



December 23, 2015

Weber County Survey
Attn: Bahy Rahimzadegan
2380 Washington Blvd Ste 370
Ogden, Ut 84401

RE: 3553 Atkinson Subdivision No.2 - 1st Review

Dear Bahy:

Attached is a .pdf of the revised plat. Please note the following with respect to your red line comments.

1. "Owners Dedication needs to have signature line for owners Utah Code 10-9a-603 and 17-27a-603 (4)(i)".
 - a. Response: The names are included on the in each Acknowledgement. Title 10 governs the Municipalities since the County Surveyor's Office is not a Municipality the use of title 10 is inappropriate. The reference to title 17 is also incorrect. The cite that I believe you are referencing should be UCA 17-27a-603 (4)(a)(i) which states; "prior to recordation, each owner of record of land described on the plat has signed the owner's dedication as shown on the plat; and". There is no reference to the Owners Dedication in this section of code, nor does the code state that there has to be a "signature line", only their signatures and "(ii) the signature of each owner described in Subsection (4)(a)(i) is acknowledged as provided by law."
 - b. I believe that the format of the plat is in compliance with this section of code. If you would like to discuss this I would be happy to talk with you.
2. "When a division of property leaves a remaining area of 5.00 acres of greater, the remaining parcel boundary and record area will be shown on the subdivision plat. WCO 106-1-8(b)(3)."
 - a. Response: The label and area are shown on the plat as well as the remainder parcel. I have added break lines to help you identify the remainder.
3. "The location, widths, and other dimensions of all existing or platted buildings within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)."
 - a. Response: Those noted have been shown.
4. "On final subdivision plats where no preliminary plans are required to be submitted, the location of buildings or structures within or immediately to (within 30 feet) the tract of land to be subdivided shall be shown. WCO 106-1-8(b)(7)."
 - a. Response: This is essentially the same not as referenced in item 3 herein. Same response.
5. "The location, widths, and other dimensions of all existing or platted watercourses within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7) (Ditch along road)".

- a. Response: The entire drain ditch is contained in the public road way. There is no need for easements to be created for the ditch. The location has been added to the plat.
- 6. " The bar scale notes."
 - a. Response: Notes have been added.
- 7. "The location, widths, and other dimensions of all existing or platted streets within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)".
 - a. Response: Note has been added.

All notes made have been addressed.

Respectfully,

Ernest D. Rowley, PLS, CFedS

Principle Owner - Landmark Surveying, Inc.

ernest@LandmarkSurveyUtah.com

Survey review response 12-23-2015.docx