Sent: Wednesday, July 16, 2014	Date Due at BOS Before 12PM, Monday, July 21, 2014
Block/Lot 6545 / 011	Map Address 530 – 534 (Clipper Street

SENDER

Name:	Cheryl Chan	Telephone: 415-554-4885
Address:	1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	То	Date Forwarded or Signed
7/16/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	7/17/14
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <u>John.Malamut@sfdpw.org</u> Tel: (415) 554-4622	7/17/14
	Mohammed Nuru Director of Public Works City Hall, Room 348	7/21/14 Mas
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	



City and County of San Francisco

San Francisco Department of Public Works

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



Edwin M. Lee, Mayor Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 182783

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 7788, 530-534 CLIPPER STREET, A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 6545, LOT NO. 011.

A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 22, 2014, 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. Four (4) paper copies 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 7788", each comprising 5 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 January 22, 2014, 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 Director of Public Works



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

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

APPROVED:

July 14, 2014

MOHAMMED NURU, DIRECTOR

7/15/2014

7/16/2014



X Bruce R. Storrs

Storrs, Bruce City and County Surveyor



X Mohammed Nuru

Nuru, Mohammed Director, DPW





Edwin M. Lee, Mayor

City Engineer & Deputy Director of Engineering

Moham med Nuru, Director Fuad S. Sweiss, PE, PLS, RECEIVED 14 MAY -5 AM 10: 27 Ser.

Phone: (415) 554-5827 Fax: (415) 554-5324

http://www.sfdpw.com subdivision.mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

Date: September 4, 2013

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

Attention: Mr. Scott F. Sanchez

Project I	D: 7788			
Project Ty	pe:6 Units Condo Conv	ersion		***************************************
Address#	StreetName	Block	Lot	-
530 - 534	CLIPPER ST	6545	011	toleromenta — Dente
Tentative Map R	eferral			,

Zoning Administrator Soft 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.

 $\sqrt{}$

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:

X Application

X Print of Tentative Map

Sincerely,

Bruce R. Storrs, PA

City and County Surveyor

PLANNING DEPARTMENT

Mr. Scott . Sanchez, Zoning Administrator

823

RECORD	ING REQUESTED BY:)		
And Whe	n Recorded Mail To:) CCNF	ORMED COPY of document re	ecorded
Name:	Scott Sanchez Zoning Administrator	on This d	04/29/2014, 2014J871397 RANCISCO ASSESSOR-REC	e original ORDER
Address:	1650 Mission Street	SAN F	KANCISCO ASSESSO	
	Suite 400)		
City:	San Francisco	.)		
)		
State:	California, 94103		Space Above this Lin	<u>e For Recorder's Use</u>
	Elizabeth Jackson Espinoza,		•	
~ ,	Marlies Lewis, Richard L. Hi	•		
1 (V	Ve) Brent F. Buck, Paige A. M. B	uck, 1000	A. Rose, Affile 1. Classick	the owner(s) of that
certain rea	l property situated in the (City and	County of San Francisco, S	State of California more
particularly	y described as follows:			

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED) BEING ASSESSOR'S BLOCK: 6545; LOT: 011, COMMONLY KNOWN AS: 530 - 534 Clipper Street

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2013.1698Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7788.

The tentative map filed with the present application indicates that the subject building at 530 - 534 Clipper Street is a six-unit building located in a RH-2 (Residential, Housing, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered legal and conforming to the Planning Code. The remaining four units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

1. That four of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

- 2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated	: 1/22/10	at San Francisco, California.	
Brent F. Buck	1	3 3 1	Date: 4/22/14
Paige A. M. Buck		Payell Son like Brick	Date: 1-22-14
Todd A. Rose		(Owner's Signature)	Date: 4/22/14
Anne T. Classick		(Owner's Signature)	Date: 4/22/1-
Marlies Lewis	•	(Owner's Signature) Mariel (Sellin)	Date: 4/22/K
Richard L. Hill, Jr.	:	(Owner's Signature)	Date: 4/25/14
		(Owner's Signature)	
Signature p	age	(Agent's Signature)	

and certificate bear embossment.

Page 2 of 2

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

- 2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Bianca Leah Hill

Maire Mahony

Date: 4/22/4

(Owner's Signature)

Date: 4/22/4

(Owner's Signature)

Date: 4/22/4

(Owner's Signature)

Matthew Espinoza

Matthew Espinoza

Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

Page 2 of 2

bear embossment.

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

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State of California		
County of SAN FRANCUSCO		•
On Arric 25, 2014 before me,	L. TORTOUERO, NOTARY PUBLIC	,
Date Date	Here Insert Name and Title of the Officer	
personally appeared <u>RICHARD</u>	L. HILL , JII. Name(s) of Signer(s)	
		,
L. TORTOLERO NOTARY PUBLIC - CALIFORNIA COMMISSION # 2054457 SAN FRANCISCO COUNTY My Comm. Exp. February 3, 201	l certify under PENALTY OF PE	ose name(s) is/ard and acknowledged ed the same in es), and that by e instrument the half of which the rument.
	WITNESS my hand and official se	al.
	111	~
Place Notary Seal Above	Signature: Signature of Nota	v Public
	OPTIONAL —————	
and could prevent fraudulent re	ired by law, it may prove valuable to persons relying on moval and reattachment of this form to another docu	ment.
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Document Date: APRIL 27, ZOL	4	
	Number of Page	s:
Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s)	Vigorope	
Signer's Name:	Signer's Name:	
☐ Corporate Officer — Title(s):	Corporate Officer — Title(s):	
0)3	HUMBPRINT Individual	RIGHT THUMBPRINT OF SIGNER
☐ Partner — ☐ Limited ☐ General Top of	thumb here	al Top of thumb here
☐ Attorney in Eact	☐ Attorney in Fact	
☐ Trustee	☐ Trustee	
☐ Guardian or Conservator	☐ Guardian or Conservator	
Other:	Other:	<u></u>
	□ Other: Signature pa	te
Signer is Representing:	Signer Is Representing of the Signer Is Representing the Signer Is Representing the Signer Is Represented the Signer Is Re	ent.
L		L.
LEAV FACTORI CANCER CAN		

ACKNOWLEDGMENT

State of California County of San Francisco
On 22 APRIL 2014 before me, Raymond J. Vitale, Notary Public (insert name and title of the officer)
personally appeared BRENT F. BUCK PAIGE A.M.BUCK & TODDA.ROSE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is left subscribed to the within instrument and acknowledged to me that he/she/their executed the same in his/he/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. PAYMOND J. VITALE COMM. # 1980849 NOTARY PUBLIC - CALIFORNIA SAM FRANCISCO COUNTY My Comm. Expires June 3, 2016 (Seal)

ACKNOWLEDGMENT

State of California County ofSan Francisco	
On 22 April 2014 before me, Raymond J. Vitale, Notice of the control of the contr	tary Public
personally appeared MARLIES LEWIS OF ANNE T. CLASS who proved to me on the basis of satisfactory evidence to be the persons who subscribed to the within instrument and acknowledged to me that he/she/the/his/her/the/pauthorized capacity (ies), and that by his/her/their signature(s) on	nose name(s) is are executed the same in the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the I certify under PENALTY OF PERJURY under the laws of the State of Californ paragraph is true and correct.	nia that the foregoing
WITNESS my hand and official seal.	AYMOND J. VITALE LOMM. # 1980649 MAY PUBLIC - CALIFORNIA AN FRANCISCO COUNTY ONUM. Exercis June 3, 2016
Signature (Seal)	

State of California) ************************************	
State of California	·	
County of SANFRANCISCO	J	
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personally appeared SIANCH COR	Name(s) of Signer(s)	
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L. TORTOLERO NOTARY PUBLIC - CALIFORNIA COMMISSION # 2054457 SAN FRANCISCO COUNTY My Comm. Exp. February 3, 201	I certify under PEN.	ecuted the instrument. ALTY OF PERJURY under the of California that the foregoing decorrect.
	WITNESS my hand Signature:	4
Place Notary Seal Above	OPTIONAL———	Signature of Notary Public
Though the information below is not required and could prevent fraudulent re-	d by law, it may prove valuable to oval and reattachment of this form	persons relying on the document n to another document.
Description of Attached Document	Lan Decretarional	MARONIA DAMININO
Title or Type of Document: Nonce of S	•	_
Document Date: APUL 22, 2014	Various	lumber of Pages:
Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s)	VIACIONS	
Signer's Name:	Signer's Name	
Corporate Officer — Title(s):		er - Title(s):
	☐ Attorney in Fac ☐ Trustee ☐ Guardian or Co ☐ Other:	onservator
Signer Is Representing:		nd certificate integribossment.
•	<u> </u>	

ACKNOWLEDGMENT

County of San Francisco)
On 22 APRIL 2014 before me, Raymond J. Vitale, Notary Public (insert name and title of the officer)
personally appeared <u>FUZABERH</u> JACKSON ESPINOZA MATTHEW ESPINOZA MAIRE MAHON who proved to me on the basis of satisfactory evidence to be the person whose name satisfactory evidence to be the person whose name satisfactory evidence to be the person expansion whose name in his/her/their authorized capacity (tes), and that by his/her/their signature so 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.
Signature Zayn (Seal)



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No.

6545

Lot No. 011

Address:

530-534 Clipper St.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 2nd day of July 2014

ZIIII PIP PI II GENERALE	
THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE	
INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP	
COMPRISING OF FIVE (5) SHEETS, BY MY/OUR SIGNATURE(S) HERETO I / WE HEREBY	٠
CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN	v
THE DISTINCTIVE BORDER LINE.	
Q 2 1 11	

OWNERS STATEMENT

RECORDER'S STATEMENT

FILED THIS DAY OF ..., IN BOOK OF CONDOMINIUM MAPS INCLUSING OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AY THE REQUEST OF FORESIGHT LAND

BY:
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONCONNANCE WITH THE REQUIREMENTS OF THE SURVINION MAP ACT AND LOCAL ORDINANCE AT THE REQUIST OF PUGE MILLER BUCK IN JULY 2013. HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TO SURVEY AND THE APPROVED OR CONDITIONALLY APPROVED THAT THE MONIMENTAL ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONIMENTS ARE SUPPORTED TO BRABLE THE SURVEY TO BE RETRACED.

DATE: 6-12-14



CITY AND COUNTY SURVEYOR'S STATEMENT:

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BY: Dange of the County of the TentaTology of the County of the County of the TentaTology.

BATE: JULY 16, 70/4



FINAL MAP NO.7788

A 6 UNIT CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY AS DESCRIBED IN THAT GRANT DEED RECORDED FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO

FORESIGHT

LAND BURVEYINE 2410 CALIFORNIA STREET SUITE #2 SAN FRANCISCO, CA 94115 416-735-8180 JOB#13055 SHEET 1 OF 5

AB: 6545 LOT: 11 530-534 CLIPPER STREET

OWNERS ACKNOWLEDGMENT	OWNERS ACKNOWLEDGMENT	OWNERS ACKNOWLEDGMENT
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FINAL MAP NO.7788

A 6 UNIT CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY AS DESCRIBED IN THAT GRANT DEED RECORDED FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO

FORESIGHT

LAND BURYBYING 2410 CALIFORNIA STREET SUITE #2 SAN FRANCISCO, CA 94116 UNE, 2014 415-735-6180 JOBN 13055 SHEET 2 0F 6 JUNE, 2014

AB: 6545 LOT: 11 630-534 CLIPPER STREET

A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO

FORESIGHT

LAND TURYTY IN 1

2410 CALIFORNIA STREET SUITE 22 SAN FRANCISCO, CA 94115

JUNE 2014 157-736-100 JOBETSONS SHEET SOFS

AB: 8445 LOT: 11 500-534 CUPPER STREET

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		A 6 UNIT CONDOMINIUM PROJECT

CLERK'S STATEMENT	BOARD OF SUPERVISORS APPROVAL	
LANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF	ON, 20, THE BOARD OF SUPERVISOR'S OF THE CITY AND	
SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. ADOPTED 20 APPROVED	COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.	
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IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.	SUPERVISOR'S IN FILE NO	
BY:		
DATE:	•	,
CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO		
STATE OF CALIFORNIA		
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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	0	
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	•	
		•
CLERK OF THE BOARD OF SUPERVISORS	•	•
CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA		
STATE OF GALLEGARIA		
APPROVALS		
THIS MAP IS APPROVED THIS 14 THE DAY OF JULY . 2014		
BY ORDER NO. 182783		•
BY:		
DATE:		
MOHAMMED NURU DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY		
CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA		
		·
APPROVED AS TO FORM		FINAL MAP NO.7788
DENNIS J. HERRERA, CITY ATTORNEY		
BY:		A 6 UNIT CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY
DEPUTY CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO		A SUBDIVISION OF THAT REAL PROPERTY AS DESCRIBED IN THAT GRANT DEED RECORDED
		FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142
	•	OFFICIAL RECORDS OF

THE CITY AND COUNTY OF SAN FRANCISCO

FORESIGHT

LAND BURYEYING

2410 CALIFORNIA STREET SUTTE RE SAN FRANCISCO, CA 94115

JUNE 2014. 416-735-8180. JOBN 3035. SHEET 4 0F 5

AB: 6545 LOT: 11 530-534 CLIPPER STREET

REFERENCES

(R1) GRANT DEED RECORDED IN REEL KA41 IMAGE 0142 (R2) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 230 & 231. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO (R3) 48 PM 54-55 (R4) 50CM 47-49

NOTES

1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.

2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED

3) RECORD = MEASURED UNLESS OTHERWISE NOTED.

FD LIK COR STUCCO 1.0' UP

4) THE SUBJECT PROPERTY IS SUBJECT TO THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED APRIL 29, 2014 AS DOCUMENT NO: 2014-J871397-00.

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

UNIT NO	ASSESSOR PARCEL NUMBER
530	LOT 61
532	LOT 62
534	LOT 63
530 A	LOT_64_
5328	LOT_85
534 C	LOT 88

BASIS OF SURVEY

THE BLOCK LINES OF BLOCK 8545 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. THIS WAS DETERMINED BY OCCUPANCY AND A SURVEY OF THE LINES OF POSSESSION WITHIN THE SUBJECT BLOCK IN THE FORM OF BUILDING STRUCTURES, FENCES, RETAINING WALLS, AND SURVEY POINTS OF UNKNOWN ORIGIN (1° CUTS). OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ANE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.

FD "X" CUT TOP OF STEP

24TH STREET

(84' WIDE)



GRAPHIC SCALE

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 SIX MAXIMUM NUMBER OF DWELLING

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STANIWAY(S), CORNIDOR(S), ELEVATION(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

CODE RECORRES 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:

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(I) ALI GENERAL USE COMMON AREA IMPROVEMENTS; AND (II) ALI GENERAL USE COMMON AREA IMPROVEMENTS; AND (II) ALI FRONTINTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY OWNERS PRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES D) IN THE EVENT THE AREAS IDENTIFIED IN (CXII) ARE NOT PROPERTY MAINTAINED, REPAIRED, AND REPLACED ACCORPING TO THE CITY REQUIREMENTS, EACH HOMEOWMER SHALL BE RESPONSIBLE TO THE

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THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

FINAL MAP NO.7788

A 6 UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY AS DESCRIBED IN THAT GRANT DEED RECORDED FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142 OFFICIAL RECORDS OF

THE CITY AND COUNTY OF SAN FRANCISCO

FORESIGHT LAND TURVEYING

2410 CALIFORNIA STREET SUITE #2 SAN FRANCISCO, CA 94115 415-735-8180 JOB#13055 SHEET 5 OF 5

AB: 8545 LOT: 11 530-534 CLIPPER STREET

