



July 21, 2017

Weber County Surveying  
2380 Washington Blvd  
Ogden, UT 84401

RE: Ella O Fowles Subdivision

To whom it may concern:

I have examined the 2nd review of the plat and have the following comments related to the redline notes.

1. Comment with legend symbol for set rebar.

RESPONSE: The property has not been set as of yet and will not be done until the title work and other review processes are complete. At that time the notations will be added to indicate what was actually set and where.

2. The buildings within the subdivision and within 30' still need to be shown, our chief deputy says that he will not waive this requirement. Perhaps adding a note that the structures are existing and are grandfathered would be a good note to add.

RESPONSE: Please see note 2.

3. The bank of the river needs to be dimensioned. This is required on all plats.

RESPONSE: Please see the note on the plat which states,

"Approximate center line of the South Fork of the Ogden River. The property boundary is the thread of the river and the bearings and distances shown are for platting and graphical purposes to show an approximate area for each lot only."

Adding "dimensions" to the plat will simply confuse the boundary location because the bank of the river could potentially have thousands of angles depending on how detailed the bank was surveyed as well as the thread of the river. The location and angles of the bank change every year during spring runoff or during flood events and the owners are potentially subject to gaining or losing usable area through accretion or reliction which would be different than the "dimensions" shown on the plat.

It may be helpful for me to know the purpose of placing dimensions on the bank when they have no purpose in identifying the property line which is the purpose of a subdivision plat.

Also, using such bank dimensions to identify a 100 foot set back line may add liability to me as a surveyor should the bank be determined differently than I may do by another surveyor. It seems to me that the inclusion of such "dimensions" may be more properly be taken care of during the site plan approval process so that there is only one definition of the setback line that is approved by the

county planning office for building permits as they relate to the specific structure or design that is being proposed.

Additionally please see note 2.

4. The addresses assigned from our addressing dept are as follows: ...

RESPONSE: The addresses have been added.

Respectfully,

***Ernest D. Rowley, PLS, CFedS***

*Principle Owner - Landmark Surveying, Inc.*

ernest@LandmarkSurveyUtah.com

Ella O Fowles Survey Review letter2.docx