



July 08, 2024

**Lot 61 of Silver Creek Estates Plat A Subdivision
Site Address: 8819 N Highfield Road, Park City, Utah 84098
Summit County Parcel ID: SL-A-61**

SURVEYOR'S REPORT

Re: Boundary & Topographic Survey

This Surveyor's Report is a recap of your recent boundary & Topographic survey project. We're always here for questions, comments, or feedback. Thank you for including us in your project.

Respectfully,

A handwritten signature in blue ink that reads "Martina Nelson".

Martina Nelson, P.L.S., Owner
Park City Surveying
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Office 435-649-2918

THE BOUNDARY

The Boundary portion was a genuine challenge, always true in the Silver Creek Estates neighborhoods. In the end, I chose to hold the original recorded Subdivision Plat Bearings & Distances for your Lot 61. Doing this puts the found lot corner evidence *somewhat close* to where the locations prescribe. In Silver Creek Estates, relative is an all-too-common phrase.

The Unit A Original Subdivision Plat map has myriad mathematical errors. There are recorded surveys showing found lot corner rebar very far from the correct locations. In such cases, it's best to hold some monuments of record, while evaluating lines of occupation & land use. (Except in the case of your South lot line fence, which we all know is not in the correct location.)

Holding the record Plat bearings and distances results in 12.48 Acres. The Plat of Record for Lot 61 is 11.53 Acres. The County GIS, which links to the Assessor, lists the acreage as 12.02. This is not an uncommon occurrence in Silver Creek Estates. In fact, on the Recorded Unit A Subdivision plat, it says "*lot acreages are scaled.*"

Here's a handy table:

Lot 61 Acreages compared:

Plat of Record	11.53 Ac
County GIS/Assessor	12.02 Ac.
Survey (calculated)	12.48 Ac.

Holding the Plat of Record distances also puts the newer 2-story barn safely behind the front building setback line.

THE EXISTING CONDITIONS

These are well-mapped using a combination of Drone media and boots on the ground QC/QA verification. The drone image is geo-referenced to the project. This will help your architect as they look at all the survey data together.

The main house is compliant because there was ostensibly a Building Permit assigned to it during construction, completed in 1985 according to the County Assessor. Our survey shows existing ground elevations directly under portions of roof ridge elevations. From this, the County Planning Staff can see the height of the house, from the ground to the roof ridge heights, at various vantage points.

ZONING

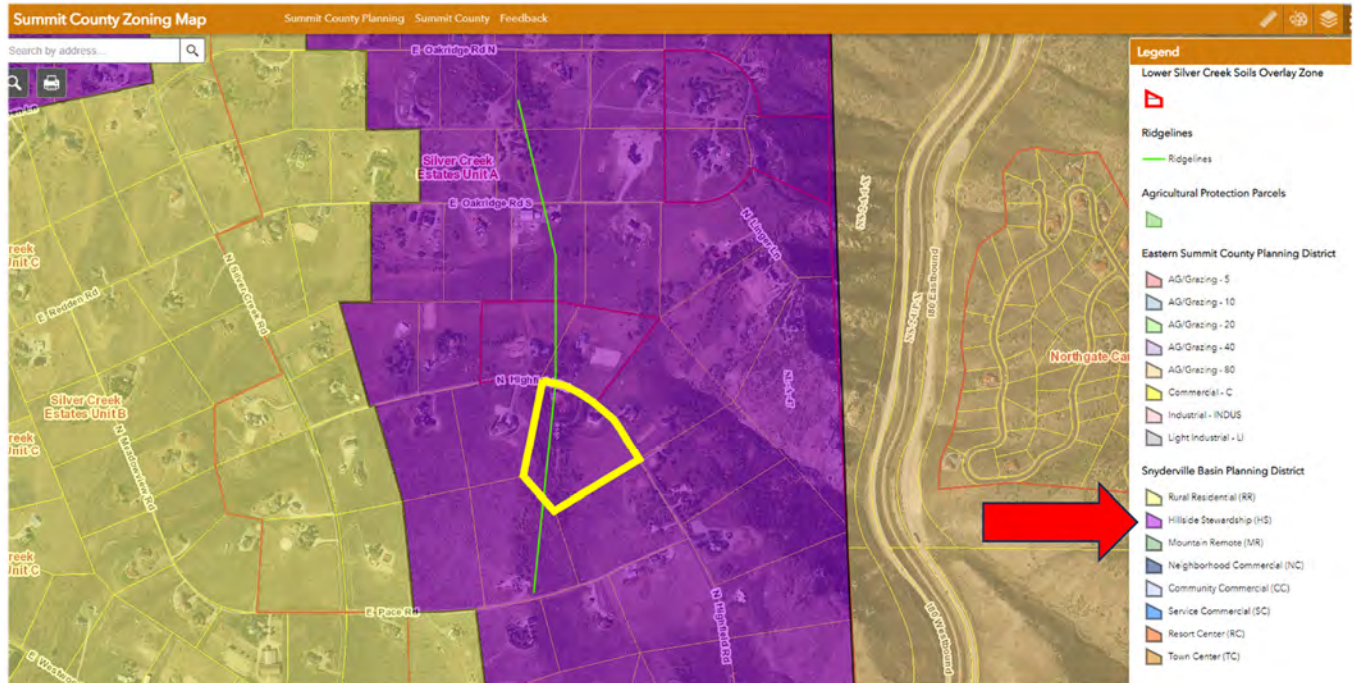
Your property is in the Snyderville Basin's Hillside Stewardship Zone.

Link to the zoning regulations:

<https://www.dropbox.com/scl/fi/0xl6crv46tytImpfggy7x/10-2-5-Hillside-Stewardship-Zone.pdf?rlkey=gdwgpplfzjbhu5m7sggksyeo&dl=0>

The County's Ridge Overlay Zone bisects lot 61.

Note the green Ridgeline Protection line.



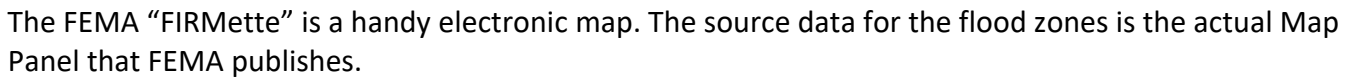
Ridge Overlay Zone regulations:

<https://www.dropbox.com/scl/fi/r13a89iiztszwkgdcclb9/10-2-13-Ridgeline-Overlay-Zone.pdf?rlkey=ip3slazh7krqyjsbn6bgkhriga&dl=0>

I have an email to the County Planner Amir Caus, an expert at the Vantage Points for this area. As soon as I get documentation of exactly where we need to view a 32' high Story Pole at the antenna shed from (down on I-80), we can proceed with that work.

Your property is not in a high-risk flood area. However, 40% of National Flood insurance claims occur outside high-risk zones.

National Flood Hazard Layer FIRMette



NATIONAL FLOOD INSURANCE PROGRAM

FAST FACTS ON FLOODS & FLOOD INSURANCE

FEMA and its National Flood Insurance Program (NFIP) aim to build flood-safe communities and reduce future flood damage by providing people with flood insurance through the federal program and private insurance companies.



COMMON MISCONCEPTIONS



I have to shop around to get the best flood insurance rate.

TRUTH:

NFIP flood insurance premiums will be the same, as long as each company is provided with identical rating information. However, non-NFIP flood insurance policy premiums may vary.



Buying flood insurance in advance isn't necessary. I'll be covered if I buy it the day before a hurricane hits.

TRUTH:

NFIP policies generally have a 30-day waiting period after purchase before they take effect. One exception is if the policy is purchased as a requirement from a lender.



I don't need flood insurance, I can just get disaster assistance.

TRUTH:

Federal disaster assistance is only available after a presidential disaster declaration, and typically comes in the form of a loan that must be repaid with interest. You may be entitled to Individual Assistance but usually only basics like food, water and housing are covered.



Since I don't live in a flood zone, I don't need flood insurance.

TRUTH:

Your flood zone is not the only factor that determines your flood risk. Many other factors, such as recent construction, fires, a breached dam or oversaturated land can lead to flooding. On average, 40% of NFIP claims come from outside high-risk flood zones.

DID YOU KNOW?



Floods are the nation's most common and costly natural disaster.



Your NFIP policy premium payment is typically due annually, not monthly.



The NFIP may reimburse you for expenses to help prepare for a storm.



FEMA



Contact an agent to learn more about the benefits of flood insurance and see how it can help protect the life you've built. To find a flood insurance provider, use our online tool at floodsmart.gov/flood-insurance/providers or call 877-336-2627.

March 2023

That concludes this report. Thank you for including us in your project.

Sincerely,

Martina Nelson

PLS, Owner

Park City Surveying