



Office of the City and County Surveyor | Project Delivery: Bureau of Surveying & Mapping
T. 628.271.2000 | 49 South Van Ness Ave. Suite 9th Floor, San Francisco, CA 94103

These statements are compiled for the convenience of the reader and are not meant to redefine or conflict with applicable California State Law. In the event of a conflict, the applicable law shall prevail. If a conflict or error is found herein, please notify the Office of the City and County Surveyor so that we may update and correct this publication.

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I. PARCEL MAP STATEMENTS

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 _____)
COUNTY OF _____)

ON _____ 20____ BEFORE ME, (HERE INSERT 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 OR TRUSTEE ACKNOWLEDGMENT

Use above Owner's Acknowledgment

FIELD SURVEY COMPLETION NOTE: IN ORDER TO CLARIFY THE TIME PERIOD OF FIELD SURVEYS REFLECTED ON SURVEY MAPS, SF PUBLIC WORKS REQUESTS THAT A SURVEY COMPLETION NOTE BE POSTED ON MAPS FOR RECORDATION. PLEASE PLACE THE FOLLOWING ON YOUR MAP:

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON (MM/DD/YYYY).

ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

SURVEYOR'S (or ENGINEER'S) STATEMENT: *(Per Government Code § 66449)*

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION (AND WAS COMPILED FROM RECORD DATA) (AND IS BASED UPON A FIELD SURVEY) IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF (NAME OF PERSON AUTHORIZING MAP) ON (DATE). I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE [DATE] AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED*.

Signed	Date Signed
L.S. or R.C.E. No.	(Seal)
Recorder's Statement	
Filed this ___ day of _____, 20 __, at ___ m. in Book ___ of _____ at page(s) ___, at the request of (L.S. or R.C.E. or Company submitting for Recordation) .	
By: _____ County Recorder	
(Leave 4" x 2" blank space for Recorder Stamp)	

CITY AND COUNTY SURVEYOR'S STATEMENT (per Government Code § 66450)

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, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

ELIAS WINSLOW FRENCH, PLS 9406
 CITY AND COUNTY SURVEYOR
 CITY AND COUNTY OF SAN FRANCISCO

BY: _____

DATE: _____



*Per SMA§ 66445(i)

II. FINAL MAP STATEMENTS

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 _____)
COUNTY OF _____)

ON _____ 20____ BEFORE ME, (HERE INSERT 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 OR TRUSTEE ACKNOWLEDGMENT

Use above Owner's Acknowledgment

SURVEYOR'S (or ENGINEER'S) STATEMENT: *(Per Government Code § 66442.5 a)*

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 *(NAME OF PERSON AUTHORIZING MAP)* ON *(DATE)*. 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 *(DATE)*, 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.

Signed	Date Signed
L.S. or R.C.E. No.	(Seal)
Recorder's Statement	
Filed this ___ day of _____, 20___, at ___ m. in Book ___ of _____ at page(s) ____, at the request of <u>(L.S. or R.C.E. or Company submitting for Recordation)</u> .	
By: _____ County Recorder	
(Leave 4" x 2" blank space for Recorder Stamp)	

CITY AND COUNTY SURVEYOR'S STATEMENT *(per Government Code § 66450)*

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, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

ELIAS WINSLOW FRENCH, PLS 9406
 CITY AND COUNTY SURVEYOR
 CITY AND COUNTY OF SAN FRANCISCO

BY: _____

DATE: _____



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. _____".

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: _____

CARLA SHORT
DIRECTOR OF PUBLIC WORKS, 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 SUPERVISORS IN FILE NO. _____.

FIELD SURVEY COMPLETION NOTE: IN ORDER TO CLARIFY THE TIME PERIOD OF FIELD SURVEYS REFLECTED ON SURVEY MAPS, SF PUBLIC WORKS REQUESTS THAT A SURVEY COMPLETION NOTE BE POSTED ON MAPS FOR RECORDATION. PLEASE PLACE THE FOLLOWING ON YOUR MAP:

FIELD SURVEY COMPLETION


THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON (MM/DD/YYYY).
ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

III. GENERAL NOTES ON PARCEL/FINAL MAPS FOR CONDOMINIUMS

The Final or Parcel Maps for CONDOMINIUMS shall include the following notes:

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285 (*specify Commercial code sections if applicable*). This condominium project is limited to a maximum number of (*specify number*) dwelling units and/or (*specify number*) commercial 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 homeowner's 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 (*or 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 (*specify street name*) 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.

IV. RECORD OF SURVEY STATEMENTS per Government Code § 8764.5

Surveyor's Statement This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of <u>(Name of Person Authorizing Survey)</u> . In _____, 20____. (Signed and sealed) L.S. (or R.C.E.) No. _____	
City and County Surveyor's Statement This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this _____ day of _____, 20____. ELIAS WINSLOW FRENCH, PLS 9406 CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO BY: _____	
Recorder's Statement Filed this ___ day of _____, 20____, at ___ m. in Book ___ of _____ at page(s) ___, at the request of <u>(L.S. or R.C.E. or Company submitting for Recordation)</u> . By: _____ County Recorder (Leave 2" x 4" blank space for Recorder Stamp)	

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