



Landmark Surveying, Inc.

A Complete Land Surveying Service
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April 22, 2021

Shaun Rose

Weber County Survey

RE: Ritter Ranch Subdivision, Survey 1st Final review plat posted 4-12-2021 (3rd submittal)

Shaun:

The following is a response to your comments on the plat.

If you have questions please let me know.

Respectfully,

Ernest D. Rowley, PLS, CFedS

Principle Owner - Landmark Surveying, Inc.

ernest@LandmarkSurveyUtah.com

4018 Ritter Ranch - Survey 3rd review_04-22-2021.docx

Project: Ritter Ranch Subdivision

Reviewed By: Shaun Rose

1st Final Review by Surveying;

The comments will be addressed based on the plat redlining that I got from Frontier. I am numbering them for reference herein and including the numbered plat with this letter.

1. 100:1 Scale should be sufficient for this map. Might fix legibility issues for turn around easements along with the road demensions.
RESPONSE: The scale used in my drawings is a determination of my plat product and should not be something critiqued by the county. As to legibility of the turn-a-round, all of the dimensions shown are legible.
2. Please show line, and curve table for these dimensions.
RESPONSE: This is also something that should not be critiqued by the county. How data on my plat work is displayed is my decision as the surveyor producing the work.
3. Include in Owners Dedication. With arrow pointing to the turn-a-round.
RESPONSE: Added.
4. Closure error 3.36'
RESPONSE: Thank you, the distance for one of the legs had a typo.
5. All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e).
RESPONSE: Please note that such is noted in the description. This noting meets the code requirement.
6. Is this half really 32'?
RESPONSE: It is to the fence line and this owner does not have title beyond the section line to dedicate the additional width.
7. Please make sure map and dimensions are clearly legible.
RESPONSE: The only place that I can see that might be illegible is the 65' dimension noted in item 6 and I have moved the number so it is legible.
8. Cant create PUE out side of boundary.
RESPONSE; Actually that is not true. Easements or other encumbrances can be created outside the plat boundary. It is simply a matter of the owner granting such. In this situation the subdivider also owns the remainder that this easement is being created upon and PUE's are referenced specifically in the dedication language. So that the connection is more clear I have modified the note.
9. Please address all comments to avoid an excessive review fee.
RESPONSE: It should be noted that the multiple reviews associated with this project are due to other county departments making modifications and changes. As such any reviews made because of other departments should not be counted against my client.
10. A signature block for County Surveyor conforming to state code and county ordinance ... WCO 106-1-8(c)(1)h. 10; WCO 45-4-2(c).
RESPONSE; The block has been updated.

While I don't mind suggestions related to my work there is something I would ask you to consider when reviewing plats in the future - the certification that the County Surveyor is signing clearly states that signing the "plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith."

Such responsibility of the plat on the surveyor doing the work has always been the case regardless of the language of the block. Therefore, in making reviews I would suggest you keep in mind that when, as the Licensed land Surveyor producing the plat, I consider such responsibilities and liabilities associated therewith. And many times make decisions of what to add, remove, display, draft, include, exclude, label, not label, draw, represent, including the style of the plat is for the surveyor to decide.