

STANDARD 18" X 26" SHEET WITH 1" BORDER – PLOT STAMP OK

This map is for standard CCSF Map notes/text only.
Example Boundary Retracement shown separately.

OWNER'S STATEMENT: (Example)

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED "PARCEL MAP NO. ####", COMPRISING OF TWO (2) SHEETS. BY OUR SIGNATURES HERETO, WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THE SUBJECT PROPERTY SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS:

JOHN Q. PUBLIC

List and have a signature
line for ALL owners listed
on the latest Title Report

JOHN Q. PUBL

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.

OWNER'S ACKNOWLEDGMENT

Provide enough Acknowledgment
Statements to accommodate all
the owners listed.

STATE OF CALIFORNIA)
COUNTY OF)

ON _____, 20__ BEFORE ME, (here insert the name and title
of the officer), PERSONALLY APPEARED _____,
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 OFFICIAL SEAL.

SIGNATURE _____

(Note: Seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

BENEFICIARY ACKNOWLEDGMENT

Use above acknowledgment for Final Maps or as
otherwise required.

Provide this statement with Name and Title of
Person(s) signing on behalf of Beneficiary or Deed of
Trust.

Find the 2015 CCSF Department of Public
Works Subdivision Regulations here:

<http://www.sfdpw.org/...>

GENERAL NOTES:

Required for each
Condominium Map

a) THIS MAP IS THE SURVEY 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 TWO (2) DWELLING UNITS.

b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL FIRE/EMERGENCY EXIT(S) AND
EXITING COMPONENTS, EXIT PATHWAY(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 PARCEL
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 24TH 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.

Please note current CCSF Map Statements (including General Notes) for
Parcel Maps, Final Maps and Records of Survey are to be found here:

<http://www.sfdpw.org/modules/showdocument.aspx?documentid=3599>

STATE AND CCSF STATEMENTS ARE SUBJECT TO CHANGE, ALWAYS
CHECK THAT YOU ARE USING THE LATEST VERSION OF STATEMENTS.

CITY AND COUNTY SURVEYOR'S STATEMENT:

USE CURRENT STATEMENT
FOUND BY FOLLOWING CCSF
MAP STATEMENT LINK BELOW

LEAVE 2 INCH
SQUARE SPACE
OPEN FOR
SURVEYOR'S
STAMP.

SURVEYOR'S STATEMENT:

USE CURRENT STATEMENT
FOUND BY FOLLOWING CCSF
MAP STATEMENT LINK BELOW

LEAVE 2 INCH
SQUARE SPACE
OPEN FOR
SURVEYOR'S
STAMP.

RECORDER'S STATEMENT:

USE CURRENT STATEMENT
FOUND BY FOLLOWING CCSF
MAP STATEMENT LINK BELOW

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

LEAVE 4 INCH BY 2
INCH SPACE OPEN
FOR RECORDER'S
STAMP.

PARCEL MAP NO. ####

Assigned
by DPW

A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT (Brief Description
of the Project)

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT
CERTAIN DEED RECORDED NOVEMBER 20, 2012, AS DOCUMENT
NUMBER 2012-J545950-00, OFFICIAL RECORDS.

Current
Vesting
Deed

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
DATE: CURRENT MONTH, YEAR

AVERY GOODE LAND SURVEYING
1234 LEAST SQUARE
SAN FRANCISCO, CA 94110

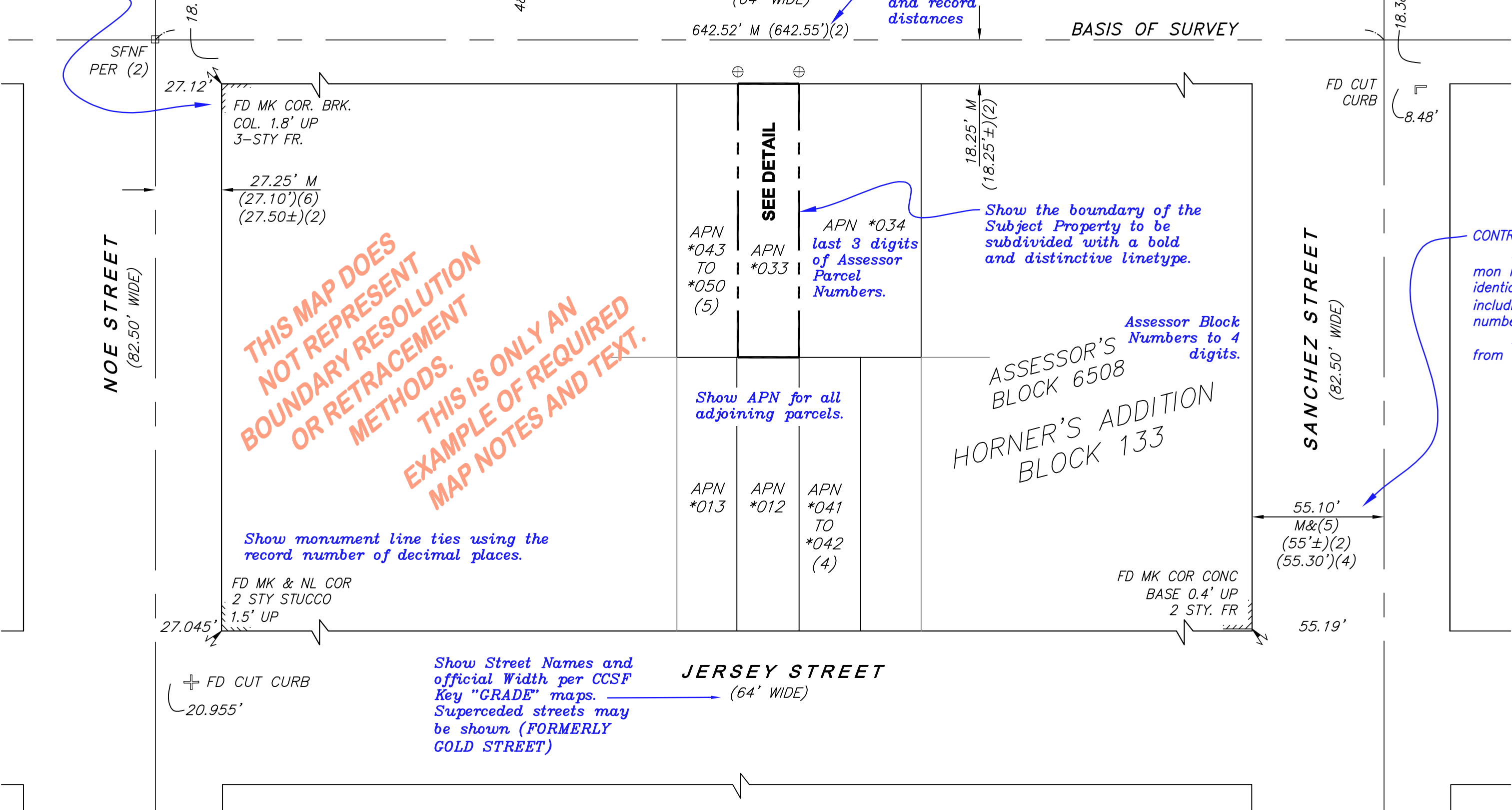
ASSESSOR'S PARCEL NO. 6508-033 3945-3947 24TH STREET

SHEET 1 OF 2

STANDARD 18" X 26" SHEET WITH 1" BORDER – PLOT STAMP OK

This map is for standard CCSF Map notes/text only.
Example Boundary Retracement shown separately.

Show description of monument references exactly as shown on Mon Map. Include description/condition as found



THIS MAP DOES NOT REPRESENT BOUNDARY RESOLUTION OR RETRACEMENT METHODS. THIS IS ONLY AN EXAMPLE OF REQUIRED MAP NOTES AND TEXT.

Include in Reference List all maps of record within Subject Assessor Block. Deed references must include record date and document number.

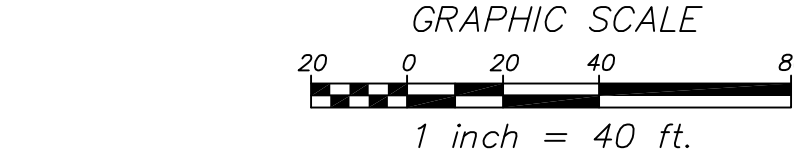
- MAP AND DEED REFERENCES:
- (1) DEED RECORDED ON NOVEMBER 20, 2012, AS DOCUMENT NUMBER 2012-J545950-00, IN THE OFFICE OF THE COUNTY RECORDER.
 - (2) MONUMENT MAP NO. 236 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - (3) HISTORIC BLOCK DIAGRAM FOR AB 6508: "HORNER'S ADD'N BLK. 133", DATED SEPT 25 1911, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - (4) BOOK 36 OF CONDOMINIUM MAPS, PAGES 23-25, RECORDED MARCH 4, 1992, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
 - (5) BOOK 91 OF CONDOMINIUM MAPS, PAGES 118-119, RECORDED JUNE 30, 2005, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
 - (6) BOOK 106 OF CONDOMINIUM MAPS, PAGES 211-213, RECORDED JULY 2, 2008, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

Historic Block diagrams are available on line and should be reviewed. Include in list of references or add a statement that it has been reviewed.

Recorded Map references must have the Map Book and Page(s) and Record Date.

For other references: Key Maps (Monument, Grade and Dedication Maps), indicate Map No.; for Block Diagrams, Field Notes, etc. provide title and date, all followed by: ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

MONUMENT LINE AND BOUNDARY CONTROL



LEGEND:

- ⊕ Include size and type of mon set. SET NAIL AND 3/4" BRASS TAG, L.S. #0000
- FOUND NAIL AND TAG, AS NOTED
- FOUND CITY MONUMENT, AS NOTED
- (#) RECORD INFORMATION SHOWN PER REFERENCE DOCUMENT OR MAP
- FD FOUND
- M MEASURED
- MON MONUMENT
- O.R. OFFICIAL RECORDS
- SFNF SEARCH FOR, NOT FOUND
- APN * ### LAST THREE DIGITS OF ASSESSOR'S PARCEL NUMBER (ASSESSOR'S LOT)

- SUBJECT PROPERTY LINE
- MONUMENT LINE
- ADJACENT PROPERTY LINE

NOTES:

- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMAL UNITS THEREOF.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. ANGLES AND DISTANCES MEASURED ARE IN AGREEMENT WITH RECORD INFORMATION UNLESS OTHERWISE NOTED.
- MONUMENTS RECOVERED AND FIELD MEASUREMENTS COMPLETED IN [MONTH/YEAR].

DOCUMENTS AFFECTING THIS PARCEL:

PARCEL A IS SUBJECT TO THE "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE", RECORDED FEBRUARY 29, 2014, AS DOCUMENT NO. 2014-123456-00, OFFICIAL RECORDS.

OFFER OF LIFETIME LEASE: RECORDED [DATE], AS DOCUMENT No. _____, O.R.

AGREEMENT TO PROVIDE LIFETIME LEASE: RECORDED [DATE], AS DOCUMENT No: _____, O.R.

Include ALL Notice of Restrictions recorded against Subject Property. All Expedited Conversion Projects with tenants must include information regarding Offer of Lifetime Lease documents:

CONTROL:
A) Show record distance from mon line to ROW/Block line identically with what is on Mon Map, including plus/minus (±) and number of decimal places.
B) Indicate measured distance from mon line to ROW-Block line.

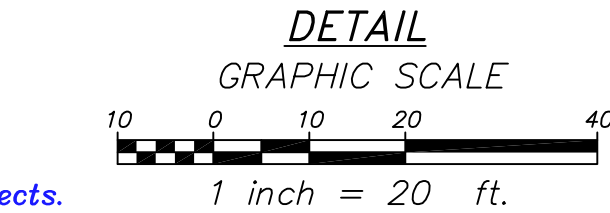
NOTE: Include this note for all Condominium Projects. Contact CCSF Assessor at: John.hui@sfgov.org

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

UNIT NO.	PROPOSED APN
3945	098
3947	099

APN obtained from CCSF Assessor.

Per CCSF DPW Subdivision Regulations: Appendix A(IV)f.
• Minimum text height is 0.10"
• Show measured distance to 2 decimal places unless otherwise noted.



1) Indicate record information for all adjoining parcels: complete doc# and recording date.

2) If a record map is an adjoiner, abbreviated reference of map or number in map reference list is sufficient.

3) If deed is recorded before 2014, Reel and Image or Book and Page may also be included along with doc# and recording date using O.R. format:

PARCEL MAP NO. #####

Assigned by DPW

A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT

(Brief Description of the Project)

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED NOVEMBER 20, 2012, AS DOCUMENT NUMBER 2012-J545950-00, OFFICIAL RECORDS.

Current Vesting Deed

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: AS NOTED DATE: CURRENT MONTH, YEAR

AVERY GOODE LAND SURVEYING
1234 LEAST SQUARE
SAN FRANCISCO, CA 94110

SHEET 2 OF 2

ASSESSOR'S PARCEL NO. 6508-033 3945-3947 24TH STREET

Rev. 1.2
20150420 cs