

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY & TO OBTAIN EXISTING CONDITIONS IN PREPARATION FOR A POSSIBLE REMODEL/ADDITION TO THE EXISTING HOUSE ON LOT 77.

THIS SURVEY MAP WAS GENERATED USING 1" (ONE) FOOT CONTOURS.

VERTICAL DATUM:
 NAVD 88 (NORTH AMERICAN VERTICAL DATUM)
 VERTICAL N.G.S. BENCHMARK MONUMENT USED: CHISELED SQUARE 3.
 PID L00236
 SUMMIT COUNTY, UTAH
 USGS QUAD "PARK CITY EAST" (1955)
 NAVD 88 ELEVATION (ORTHO): 6563.44'
 (MEASURED ELEVATION OF 6563.47' ON 04-13-2020)
 THIS BENCHMARK IS ALONG THE RAIL TRAIL AND LIES WITHIN SUMMIT COUNTY PARCEL ID SS-64-A.

A SECONDARY ELEVATION CHECK WAS MADE ON N.G.S. BENCHMARK "KIMBALL"
 PID: L00822
 SUMMIT COUNTY
 USGS QUAD PARK CITY WEST (1975)
 NAVD 88 ELEVATION (ORTHO) 7142.0'
 (MEASURED ELEVATION OF 7142.03' ON 04-13-2020)

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS AND LOTS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARINGS IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

SEE SHEET 2 FOR ZONING INFORMATION.

EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER. ACTUAL CORNERS & ELEVATIONS OF FOUNDATION WALLS ARE TYPICALLY NOT AVAILABLE/VISIBLE TO MEASURE UNTIL CONSTRUCTION FOR THE ADDITION WORK BEGINS.

RTK GPS AND ROBOTIC TOTAL STATION INSTRUMENTS WERE USED ON THIS SURVEY.

SURVEY COMPLETED: 04-28-2020

SEE SAID OFFICIAL "PROSPECTOR PARK SUBDIVISION PHASE II" PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING RESTRICTIONS.
 NOTE: OTHERS MAY APPLY.

LOT 77 LIES WITHIN FEMA FLOOD ZONE "X".
 FIRM PANEL 936 OF 1250. MAP NUMBER 49043C0936C, EFFECTIVE DATE MARCH 16, 2006.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

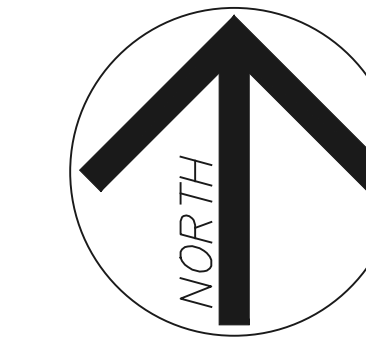
EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

THIS SURVEY IS IN COMPLIANCE WITH THE GENERALLY ACCEPTED STANDARDS OF CARE AND STANDARDS OF ACCURACY FOR THIS TYPE OF SURVEY IN THIS LOCALITY.

LEGAL DESCRIPTION
 LOT 77 OF "PROSPECTOR PARK SUBDIVISION PHASE II", ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 77 OF THE PROSPECTOR PARK SUBDIVISION PHASE II
 LYING WITHIN THE NORTHWEST QUARTER OF
 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH



GRAPHIC SCALE
 1 INCH = 40 FEET
 THIS MAP PRINTS TO SCALE
 AT SIZE 24"x36" PAPER

A NOTE ABOUT THE BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN 2 STREET CENTERLINE MONUMENTS IN BUTCH CASSIDY COURT, AS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

THIS PLAT WAS RECORDED IN 1978. THERE WERE STREET MONUMENTS PLACED UPON THE RECORDED OF THIS PLAT. THE MONUMENTS WE DID FIND ARE THE TYPICAL ROUND STEEL CASING, WITH A SMALLISH (2 TO 3") ROUNDED, BRASS CAP INSIDE THE MONUMENT. THESE TYPES OF BRASS CAPS ARE FOUND TYPICALLY IN OLDER CITY OF PARK CITY SUBDIVISIONS LIKE THIS ONE. THE MONUMENT LIDS ARE APPROXIMATELY 9" IN DIAMETER.

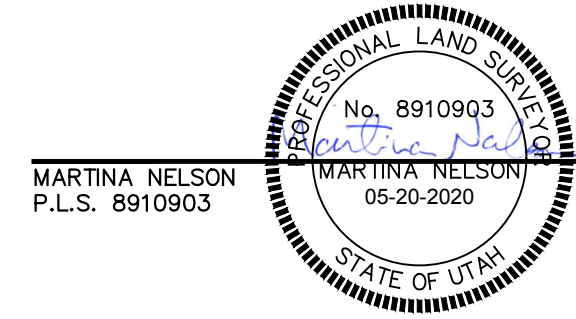
BASED ON THE SURVEYS OF RECORD FOR PROSPECTOR PARK PHASE 2, SOMETIME BETWEEN 2013 (S-7696) AND 2014 (S-8190), SURVEYORS STOPPED USING FOUND STREET CENTERLINE MONUMENTS AS THE BASIS OF BEARINGS ON THEIR RECORDED SURVEYS. ONE CAN ONLY PRESUME THE CITY PUBLIC WORKS PAVED OVER THESE MONUMENTS. HOWEVER, OTHER INFRASTRUCTURE IN THE ROADWAYS, LIKE MANHOLE COVERS & WATER VALVE LIDS WERE MADE ACCESSIBLE AFTER RE-PAVING. POST 2014, NO SURVEYS OF RECORD SHOW STREET MONUMENTS AS BEING HELD AS OF THIS SURVEY. INSTEAD, SURVEYORS FOUND ENOUGH LOT CORNER EVIDENCE (FOUND REBAR WITH SURVEYOR CAPS) TO USE A SINGLE LOT OR GROUP OF LOTS AS THEIR BASIS OF BEARINGS.

FOR THIS SURVEY, WE USED A JACKHAMMER DRILL TO FIND AND USE THE STREET MONUMENT IN FRONT OF LOT 77. WE USED NEW COLD-PATCH ASPHALT AFTER OUR WORK TO LEAVE THE ROADWAY DRIVABLE AND IN GOOD CONDITION.

THE PROSPECTOR PARK PHASE II PLAT OF RECORD AND STREET MONUMENTS IN GENERAL FIT WELL. (CALCULATED LOCATIONS VS. REAL-LIFE LOCATIONS IN THE FIELD). CONSIDERING THE PLAT WAS MADE IN 1978. HOWEVER, SOME OF THE STREET MONUMENTS DON'T ALL FIT THE OVERALL SUBDIVISION, DEPENDING ON WHICH MONUMENTS ONE HOLDS ON A GIVEN STREET, THE MONUMENTS ON ADJACENT STREETS MAY NOT LAND IN EXACTLY THE CALCULATED POSITION. THIS IS NOT UNCOMMON IN ALL 3 PHASES OF THE PROSPECTOR PARK SUBDIVISION PLATS.

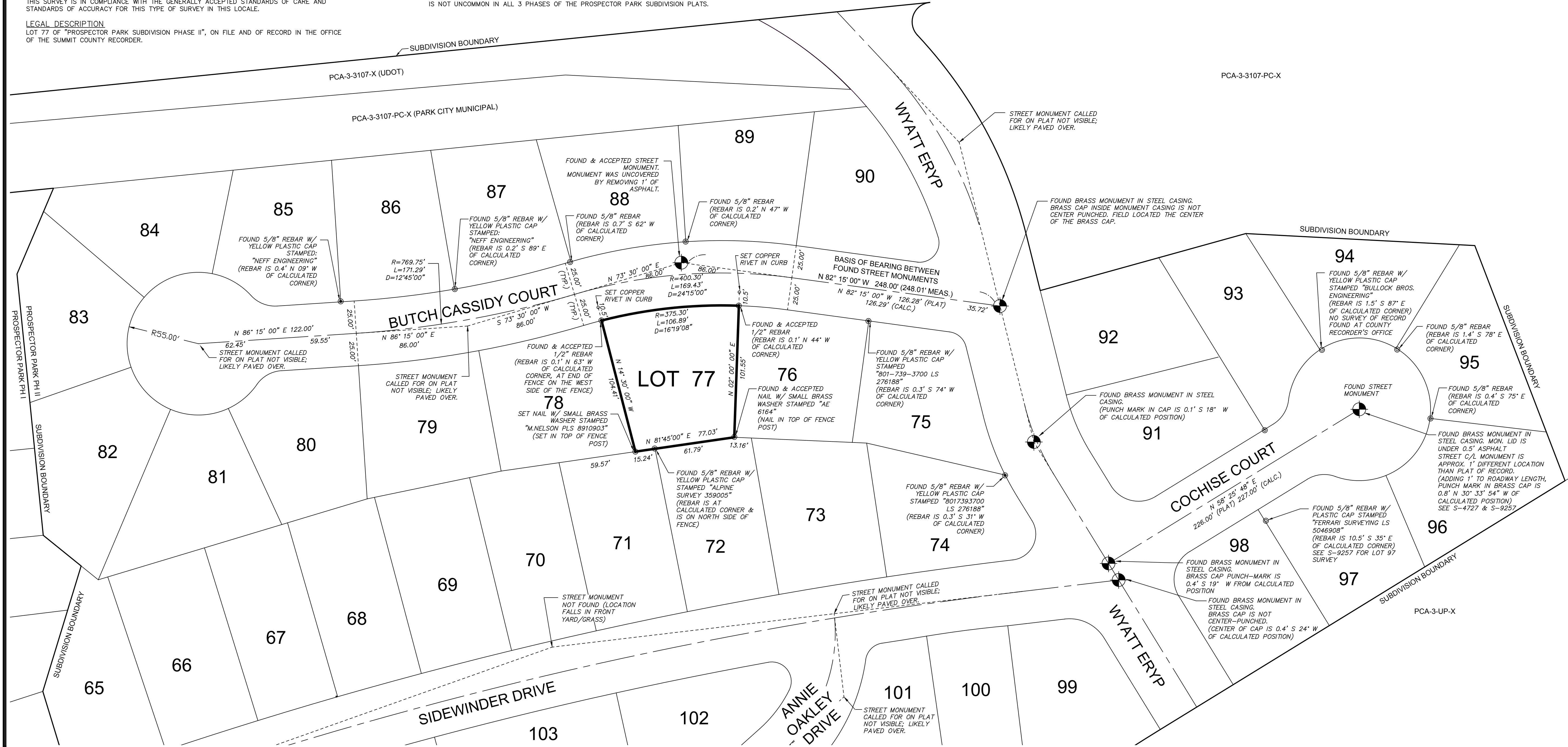
SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREIN DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



LEGEND

- FOUND STREET MONUMENT
- SET SMALL NAIL WITH BRASS WASHER STAMPED: "M.NELSON PLS 8910903"
- FOUND REBAR W/ CAP (AS DESCRIBED)



Park City Surveying
 PO Box 682993
 Park City, UT 84088
 435-649-2818
 WWW.PARKCITYSURVEYING.COM

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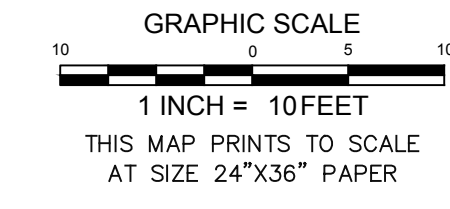
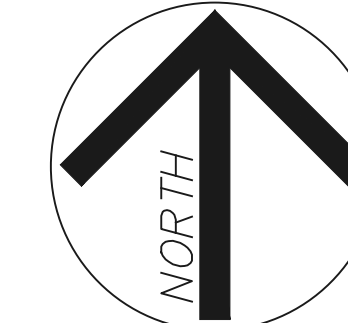
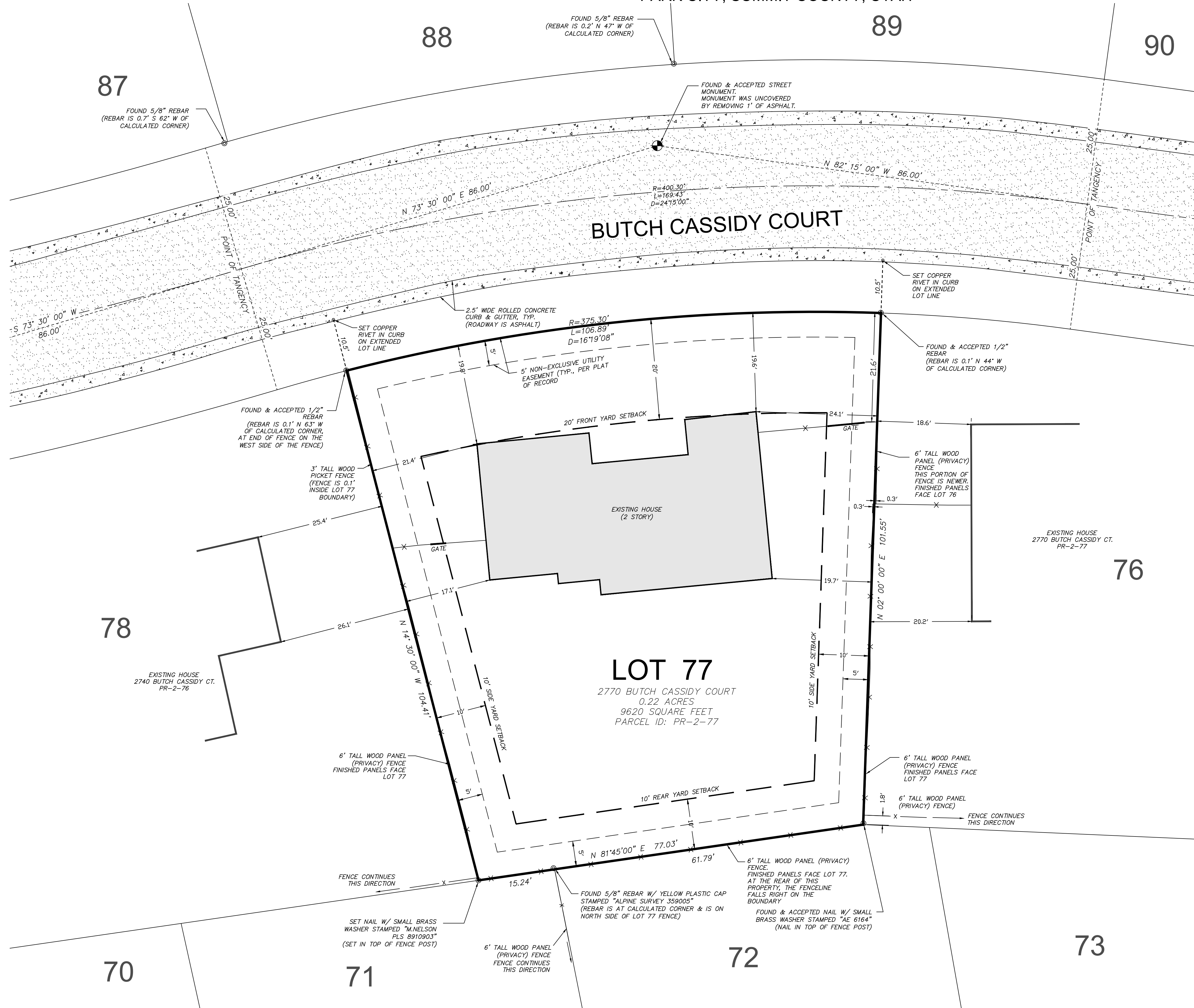
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 MN/KR
 DRAFTED BY:
 MN/KR
 CHECKED BY:
 KR

DATE:
 MAY 20, 2020

RECORD OF SURVEY & EXISTING CONDITIONS MAP
 LOT 77
 PROSPECTOR PARK SUBDIVISION PHASE II
 FOR: SALLIE RINDERKNECHT
 DWG: PROSP PARK 77 ROS-ASB.dwg

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 77 OF THE PROSPECTOR PARK SUBDIVISION PHASE II
 LYING WITHIN THE NORTHWEST QUARTER OF
 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST
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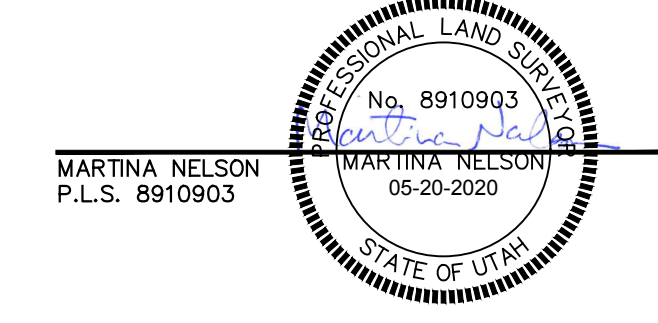


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NARRATIVE:
 THE PURPOSE OF THIS SHEET 2 OF 3 IS TO SHOW THE HOUSE, FENCES AND THE SETBACK INFORMATION IN RELATION TO THE BOUNDARY.
ZONING INFORMATION:
 THIS PARCEL LIES WITHIN PARK CITY "SINGLE FAMILY" ZONING CODE. PROSPECTOR PARK IS A SPECIAL EXCEPTION AREA WITHIN THIS SF ZONING. SEE 15-2.11-3 (I), THE SETBACKS ARE AS FOLLOWS:
 FRONT YARD: 20' (TWENTY FEET)
 SIDE YARD: 10' (TEN FEET)
 REAR YARD: 10' (TEN FEET)
 MAXIMUM HEIGHT: 28' FROM EXISTING GRADE
 MAXIMUM HOUSE SIZE MAY NOT EXCEED 150%
 THIS ZONING FOR THIS LOT IS SINGLE FAMILY (SF), IS PER PARK CITY ARCGIS ZONING MAP ACCESSED ON 2/18/2020. THIS LEADS TO A LINK TO A STATIC PDF DOCUMENT FOR TITLE 15, CHAPTER 2.1, SINGLE FAMILY (SF) DISTRICT.
<https://www.parkcity.org/Home/ShowDocument?id=225>

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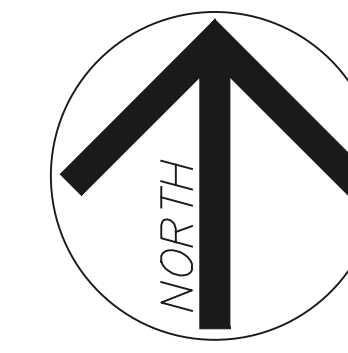
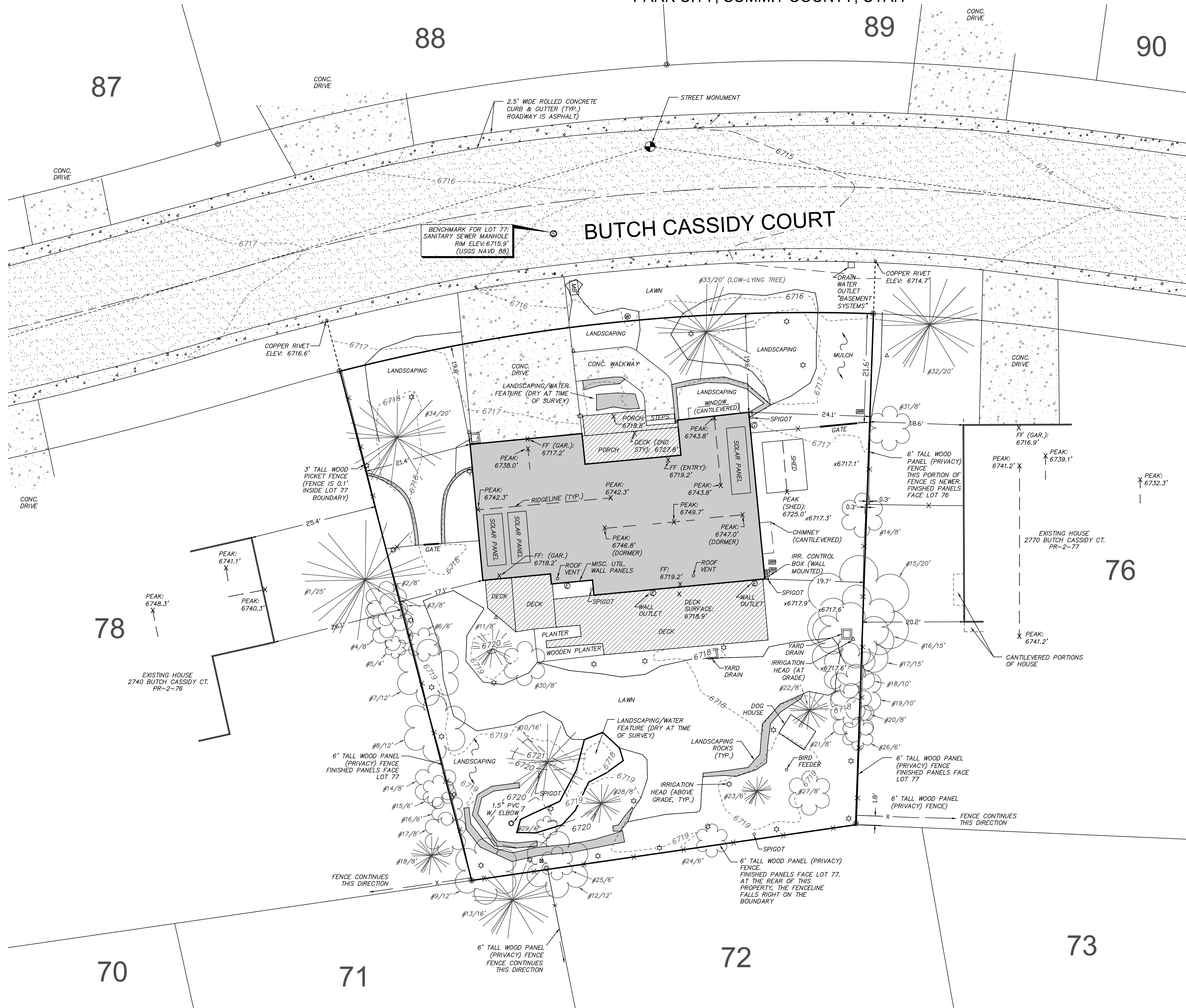
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LEGEND

- FOUND STREET MONUMENT
- SET SMALL NAIL WITH BRASS WASHER STAMPED: "M.NELSON PLS 8910903"
- FOUND REBAR W/ CAP (AS DESCRIBED)
- SANITARY SEWER MANHOLE
- YARD STORMWATER DRAIN
- WATER METER
- ELECTRIC METER (OR AS DESCRIBED)
- COMMUNICATIONS BOX
- IRRIGATION BOX
- GAS METER
- GAS VALVE
- x6500.0 SPOT ELEVATION
- MB MAILBOX
- IRRIGATION HEAD (AT GRADE)
- IRRIGATION HEAD (1' TO 2' ABOVE GROUND SURFACE)
- X- FENCE
- TREE DIAMETER ANNOTATED TO EDGE OF DRIFLINE
- #1/10' CONIFEROUS TREE
- #1/10' DECIDUOUS TREE

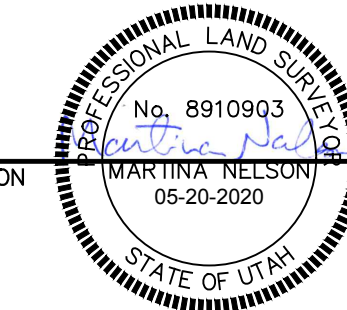
NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE TOPOGRAPHIC & AS-BUILT DETAILS OF LOT 77.
 THIS SURVEY MAP WAS GENERATED USING 1' (ONE) FOOT CONTOURS. 2' FOOT CONTOURS ARE NORMALLY PREFERRED IN SUMMIT COUNTY, BUT THIS PARTICULAR LOT IS SO RELATIVELY FLAT THAT 1' CONTOURS ARE WARRANTED.

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MARTINA NELSON
 P.L.S. 8910903



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