

AERIE - LOT 93

PROJECT INFO

ADDRESS 1364 GOLDEN WAY
SUMMIT COUNTRY, UT 84060

PARCEL ID AER-2-93

SUBDIVISION & LOT Aerie, The Sub. Ph. 2
Lot Number 93

LOT SIZE 0.70 Acres

PROJECT TEAM

ARCHITECT OTTO WALKER Architects / Rick Otto
(435) 649-6373 / info@ottowalker.com

SURVEYOR Ferrari Surveying, LLC
(435) 640-0412 / ferrari.surveying@gmail.com

CODE

CODE 2021 IRC, AS AMENDED

CONSTRUCTION TYPE Type VB, Light wood framing with steel

CLIMATE ZONE 6B

CONSTRUCTION TO COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES AND BUILDING CODES.

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OTTO
WALKER
architects

2200 Park Ave., Suite c201, Park City, Utah 84060 (435)649-6373

Project:

AERIE - LOT 93

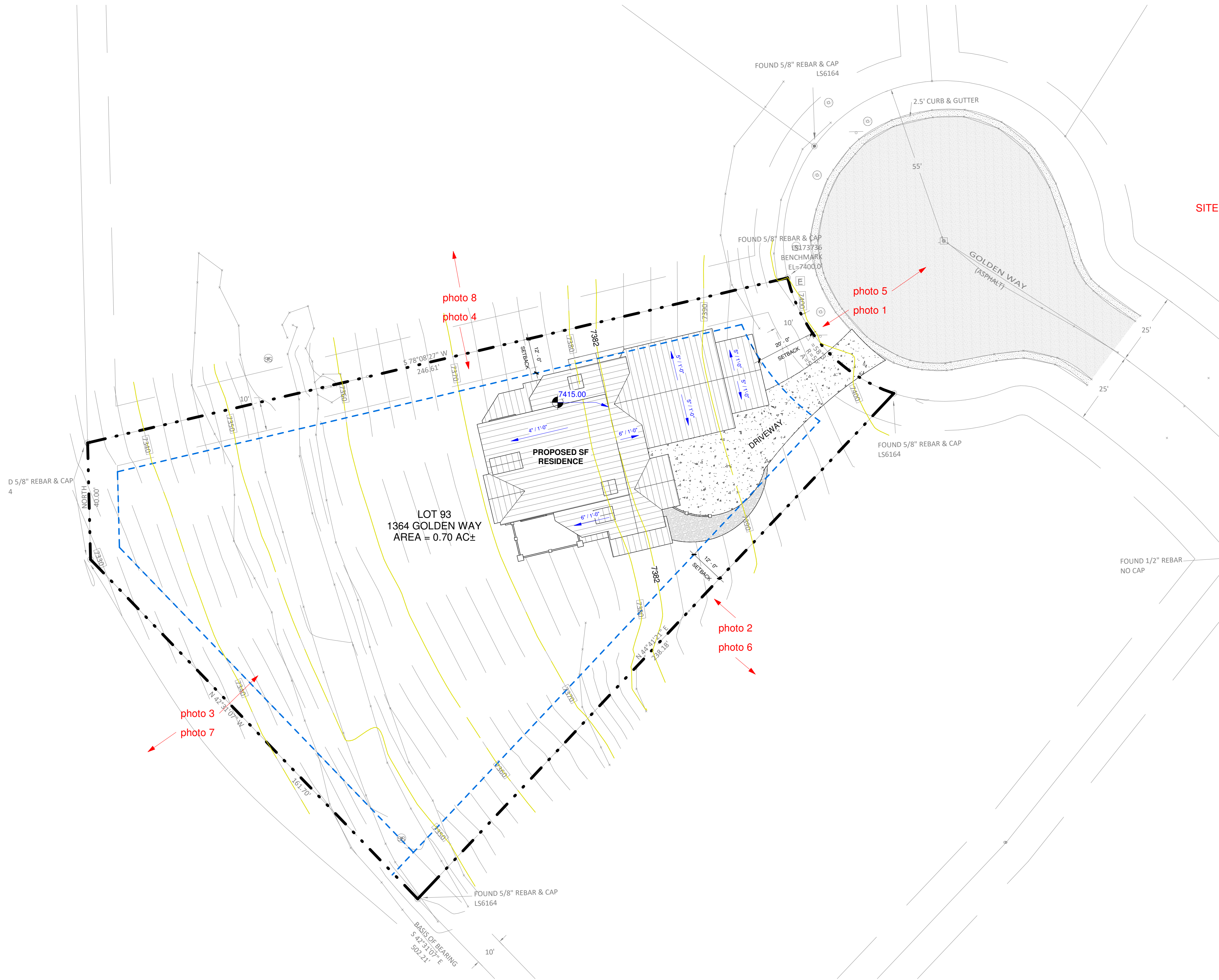
1364 GOLDEN WAY, PARK CITY, UT 84060

COVER SHEET

Date Issue Date
Revisio

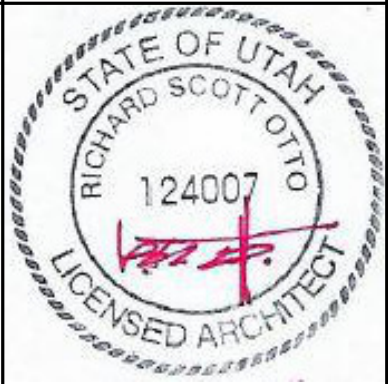
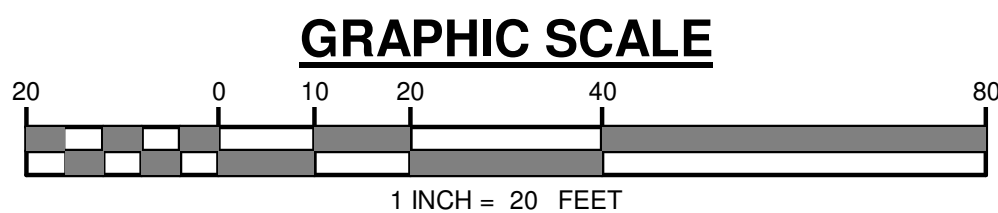
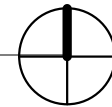
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G1



SITE PHOTOS ON SHEET A1.3

1 Site Plan
1" = 20'-0"



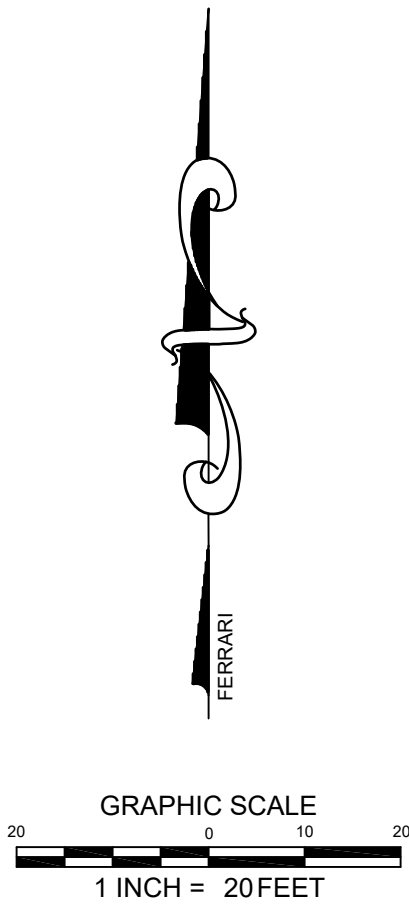
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Project:
AERIE - LOT 93
1364 GOLDEN WAY, PARK CITY, UT 84060
PROPOSED SITE PLAN

Date	Issue	Date
Revisio		

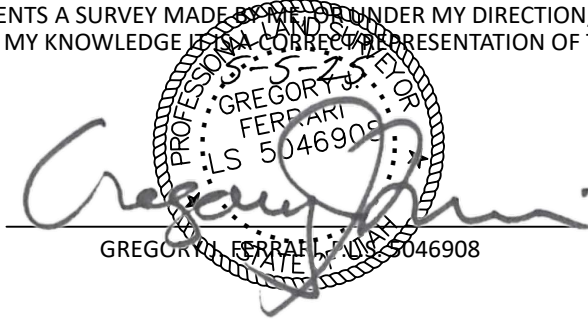
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A1.1

RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOT 93 THE AERIE SUBDIVISION PHASE 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 2 SOUTH RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE REPRESENTATION OF THE LAND SURVEYED.



LEGAL DESCRIPTION:

LOT 93, THE AERIE SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

	CLIENT PROPERTY LINE		PROPERTY CORNER (AS NOTED)
	ADJOINING PROPERTY LINE		WATER VALVE
	CENTERLINE		SEWER MANHOLE
	MAJOR CONTOUR		TELEPHONE PEDESTAL
	MINOR CONTOUR		WATER METER
	10' PUBLIC UTILITY & DRAINAGE EASEMENT		ELECTRIC TRANSFORMER
			SIGN
			STREET MONUMENT

PROJECT INFORMATION:

CLIENT:	STEVE ABERNATHY
PROJECT ADDRESS:	1364 GOLDEN WAY PARK CITY, UT 84060
SERIAL NO:	AER-2-93
RECORD INFORMATION:	LOT 93, THE AERIE SUBDIVISION PHASE 2

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AT THE REQUEST OF STEVE ABERNATHY.
- THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM THE AERIE SUBDIVISION PHASE 2.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK APRIL 29, 2024.
- VERTICAL DATUM IS ASSUMED.
- BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
- THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
- BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.
- FOUND PER SURVEY S-1232 OF RECORD AND ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER.

RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOT 93 THE AERIE SUBDIVISION PHASE 2

AER-2-93

STEVE ABERNATHY

UTAH

SUMMIT COUNTY

PARK CITY

BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
SURVEY BY: SURVEY DATE: DESIGN BY: DRAFTING BY: CHECKED BY:	GF-JD 4-29-25 GF GF GF
XREFS: DRAWING: AER-2-93 DATE: 5-4-25	
SCALES: 1:20 HORIZONTAL 2:CONTOURS VERTICAL	1 OF 1 PROJECT No: 2025.49