

DIVISION 17**SURVEY****Section 17.01 GENERAL:**

This division covers surveying issues as they relate to development within Hooper City. All surveying activities and products shall comply with this division, any existing Weber County regulations, and Utah Code Title 17 Chapter 23.

Section 17.02 MONUMENTATION:

Each and every corner on the boundaries of the parcel or tract of land being surveyed should be monumented. Where monuments exist but are not of a durable material they should be replaced. In such cases where the placement of a required monument at its proper location is impractical, it is permissible to set a reference monument close by the point, and if such reference monument is set its location shall be properly shown on the plat of survey. When conditions warrant setting a monument on an offset, the location shall be selected so the monument lies on a line of the survey or on the prolongation of such line. Offsets should not be in fractional feet unless a physical obstruction affects their location.

Artificial monuments should be constructed of durable material capable of being detected by commonly used magnetic locators. Where practical, monuments shall be solid and substantially free from movement. These monuments shall have affixed thereto a cap or other device bearing the registration number of the surveyor in responsible charge, or the regular business name or the governmental agency legibly stamped or imprinted thereon. Unless extenuating circumstances dictate, the minimum size monument should be not less than 5/8 inch in diameter, the minimum length should be 24 inches.

Following the construction of the curb, a nail shall be permanently placed in the curb at the point of intersection of the extension of the lot line with the curb line.

Section 17.03 GRAPHIC REPRESENTATION OF LAND SURVEYS:

This section covers the graphical representation that is to be submitted by the surveyor.

Sub-Section A. Plats of Survey:

Surveyors should:

1. complete and file plats or certificates with proper local authority, in accordance with Utah Code 17-23-17 or other local regulations,
2. prepare survey records on stable, durable media capable of reproduction, recording, digitizing, and permanent storage,
3. clearly and understandably portray conflicting monuments or property lines showing gaps or overlaps with adjoining properties and inform clients, of their existence and strive to correct gaps or overlaps through boundary line agreements between property owners, platting to existing fence lines, or so forth,
4. show actual measured values on plats and certificates, to enable their future retracement. Values from the record should be shown in record units for comparison,
5. clearly indicate lines of occupation, and the extent of any encroachment relative to parcel boundaries, and
6. label adjoining properties with owner's name if known, include reference to documents of record.

Sub-Section B. Survey Certification:

Surveyors should:

1. Identify the record legal descriptions of the parcels being surveyed giving reference to the recordation information (i.e. Book, Page and Entry Number) of the document relied upon for the record description,
2. when establishing new boundaries not previously of record, include reference to the parent parcel description together with the description of the created parcel. Include a description of the remainder of the parent parcel if known, and
1. when preparing a composite description of several surveyed parcels, identify the record legal descriptions of the parcels (See paragraph 1 above) and include a statement of purpose for the composite in the narrative of the survey.

Sub-Section C. Survey Narrative:

Surveyors should:

1. explain and identify the purpose of the survey and its intended use such as, construction of improvements, determination of encroachments, transfer of ownership, parcel division, etc.,
2. clearly indicate two existing monumented fixed points of reference relied upon for the basis of bearings defining the orientation for the lines of the survey,
3. include reference to documents of record relied upon for preparation of the survey,
4. include methods of interpretation of deed elements and physical evidence upon which conclusions were reached, and
5. indicate the theory of location for corners utilized to resolve record conflicts and to draw conclusions in accordance with law or precedence (refer to Section 4.4).

Sub-Section D. Legal Descriptions:

Surveyors should:

1. include a sufficient caption, body, and where applicable, augmenting and qualifying clauses when preparing a legal description,
2. state clearly the relationship between the real property being described and the survey control or basis of unique location,
3. state clearly the basis of bearings or language which otherwise makes definite the method of direction and orientation for the lines of the subject property being described and the survey control related thereto when applicable,
4. make full and complete citation to maps, plats, documents, and other matters of record, fact or pertinence, which are intended to be incorporated into and made a part of the legal description by reference thereto,
5. call for complete and detailed descriptions of physical monuments, both natural and artificial, such as to facilitate future recovery and to enable positive identification,

6. when appropriate, incorporate either directly or by citation, sufficient data to enable a check of mathematical closure for the subject property being described, and
7. affix their validated land surveyor's seal to the legal description.

Section 17.04 CORNER RECORDATION

Surveyors should:

1. file a written record in accordance with Utah Code 17-23-17.5 for each government corner used as control unless the record currently reflects the existing conditions,
2. set a monument of durable quality witnessed by at least four reference monuments when rehabilitating a government corner,
3. set a witness monument wherever the nature of the ground will not allow the setting of a monument at the exact corner,
4. carefully describe the monument and all references including their bearings and distances,
5. include the state plane coordinates of the corner pursuant to Utah Code 57-10, Utah Coordinate System, if known, and
6. utilize a form which portrays the information in a clear fashion as suggested on the attached monument recordation form.