

File No. 181137

Committee Item No. \_\_\_\_\_

Board Item No. 33

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: November 27, 2018

#### 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 type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input checked="" 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

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 200032</u>                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Tentative Map Decision - 06/15/17</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u>                                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |
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| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Prepared by: Lisa Lew

Date: November 20, 2018

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 9229 - 25 Elgin Park]  
2

3 **Motion approving Final Map 9229, a two lot vertical subdivision: Lot 2 being a one lot**  
4 **subdivision for three residential condominium units project, located at 25 Elgin Park,**  
5 **being a subdivision of Assessor's Parcel Block No. 3502, Lot No. 111; and adopting**  
6 **findings pursuant to the General Plan, and the priority policies of Planning Code,**  
7 **Section 101.1.**  
8

9           MOVED, That the certain map entitled "FINAL MAP 9229", a two Lot Vertical  
10 Subdivision: Lot 2 Being a One Lot Subdivision for three Residential Condominium Units  
11 project, located at 25 Elgin Park, being a subdivision of Assessor's Parcel Block No. 3502, Lot  
12 No. 111, comprising four sheets, approved October 22, 2018, by Department of Public Works  
13 Order No. 200032 is hereby approved and said map is adopted as an Official Final Map 9229;  
14 and, be it

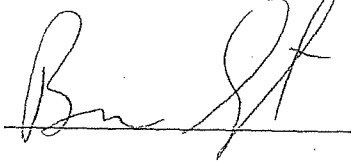
15           FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates  
16 by reference herein as though fully set forth the findings made by the Planning Department,  
17 by its letter dated June 15, 2017, that the proposed subdivision is consistent with the General  
18 Plan and the priority policies of Planning Code, Section 101.1; and, be it

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

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

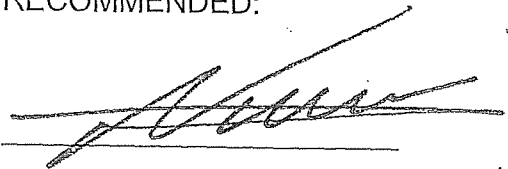
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



~~Julia Dawson~~ *Mohamed Almo*  
~~Acting Director (of Public Works)~~

Public Works Order No.: 200032

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO PUBLIC WORKS

2018 NOV -5 PM 2:22

BY AK



London N. Breed  
Mayor

Mohammed Nuru  
Director

San Francisco Public Works  
1 Dr. Carlton B. Goodlett Pl,  
Room 348  
San Francisco, CA 94102  
tel 415-554-6920

sfpublicworks.org  
facebook.com/sfpublicworks  
twitter.com/sfpublicworks  
twitter.com/mrcleansf

APPROVING FINAL MAP 9229, 25 ELGIN PARK, A 2 LOT VERTICAL SUBDIVISION:  
LOT 2 BEING A ONE LOT SUBDIVISION FOR 3 RESIDENTIAL UNITS, BEING A  
SUBDIVISION OF LOT 111 IN ASSESSORS BLOCK NO. 3502 (OR ASSESSORS  
PARCEL NUMBER 3502-111. [SEE MAP]

A 2 LOT VERTICAL SUBDIVISION; LOT 2 BEING A ONE LOT SUBDIVISION FOR 3  
RESIDENTIAL CONDOMINIUM UNITS PROJECT

The City Planning Department in its letter dated June, 15, 2017 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 9229", comprising 4 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 June, 15, 2017, 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:

Storrs, Bruce

Storrs, Bruce 692427BA2B0C4CC...  
County Surveyor

X

DocuSigned by:

Dawson, Julia

Dawson, Julia F7EA36F1C0D94F0...  
Acting Director



**City and County of San Francisco**  
 San Francisco Public Works · Bureau of Street-Use and Mapping  
 1155 Market Street, 3rd Floor · San Francisco, CA 94103  
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



## TENTATIVE MAP DECISION

Date: January 6, 2017

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

<b>Project ID:</b> 9229			
<b>Project Type:</b> 2 Lot Vertical subdivision Parcel A and B. Parcel B being a 3 Units New Construction			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
25	ELGIN PARK	3502	111
<b>Tentative Map Referral</b>			

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,

Adrian VerHagen, PLS, for:  
 Bruce R. Storrs, P.L.S.  
 City and County Surveyor

**PLANNING DEPARTMENT**

Signed

Michael Christensen

Digitally signed by Michael Christensen  
 DN: cn=Michael Christensen, o=City and County of  
 San Francisco, ou=Southeast Quadrant,  
 email=michael.christensen@sfgov.org, c=US  
 Date: 2017.04.13 15:23:55 -0700

Date

6/15/2017

Planner's Name

Michael Christensen

For Scott F. Sanchez, Zoning Administrator

**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:**

RONALD AKRAM DUDUM, TRUSTEE OF THE RONALD AKRAM DUDUM 2010 TRUST DATED FEBRUARY 10, 2010

*Ronald Akram Dudum*  
RONALD AKRAM DUDUM, TRUSTEE

**BENEFICIARY:**

JPMORGAN CHASE BANK, N.A.

BY: *Christine J. Powell* AUTHORIZED OFFICER  
TITLE

CHRISTINE J. POWELL  
PRINT NAME:

**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 6/21/18 BEFORE ME, HEATHER FOLSOM  
(INSERT NAME), NOTARY PUBLIC

PERSONALLY APPEARED: RONALD AKRAM DUDUM  
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/ THEY EXECUTED THE SAME IN HIS/HER/OTHER 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 OFFICIAL SEAL.

*Heather Folsom*  
SIGNATURE:

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

HEATHER FOLSOM 2095250  
PRINTED NAME: COMMISSION # OF NOTARY:  
1/29/19  
COMMISSION EXPIRES: SAN FRANCISCO  
PRINCIPAL COUNTY OF BUSINESS:

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.

IN BOOK \_\_\_\_\_ OF CONDOMINIUM 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 RONALD DUDUM ON SEPTEMBER 1, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY 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.



*Frederick T. Seher*  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216

DATE: 06-21-18

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

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

BY: *Bruce R. Storrs*  
BRUCE R. STORRS, CS 6914



DATE: October 26, 2018

**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 TEXAS  
COUNTY OF TARRANT  
BEFORE ME, E. ELIZABETH  
(INSERT NAME), A NOTARY PUBLIC IN AND FOR FORTH WORTH IN THE STATE OF TEXAS

PERSONALLY APPEARED: CHRISTINE J. POWELL  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF August, 2018.

*E. Elizabeth*  
SIGNATURE:

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

E. ELIZABETH 130634170  
PRINTED NAME: NOTARY IDENTIFICATION NUMBER:  
04/25/2020  
NOTARY EXPIRES: TARRANT  
PRINCIPAL COUNTY OF BUSINESS:

**FINAL MAP NO. 9229**  
A 2 LOT VERTICAL SUBDIVISION:  
LOT 2 BEING A ONE LOT SUBDIVISION FOR  
3 RESIDENTIAL CONDOMINIUM UNITS

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 14, 2015, DOCUMENT NUMBER 2015-K080621-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 22

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
JUNE, 2018



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 FOUR SHEETS

APN: 3502-111 25 ELGIN PARK

6115

**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. 9229".

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: ..... DATE: .....

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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, 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 4265. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THREE (3) 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)(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 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 ELGIN PARK 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 RESTRICTION UNDER THE PLANNING CODE"  
RECORDED ON OCTOBER 13, 2013  
DOCUMENT NUMBER 2013-JT69723-00

"NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE"  
RECORDED ON OCTOBER 15, 2013  
DOCUMENT NUMBER 2013-JT69724-00

"NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE"  
RECORDED ON AUGUST 3, 2015  
DOCUMENT NUMBER 2015-K100719-00

"NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE"  
RECORDED ON NOVEMBER 12, 2015  
DOCUMENT NUMBER 2015-K155341-00

"DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING AN AIRSPACE SUBDIVISION PLAN AT 25 ELGIN PARK PURSUANT TO FINAL MAP NO. 9229, A TWO LOT VERTICAL SUBDIVISION"  
TO BE RECORDED ON OR BEFORE OCTOBER 1, 2018

**VERTICAL SUBDIVISION NOTE:**

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. AIRSPACE SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER DEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.

6116

**FINAL MAP NO. 9229**  
**A 2 LOT VERTICAL SUBDIVISION:**  
**LOT 2 BEING A ONE LOT SUBDIVISION FOR**  
**3 RESIDENTIAL CONDOMINIUM UNITS**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 14, 2015, DOCUMENT NUMBER 2015-K060621-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSON BLOCK NO. 22

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
JUNE, 2018



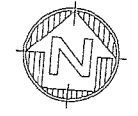
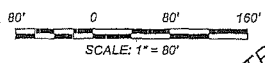
**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF FOUR SHEETS

APN: 3502-111 25 ELGIN PARK



**MONUMENT LINE AND BOUNDARY CONTROL**



**McCOPPIN STREET**

78.75' WIDE

**MARKET STREET**  
120' WIDE

**GUERRERO STREET**  
82.50' WIDE

**PINK ALLEY**  
15' WIDE

**PEARL STREET**  
40' WIDE

**DUBOCE AVENUE**  
80' WIDE

**15TH STREET** 64' WIDE

**BOUNDARY NOTES:**

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES ARE AS SHOWN.
2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
4. DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE TAKEN AT 5.0' UP FROM GROUND. BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

**14TH STREET** 64' WIDE

CITY MONUMENT LINE

MONUMENT MARKS NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (APPLIES TO ESTABLISHED MONUMENT LINES AT INTERSECTIONS SHOWN HEREON)

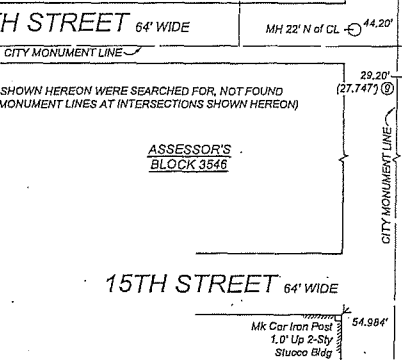
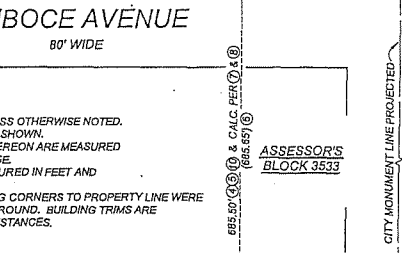
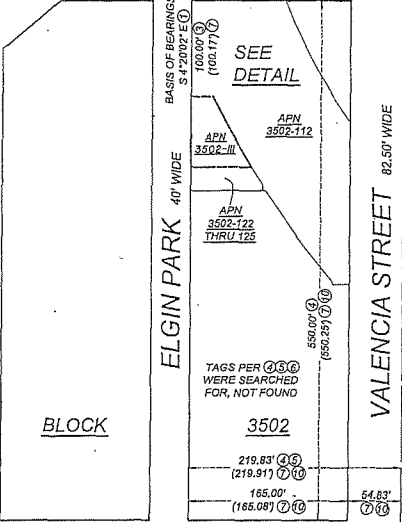
**BASIS OF BEARINGS:**

THE BEARING S 4°20'02" E OF THE EASTERLY LINE OF ELGIN PARK, AS DESCRIBED IN GRANT DEED RECORDED MAY 14, 2015, DOCUMENT NO. 2015-K060621-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, WAS TAKEN AND USED AS THE BASIS OF BEARINGS SHOWN HEREON.

**PROJECT BENCHMARK - DESCRIPTION:**

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF GUERRERO STREET AND 14TH STREET; ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO OLD CITY DATUM, CC 40' S, + CUT N END CENTER ISLAND. ELEVATION = 44.95'

JOB # 1984-16



**LINETYPES:**

- MONUMENT LINE
- RIGHT OF WAY (R.O.W.)
- PROPERTY LINE
- ADJOINING LOT LINE
- SUPERCEDED PARCEL LINE

**LEGEND:**

- SET BRASS NAIL & TAG (2 3/4") L.S. 6216
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE

- CALC. CALCULATED
- CLR CLEAR OF PROPERTY LINE
- E EAST
- EL ELEVATION
- N NORTH
- N/F NOW OR FORMERLY
- OVR OVER PROPERTY LINE
- S SOUTH
- W WEST

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

**SUBDIVISION OF APN 3502-111**

LOT NO.	PROPOSED APN:
LOT 1	3502-134
LOT 2	3502-135

**SUBDIVISION OF LOT 2**

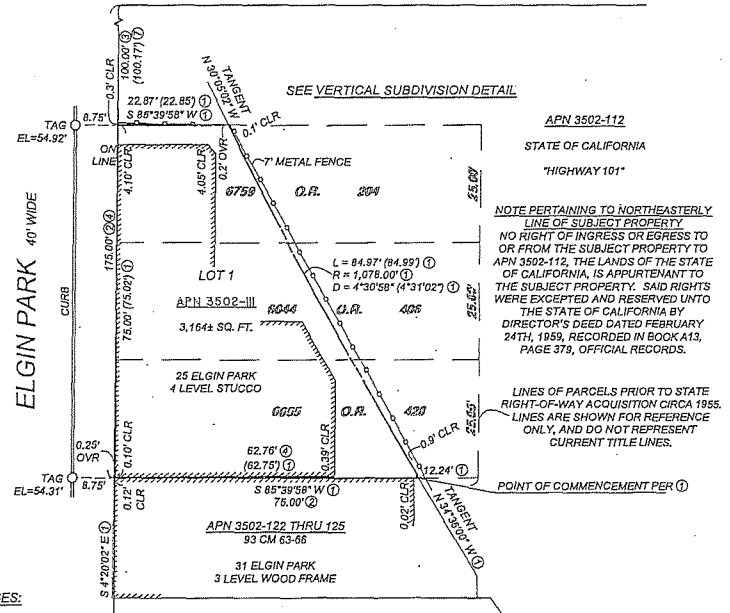
UNIT NO.:	PROPOSED APN:
UNIT 10	3502-136
UNIT 11	3502-137
UNIT 12	3502-138

**MAP AND DEED REFERENCES:**

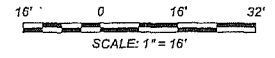
1. GRANT DEED RECORDED MAY 14, 2015, DOCUMENT NUMBER 2015-K060621-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
2. GRANT DEED RECORDED JULY 15, 1955, BOOK 6555, PAGE 428 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
3. GRANT DEED RECORDED DECEMBER 23, 1955, BOOK 6759, PAGE 204 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
4. THAT CERTAIN MAP FILED FOR RECORD FEBRUARY 13, 2006, IN BOOK 93 OF CONDOMINIUM MAPS, AT PAGES 63-66, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
5. THAT CERTAIN MAP FILED FOR RECORD OCTOBER 3, 2007, IN BOOK 102 OF CONDOMINIUM MAPS, AT PAGES 150-161, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
6. THAT CERTAIN MAP FILED FOR RECORD OCTOBER 19, 2008, IN BOOK 97 OF CONDOMINIUM MAPS, AT PAGES 99-100, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
7. BLOCK DIAGRAM OF MISSION BLOCK 22, DATED APRIL 8, 1910, FILE NO. 3502A, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
8. BLOCK DIAGRAM OF MISSION BLOCK 26, DATED MAY 4, 1910, FILE NO. 3533A, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
9. MONUMENT MAPS NO. 259 & 261, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
10. "MAP OF A PORTION OF THE MISSION DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO FROM NINTH ST. TO FOURTEENTH ST., NO. B-19, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

CALIFORNIA DEPARTMENT OF TRANSPORTATION "RIGHT-OF-WAY RECORD MAP R-41.1," DATED OCTOBER, 1955, A COPY OF WHICH IS ON FILE IN THIS OFFICE, WAS REVIEWED AS PART OF THIS SURVEY.

**McCOPPIN STREET** 78.75' WIDE



**DETAIL**



**FINAL MAP NO. 9229**  
A 2 LOT VERTICAL SUBDIVISION:  
LOT 2 BEING A ONE LOT SUBDIVISION FOR  
3 RESIDENTIAL CONDOMINIUM UNITS

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 14, 2015, DOCUMENT NUMBER 2015-K060621-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 22

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
SCALE AS NOTED JUNE, 2018



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

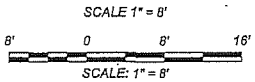
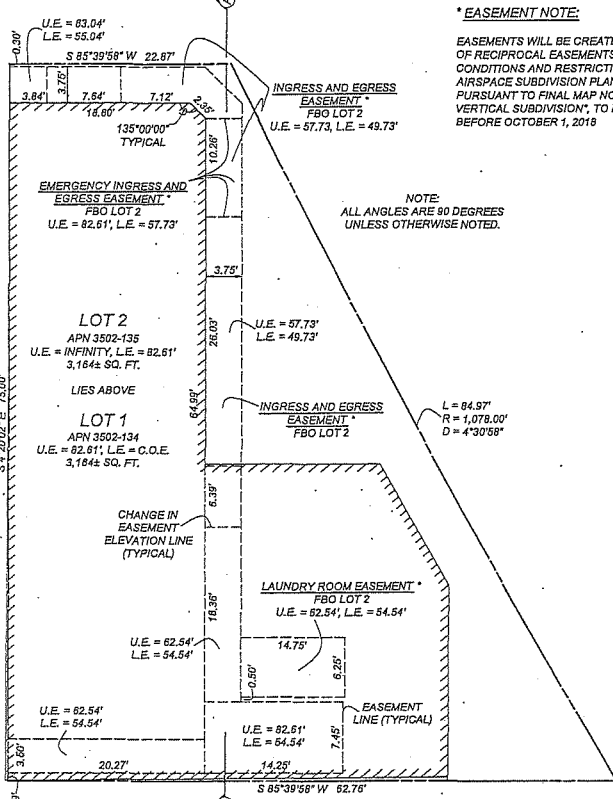
SHEET THREE OF FOUR SHEETS

APN: 3502-111 25 ELGIN PARK

6117

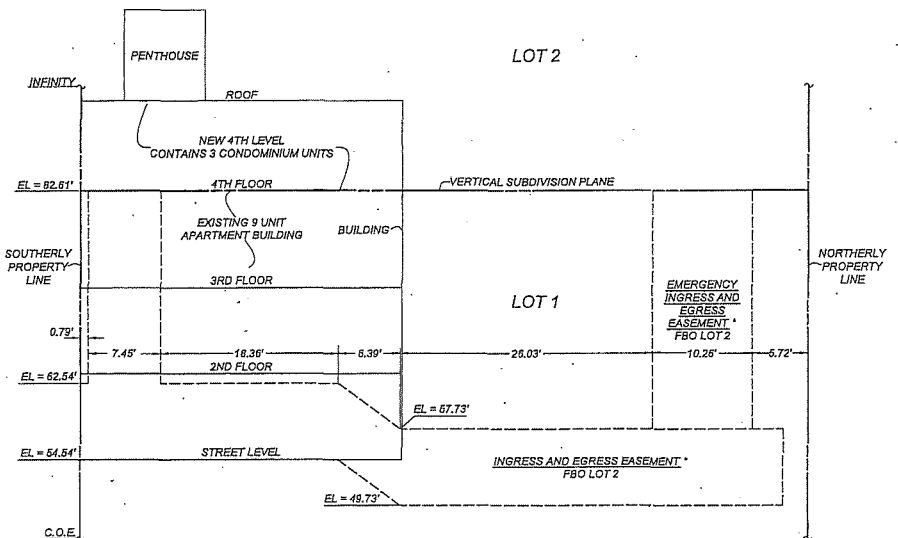
6118

ELGIN PARK 40' WIDE

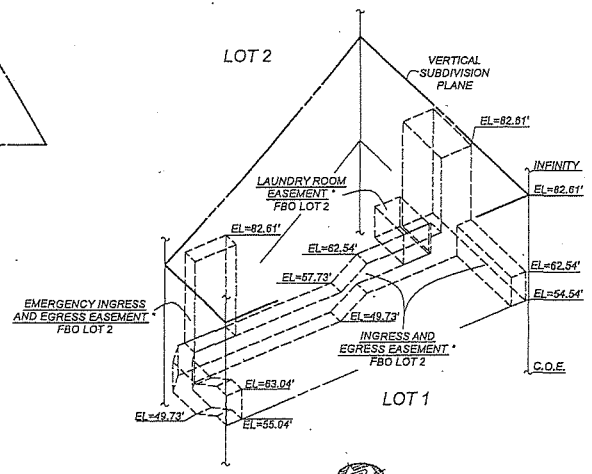


**LINETYPES:**  
 - RIGHT OF WAY LINE  
 - PROPERTY LINE  
 - EASEMENT LINE  
 - ELEVATION CHANGE LINE

**LEGEND:**  
 C.O.E. CENTER OF THE EARTH  
 E EAST  
 FBO FOR BENEFIT OF  
 L.E. LOWERMOST ELEVATION  
 N NORTH  
 S SOUTH  
 U.E. UPPERMOST ELEVATION  
 W WEST



**NOTE:** LOT 1 CONTAINS AN EXISTING 3 LEVEL, 9 UNIT APARTMENT BUILDING. LOT 2 CONTAINS A NEWLY CONSTRUCTED 4TH LEVEL CONTAINING 3 RESIDENTIAL CONDOMINIUM UNITS.



**FINAL MAP NO. 9229**  
 A 2 LOT VERTICAL SUBDIVISION:  
 LOT 2 BEING A ONE LOT SUBDIVISION FOR  
 3 RESIDENTIAL CONDOMINIUM UNITS

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MAY 14, 2015, DOCUMENT NUMBER 2015-K060921-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSON BLOCK NO. 22

CITY AND COUNTY OF SAN FRANCISCO  
 SCALE AS NOTED

CALIFORNIA  
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SHEET FOUR OF FOUR SHEETS