



November 2, 2016

Weber County Engineering  
Attn: Rochelle Pfeaster  
2380 Washington Blvd  
Ogden, UT 84401

RE: Ella O. Fowles Subdivision

Dear Rochelle:

It seems that the purpose of this project may not have been communicated to you so please accept this as a response to your comments and the purpose of this project.

This subdivision is actually a "correction" plat to modify the deeded location of existing metes and bounds parcels. Those parcels are 21-019-0008, 0007, 0006, 0005, 0004, 0002, 0001, 0003. The scope of the project is not to create new parcels or subject the existing properties to a review that would normally take place in a new development. All of these parcels currently exist and have permitted structures on them.

When this project originally began discussions with Sean were made on how to proceed to correct the deed locations of the parcels without losing the "grandfather" status of the parcels. This plat is a result of that meeting. To help give you some back ground on the title issue being dealt with please look at the plat that has been submitted.

1. When you look at Lot 1 you will see the Ron Hanson property as it exists on the ground, however, the deed that is currently in the record describes Lot 2.
2. Lot 2 and 3 are owned and occupied by the Bjerke's, however, the deed for their two parcels describe Lot 3 and 4.
3. This same shift in the descriptions is true with all of the parcels including the Eagles two parcels.
4. With respect to the Eagles parcels 0007 and 0008, it is their desire that these two parcels be consolidated with their overall holding of the RV park. This should be able to be done with in the ordinance provision where we are eliminating parcels that are not in compliance with the current zoning.
5. All other parcels are currently existing.

This project is being done as a means of correcting the title's to the properties and not to create something that has not previously existed. Therefore, it is my contention that the review items 1 thru 12 do not apply to this project. If you have any questions please let me know.

**SUPPLEMENTAL RESPONSE:**

Comment 1: The existing structures already have functioning septic systems.

Comment 2: There is no curb currently in this area and it is not anticipated that any will be installed. The storm water runoff will continue to be handled as it currently is.

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Comment 3: This is not a new development , therefore, improvement plans should not be necessary.

Comment 4: This is not a new development and storm water runoff will continue to be handled as it currently is.

Comment 5: See responses for Comment 2 and 4 above.

Comment 6: This set back line is part of the grandfathering of these parcels which have existed since the mid 1950's and should not be imposed.

Comment 7: See response for Comment 6 above.

Comment 8: The private right-of-way is an existing access drive and will not need to be improved since it has been functioning for decades.

Comment 9: Can you explain why this agreement would be needed on a road that has existed since at least the mid 1950's? We believe it to be unnecessary.

Comment 10: There is no work being planned to be done as part of the application process.

Comment 11: See response for Comment 10 above.

Comment 12: See response for Comment 10 above.

Comment 13: There will be no improvement drawings for this project which is only being done for the purpose of correcting the location of record title of the parcels.

Respectfully,

***Ernest D. Rowley, PLS, CFedS***  
*Principle Owner - Landmark Surveying, Inc.*  
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Landmark Letterhead.docx