
Red lines from surveyor

jason@jtengpc.com <jason@jtengpc.com>
To: Scott Hale <scottchale@gmail.com>
Cc: Willis Long <willis.long@laytonsurveys.com>

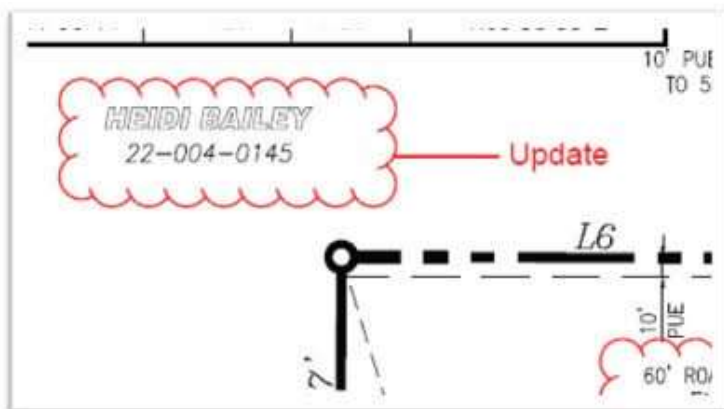
Mon, Aug 1, 2022 at 2:55 PM

Scott,

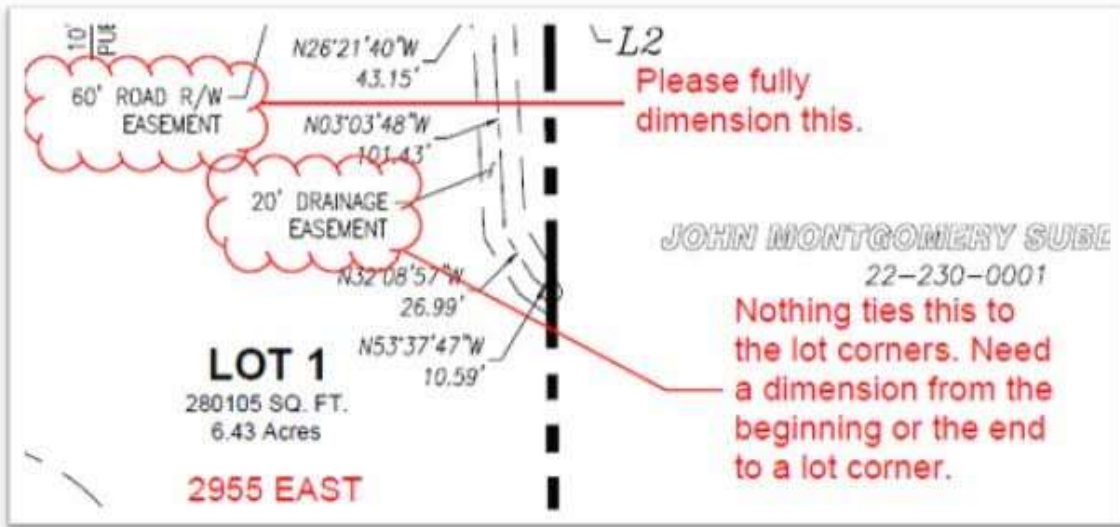
Attached is the updated plat. Below is a summary of how I addressed the comments. If you have any questions, please let me know. Are you aware of items A through E listed in Note 11 of the revised plat?

This portion of 5750 N seems to have been dedicated to Weber County in the Watts Subdivision. Is it intended to include this in the subdivision boundary? Fully dimension the south line.

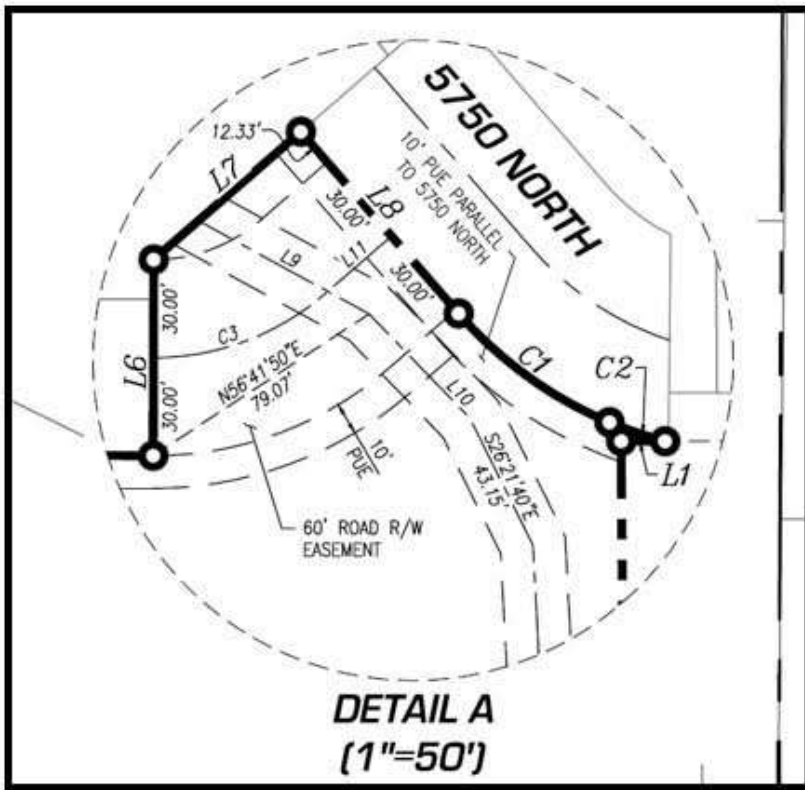
JTE Response: I removed the ROW from the boundary and updated the labels and legal description accordingly. The final acreage of the property is 13.89 acres. Did you need to be over 14 acres? Or is it ok to be slightly under 14 acres?



JTE Response: Added middle initial and updated parcel number to match what was listed on the online county parcel map.



JTE Response: See Detail A added to the drawing. The centerline of the easement is labeled and dimensions showing the 30' width are shown at the beginning and end of the easement. The north and south lines of the easement are offsets of the centerline.



Show all encumbrances on the property as listed on the title report. Any blanket easements can be put in the notes.

Please show evidence of occupation (ex: fencing) or reference a survey that fulfills this requirement.

Please include a narrative that explains how boundary was obtained or reference a survey that satisfies this requirement.

JTE Response: Note 10 was added to reference the ALTA Survey. Notes 11 and 12 were added to list encumbrances from the title report that appear to be relevant to the map.

106-2-4.2 OF THE WEBER COUNTY CODE:

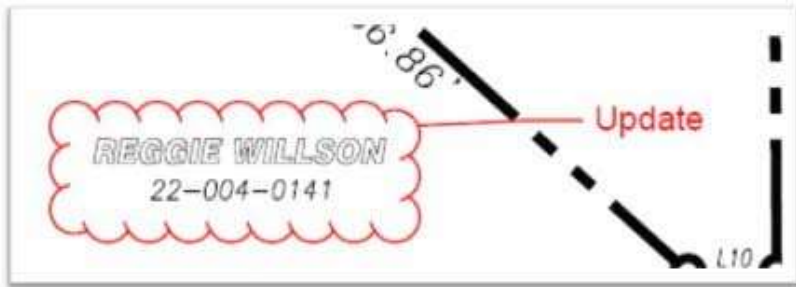
10. THE BOUNDARY FOR THIS MAP IS BASED ON THE RECORD OF SURVEY PREPARED BY LAYTON SURVEYS, LLC FILED AS FILE No. _____ ON _____, 2022 AT THE WEBER COUNTY SURVEYOR'S OFFICE.
11. LOT 1 IS SUBJECT TO THE FOLLOWING:
 - A. AN EASEMENT GRANTED TO TELLURIDE POWER COMPANY RECORDED SEPTEMBER 12, 1902 IN BOOK 42, AT PAGE 205 AND A SEPARATE EASEMENT DOCUMENT RECORDED DECEMBER 12, 1904 IN BOOK 46 AT PAGE 559, OF OFFICIAL RECORDS. THE EASEMENTS ARE BLANKET IN NATURE.
 - B. THE WEBER COUNTY SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED APRIL 15, 2008 AS ENTRY No. 2334885, OF OFFICIAL RECORDS.
 - C. ESCROW CERTIFICATE RECORDED APRIL 15, 2008 AS ENTRY No. 2334886 OF OFFICIAL RECORDS.
 - D. DEFERRING PUBLIC IMPROVEMENTS AGREEMENT RECORDED APRIL 15, 2008 AS ENTRY No. 2334887, OF OFFICIAL RECORDS.
 - E. ONSITE WASTEWATER DISPOSAL SYSTEMS DEED COVENANT AND RESTRICTION RECORDED APRIL 15, 2008 AS ENTRY No. 2334888, OF OFFICIAL RECORDS.
12. THE PROPERTY IS SUBJECT TO AN IRRIGATION SYSTEMS AND IRRIGATION OPERATIONS AGREEMENT AND RIGHTS OF WAY RECORDED JANUARY 16, 1986 AS ENTRY No. 958077 IN BOOK 1483 AT PAGE 1034, OF OFFICIAL RECORDS. THE EASEMENT IS BLANKET IN NATURE.

SALT LAKE BASE AND MERIDIAN,
LIBERTY, WEBER COUNTY, UTAH
Add date of survey

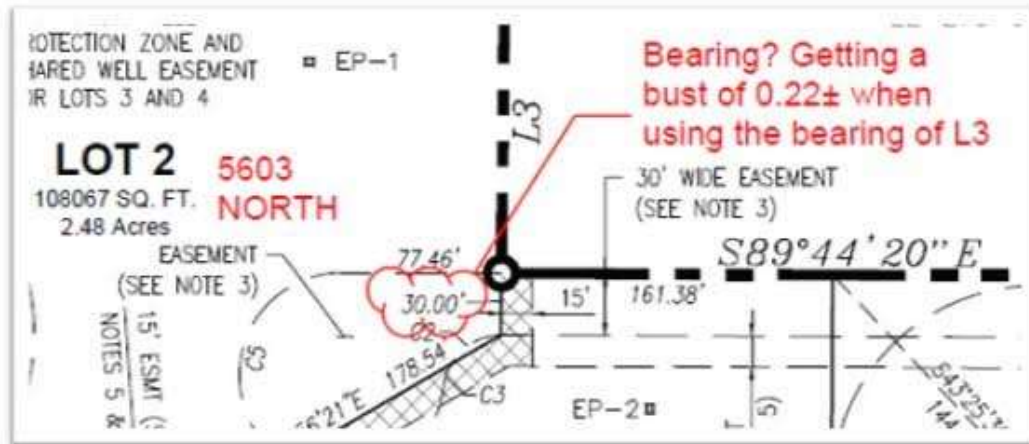
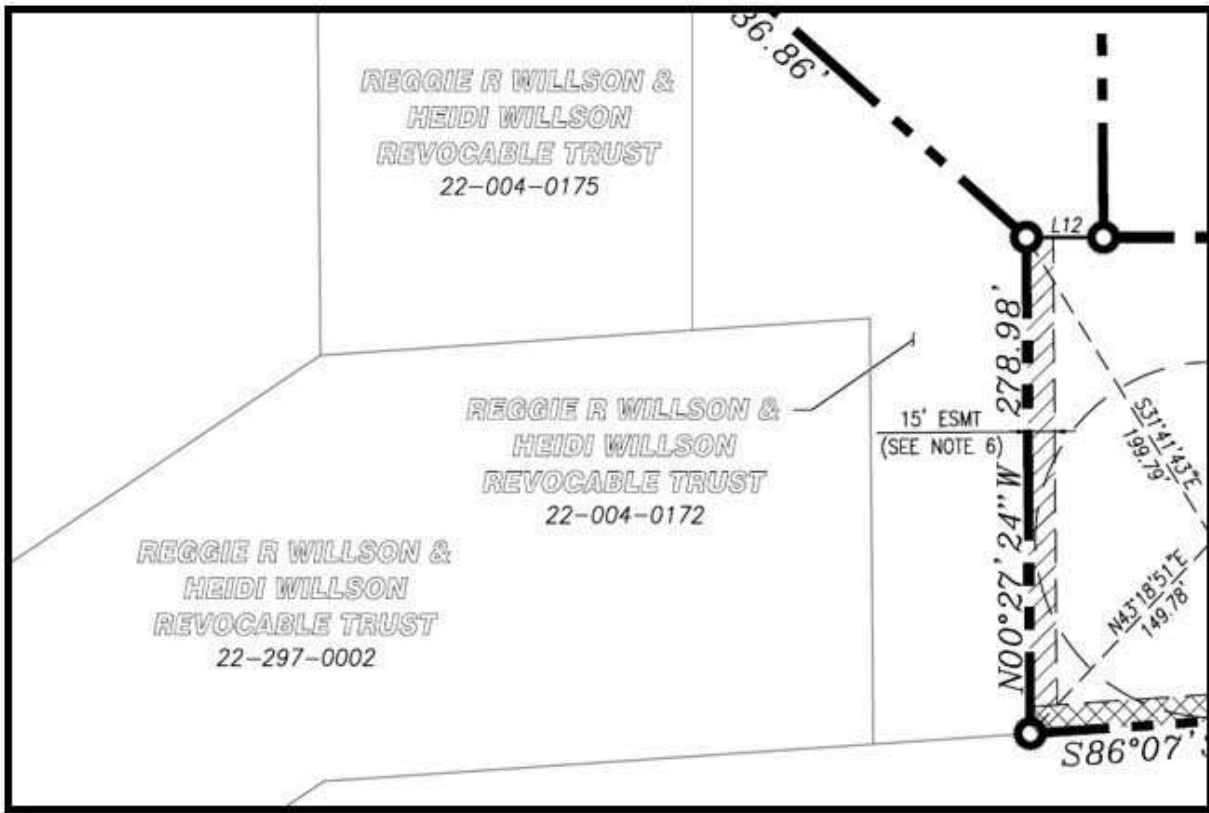
JTE Response: Date added.

It looks like some of the line work that was on the original submittal is not on this submittal.

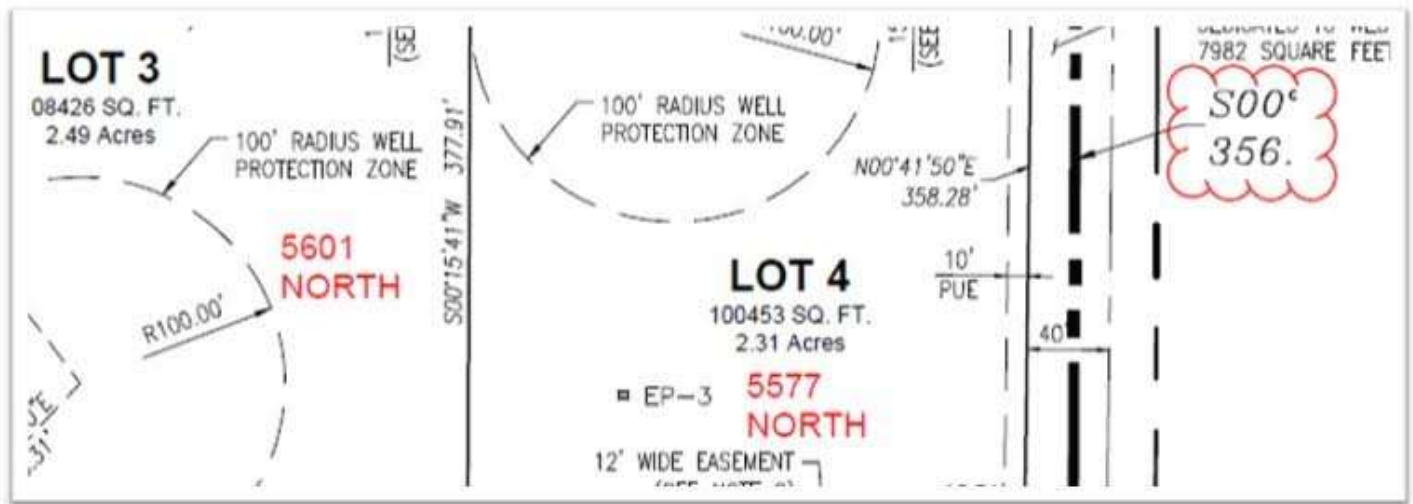
JTE Response: Not sure what happened but that linework is now there.



JTE Response: Names and APN's added/revised.



JTE Response: Bearing and distance now provided as L13. The address for Lot 2 was added to the right of the LOT 2 text.



JTE Response: Addressed have been added next to or below the lot numbers. Also, the test that was cut off on the right is now shown.

Thank you,

Jason Thompson, PE

Owner/President

Cell: 801-866-7702

South Weber, Utah

Bluffdale, Utah



From: Scott Hale <scottchale@gmail.com>
Sent: Friday, July 29, 2022 1:15 PM
To: Jason Thompson <jason@jtengpc.com>
Subject: Red lines from surveyor

Hi Jason,

[Quoted text hidden]

 **Bright Acres Sub FINAL Plat 2022_08-01.pdf**
1115K