



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

June 13, 2019

Toquerville City
Attn: Mike Vercimak
147 North 870 West
Hurricane, UT 84737

RE: Sebastian Place Subdivision/Lot Split Review

Dear Mike and Dana,

We have reviewed the above Plat as submitted by Northern Engineering/Rock Canyon Resources

We have the following comments on this review:

1. Need to have ownership certificates and signature lines and acknowledgements if this is going to be a subdivision plat.
2. Need property address.
3. Need tax parcel number shown on the subject parcels.
4. Need a vicinity map that shows the location of the property in relation to the City boundaries and roads that serve the property.
5. Need a current title report and consent forms to be recorded for all lien holders.
6. Need a distance of 276.51 placed on the plat as shown on the redlined plat copy.
7. Remove N & E from the line label in the boundary description and add S & W to read S 76°08'55" W.
8. Add a distance of 164.47 to the plat as shown on the redlined copy.
9. Revise distance of 54.47 to read 84.47 as shown on the redlined copy.
10. Add a statement that this is also creating two new parcels to the narrative.
11. If this plat is going to be a final subdivision plat then there should be all the required approval blocks and approval for the recorder. If it is not then it should be labeled as a Record of Survey for Lot Split.

Please see the attached redline plat for the numerical references. Let me know if you have any questions or need anything more.

Thank you

Sincerely,

Scott P. Woolsey, P.L.S.
Alpha Engineering Company