



Landmark Surveying, Inc.

A Complete Land Surveying Service
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March 22, 2017

Weber County Survey
2380 Washington Blvd
Ogden, UT 84401

RE: Ella O Fowles Survey review

To whom it may concern:

Please see the following responses to the redline comments.

Respectfully,

Ernest D. Rowley, PLS, CFedS

Principle Owner - Landmark Surveying, Inc.

ernest@LandmarkSurveyUtah.com

Ella O Fowles Survey Review letter.docx

Survey Plat Review notes:

TO: Daniel Milligan

FROM: Ernest Rowley

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 location of percolation test holes on each lot. WCO 106-1-5(a)(10).
RESPONSE: This subdivision has existing structures on the properties with approved septic systems. This is not needed.
3. Note indicating that two items are not shown in legend.
RESPONSE: The items have been removed from the plat.
4. Question mark with arrow pointing to a note, "remove easement here".
RESPONSE: This was a note to myself and has been removed.
5. Where are the other buildings on the other lots?
RESPONSE: Since this project has been done to document the actual location of "Grandfathered" Parcels and not to change the conditions of the properties or structures. The structures are existing and either have permitted uses or predate the requirements for permits. We are asking that the requirement to show the structures can be waived in this instance.
6. The existing location, widths, and other dimensions of all existing or platted watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a)(6).
RESPONSE: Note 1 and 2 have been added to the plat.
7. Doesn't appear to be 3"x3". Making reference to the recording block.
RESPONSE: The block in our .dwg file is 3"x3.5" in size. When it prints as a .pdf there is a slight scaling difference, however, the mylar will be printed to an accurate scale.
8. The individual or company names and addresses of the subdivider of the subdivision. WCO 106-1-5(a)(4).
RESPONSE: I have the Applicants information listed as Developer names and address in the title block. All other owners in this development Should not need to be listed on the plat due to the complex deeding that is being worked on by First American Title to properly update the records.
9. A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h).
RESPONSE: Please note that I have detailed information on such already.
10. The subdivision boundary corners and lot corners shall be noted on the final plat. WCO 106-1-8(c)(1)j.
RESPONSE: Please see response 1 above.

11. Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain/ floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8 (c)(6).

RESPONSE: Please see response 6 above.