



Landmark Surveying, Inc.

A Complete Land Surveying Service
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June 17, 2021

Weber County Survey

Attn: Darrel Woodruff

RE: Westwood Homestead – survey review

Darrel:

The following is a written response to the comments made in your plat review. If you have any questions please let me know.

Thank you.

Respectfully,

Ernest D. Rowley, PLS, CFedS

Principle Owner - Landmark Surveying, Inc.

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4129 Survey response 1st review.docx

RESPONSE TO SURVEY OFFICE COMMENTS:

Project: Westwood Homestead

From: Ernest Rowley, PLS, CfedS

1. All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e).
RESPONSE: As you can see on the plat if the measurement is noted with an “r” as indicated in the legend then it is a record measurement. All others on the plat are measured.
2. The words “Basis of Bearings” must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d. UCA 17-23-17(3)(d).
RESPONSE: modified.
3. Missing curve data called out in the boundary description. Missing Boundary Calls. If a subdivision boundary line is a curve then the radius, arc length, and centra angle must be shown or noted. WCO 106-1-8(c)(1)(d).
RESPONSE: added.
4. The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30’) to the tract of aldn to be subdivided. WCO 106-1-5(a)(6).
RESPONSE: Culverts under 7750 East and 1900 North Street have been added.
Please note
The irrigation ditch services the remainder parcel that Westwood’s own an farm. The headgate is controlled on the north side of 1900 North Street. Lot 1 is Mr. Westwood’s personal lot for his new home and he will be retaining the farm as well. I do not believe that this ditch, which is only a foot deep and 2 feet wide in size, should be shown on this plat, nor should the culvert under 7750 East. This is not a natural water course that drains into any river or stream system. In years of heavy winter storm there is a little water that drains into the irrigation ditch and ends up on the fields that the ditch services.
We are requesting that we not show the ditch and waterway on this plat.
5. Needs to be dimensioned (pointing to the fire turnaround).
RESPONSE: added.
6. Location of well for protection easement location.
RESPONSE: added.
7. Turn around Easement
RESPONSE: We have added a turn-a-round to the end, however, when the discussions with the fire marshal were made no requirement from them was made for a turn-a-round at the end of 7750 East. The only one required was the hammerhead on 1825 North.
8. Boundary description does not close by 26’.
RESPONSE: I could not find this large of a closure issue, however, I did see that curve 4 was drafted incorrectly and I have corrected that.

9. The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6).

RESPONSE: I can only assume what you are referring to with such a broad note. So with that in mind I'm assuming that you are referring to 1900 North Street needing dimensioning.

This street is a prescriptive use road, therefore, the width by State statute is that which the public has used plus a reasonable shoulder for maintenance. The determination of such is not part of the requirements of this survey. We are dedicating the width required by the county for this street so any other width information would be a false representation of what the public may legally have access to use.