**Harbor View Estates Redline Report 1/13/2021**

1. The existing location Widths and other dimensions of all existing or platted easements within and immediately adjacent (within 30’) to the tract of land to be subdivided.

Corrected the irrigation and power easements and checked to make sure no calls are missing and that they fit with where the calls are.

2. The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided.

Added any adjacent parcels if needed and Adjacent parcels are shown, also along the north boundary a note states along existing fence line.

3. Scale of the map no smaller than 1”=100’ unless specified by county surveyor.

Corrected scale so it would show 1”= 100 on sheet 1 and checked the other pages making sure they are at the right scale.

4. Check preliminary title report to ensure all easements boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and identified on the plat.

Went through the entire title report and checked to make sure all easements are shown on the plat.

5. A legend shall be included which clearly identifies the lines, symb0ls and other markings used to create the survey map, or plat.

Corrected the existing fence symbol to be labeled as existing fence.

6. Owners dedication has some ambiguity as per common area and open space dedication.

Called weber county to clarify what needed to be done, discovered that the open space was dedicated twice. Removed second dedication.

7. The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within or immediately adjacent to the tract to be subdivided.

Added dimensions of Morning Side lane.

8. All measured bearings, angles and distances separately indicated from those of record. Measured and recorded bearings, distances, and other controlling data with ties to section corners.

Added record verse measured bearings according to phase 1. Also called county and clarified that the point of beginning is not the same as the point of beginning a phase 1.

9. The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private.

Keeping road as public. Added ties to the lots so septic tank easements could be located.

10. The location, widths , and other dimensions of proposed lots with proper labeling of spaces to dedicated to public or designated as private.

Corrected and added needed curve tag. Keeping street as public with 66.00 foot right of way.

11. Is there a trail on open space?

Yes added an easement for it.