



Landmark Surveying, Inc.

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March 17, 2023

Weber County Surveying
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RE: review comments from Surveyors Office for Westwood Homestead No.2

To whom it may concern:

Attached is a memo with the comments and responses to those comments. I have attached to the email a copy of the redlined plat which I have added numbers to the comment notes so that it is easier to identify which comment is being addressed.

Respectfully,

Ernest D. Rowley, PLS, CFedS

Principle Owner - Landmark Surveying, Inc.

Ernest@LandmarkSurveyUtah.com

4337 Review Comments_03-17-2023.docx

MEMORANDUM:

County Surveyor's Office plat review
for Westwood Homestead No.2

From: Ernest Rowley, PLS, CFedS

Dated: 03-17-2023

1. The Township, range, and quarter section of the Subdivision in bold letters at the top of the sheet. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-23-17(3)(a)

RESPONSE: Can you explain how the plat does not meet this requirement? In my opinion it complies.

2. "Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5)

RESPONSE: I'm assuming that putting this on the plat means that I need to include it on this subdivision plat so I have done that.

3. Basis of bearing does not match boundary description basis of bearing and there is no distance.

RESPONSE: The basis has been clarified to be between the existing county monuments at the NE and NW corners of the section. See narrative note 6, the description and plat drafting.

As to the distance, a basis of bearing does not require a distance between monuments used. However, a surveyor can inverse the coordinates that I have provided on the plat to obtain the grid distance is they choose to do so.

4. A distance on the plat is circled.

RESPONSE: corrected.

5. Existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

RESPONSE: Can you explain how the plat does not meet this requirement? In my opinion it complies.

6. The existing location widths, and other dimensions of all existing or platted sanitary sewers, storm drains, water supply mains, fire hydrants, water wells within or immediately adjacent to the tract of land to be subdivided. WCO 106-1-5(a)(6) Location of well protection easement needs to be tied to boundary

RESPONSE: I have noted the coordinates of the well head.

7. The existing location ,widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) ? What is this

RESPONSE: That is the septic replacement area that the health department wanted to see where it was to be located. To my understanding it is not an actual easement so I don't believe it needs to be on the plat so I'm removing it.

8. Basis of bearing does not match plat.

RESPONSE: See 3 above.

9. Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)d; UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d) Boundary description does not match plat & boundary description does not close.

RESPONSE: Corrected a typo in the description for the second to last course.

10. 17-21-25 names of persons signing to be typed or printed on instruments presented for recording.

RESPONSE: This is a county recorder requirement in the code and it gives the option of being “typed or printed” on the plat. Since I don’t know who is going to sign for the LLC it is left so that the names can be printed. The recorder should be checking this at time of recording.