Powder Mountain Survey Review, Nov 18, 2013

Road Dedication

1. Page 2, check ties to existing and calculated section corners for, seems to be an error somewhere. Are these ties all necessary?
2. Ensure there are ties on this plat for slope easements.
3. Show date under title block.
4. Give a direct tie from township corner to west quarter of section 5 to ensure that road dedication plat and PRUDs fit together.
5. There are a couple of minor spelling or rounding errors in coordinate tables, noted in redlines.

Phase 1A

1. Show date under title block
2. Check ties to ensure fit with Road Dedication
3. Check acreage and square footage of legal description
4. Page 2, missing a few annotations for parcel B2, B3 etc.
5. Page 3, see drafting notes as redlined
6. Show road centerline data for adjacent roads
7. In legend, state what is stamped on caps
8. Reference basis of bearing in legal description

Phase 1B

1. Show date under title block
2. Show road centerline data for adjacent roads
3. In legend, state what is stamped on caps
4. Reference basis of bearing in legal description
5. Check legal for closure, there seems to be an extra call around course 30 along summit pass
6. Check curve table for missing data. I have circled some of the missing data, please check tables to make sure that everything is there
7. There is still a problem around lot 25.
8. General drafting notes as redlined
9. Check ties to ensure fit with Road Dedication

Phase 1B Ridge Nests

1. County line needs to be rotated to match basis of bearing used on this plat
2. Check ties to ensure it fits with phase 1B (see redline)
3. Show date under title block
4. Provide ownership name/block for signatures
5. General drafting notes as redlined

*Phase 1D*

1. No lots were checked for closure or acreage due to incorrect or missing annotations, as likewise noted on previous reviews. I have given redlines where I have noted problems in some areas, but please ensure all lots close with **given annotations** prior to re-submitting this phase.
2. Reference basis of bearing in legal description
3. In legend, state what is stamped on caps
4. General drafting notes as redlined
5. Show date under title block
6. Check ties to ensure fit with Road Dedication