FRANKE ESTATES FIRST AMENDMENT SUBDIVISION AMENDING LOT 1 A PART OF THE SOUTHEAST QUARTER OF SECTION 16 T. 6 N., R. 2 W., S.L.B.M. WEBER COUNTY, UTAH NOVEMBER 2019

SCALE 1:100 Gary & Tahna Hipwell Family 15-044-0013 FOUND REBAR WITH CAP FOUND 1/2" REBAR WITH CLS CAP 0.1' ABOVE GROUND 0.2' BELOW GROUND GOOD CONDITION FAIR CONDITION SURVEY NO. 6220 - NORTHWEST CORNER OF LOT, 12 N 88°40'36" E 1373.69' ——— FOUND 5/8" REBAR WITH CLS CAP 0.25' ABOVE GROUND GOOD CONDITION SURVEY NO. 3858 5' IRRIGATION EASEMENT -N 88°40'36" E 1036.80' 10' IRRIGATION EASEMENT -5' IRRIGATION EASEMENT ¿ Lavar Jay & Elsie E. Hipwell, FENCE 2.9' --Trustees of Lavar and Elsie E. Hipwel EAST QUARTER CORNER SECTION 16, T6N, R2W SLB&M RESTABLISHED VIA WITNESS S 3°43'22" E 160.00'-30' EXISTING PERPETUAL EASEMENT CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ENTRY #1751010 BK 2115 PG 1720 ัก15-044-0018 Rex B. & Sharon Hancock 15-047-0007 MONUMENTS N 88°40'36" E 328.00' S 85°28'48" E 137.32 178.00 Wayne & Nancy Stephensen 15-513-0002 PARCEL A
REMAINING AGRICULTURAL PARCEL FOUND WITNESS MONUMENT 3" ALUMINUM CAP 6" ABOVE GROUND NOT APPROVED FOR DEVELOPMENT SOOD CONDITION 9.63 ACRE 30' EXISTING PERPETUAL EASEMENT CENTRAL WEBER SEWER IMPROVEMENT DISTRICT -ENTRY #1751010 BK 2115 PG 1720 FOUND WITNESS MONUMENT (419,370 SQ. FT.) 3" ALUMINUM CAP 1.00 ACRE 1.18 ACRE 12" ABOVE GROUND (43,462 SQ. FT.) (51,575 SQ. FT:) Brent A. & Jill C. Hipwell FOUND 1/2" REBAR GOOD CONDITION WITH CLS CAP FOUND 5/8" REBAR WITH CLS CAP 600 SOUTH, A PRIVATE ACCESS TO 3600 WEST STREET _120.00' EAST SW LOT 2 AT GROUND AT GROUND FOR INGRESS AND EGRESS TO THE OWNERS OF LOTS 2 & 3 FAIR CONDITION FAIR CONDITION Dennis J. & Marie Russell Hogge SURVEY NO. 3858 PERC TEST #1-SURVEY NO. 3858 30' EXISTING PERPETUAL EASEMENT CENTRAL WEBER SEWER IMPROVEMENT DISTRICT PERC TEST #2 IN 88°40'36" E\290.29' (N 88°57'00" DEDICATED IN PLAT 85-036 TO House Footprint FOUND REBAR WITH CAP WEBER COUNTY ACCORDING TO 3718 W 600 S 3742 W 600 S 0.1' ABOVE GROUND PROPOSED FUTURE RIGHT OF WAY LINE Easement 5' IRRIGATION EASEMENT PROPOSED FUTURE RIGHT OF WAT LINE RW FIRE HYDRANT PUE & ACCESS 3°43'22" E 30.02'

N 88°40'36" E 1345.63'

S 3°43'22" E 33.02' GOOD CONDITION **NOTARTY PUBLIC** SURVEY NO. 6220 _____ Lot Line FOUND REBAR WITH CAP FENCE 6.2' 0.2' ABOVE GROUND ---- Boundary Line PUE & ACCESS N 88°40'36" E 618,29' — 33' 33' SURVEY NO. 6220 ₹GOOD CONDITION FOUND REBAR WITH CAP - - w - Existing Right of Way Line 0.3' ABOVE GROUND PROPOSED FUTURE RIGHT OF WAY LINE Existing Fence FOUND REBAR WITH CAP 0.1' ABOVE GROUND FOUND 5/8" REBAR WITH CAP Proposed Future Right of Way GOOD CONDITION SURVEY NO. 6220 FAIR CONDITION **Previous Street Dedication** SURVEY NO. 2975 Wayne & Nancy Stephensen O Found 5/8' Rebar with Cap 15-045-0073 Set 24" 5/8" Rebar with Cap Marked PLS # 7745518 FOUND 5/8" REBAR WITH CAP 0.25' ABOVE GROUND Witness Corner FOUND 5/8" REBAR WITH CAP FAIR CONDITION □ Proposed Mail Box FAIR CONDITION SURVEY NO. 2975 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 DECEIVE of this subdivision. . FEB 1 4 2020 L SURVEYOR'S CERTIFICATE BY: 6454 I, DEREK C. PETERSON, DO HEREBY CERTIFY THAT I AM REGISTERED PROFÉSSIONAL SOUTHEAST CORNER SECTION 16, T6N, R2W SLB&M LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, (FOUND WEBER COUNTY 3" BRASS PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE CAP SET IN 1963 6" ABOVE GROUND IN FAIR CONDITION) WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN AS FRANKE ESTATES FIRST PERC TEST HOLE DEPTH, IN. PERC RATE, MPH SOILS EVALUATIONS, WEBER MORGAN HEALTH DEPARTMENT AMENDMENT SUBDIVISION IN WEBER COUNTY, UTAH, AND HAVE CORRECTLY DRAWN 0-16" SANDY LOAM GRÁNULAR STRUCTURE TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE 16-38" FINE SANDY CLAY LOAM, MASSIVE STRUCTURE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA 38-58" LOAM FINE SAND, SINGLE GRAIN STRUCTURE COMPILED FROM RECORDS ON THE WEBER COUNTY RECORDER'S OFFICE AND FROM 0-15" FINE SANDY LOAM, GRANULAR STRUCTURE SAID SURVEY MADE BY ME AND HAVE PLACED MONUMENTS REPRESENTED ON THE ALAN W. AND CYNTHIA A. FRANKE 15-24" FINE SANDY LOAM, BLOCKY STRUCTURE PLAT, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE 24-45" LOAM FINE SAND, WEEK MASSIVE STRUCTURE STATUTES AND ORDINANCES OF WEBER COUNTY, UTAH CONCERNING ZONING 3392 N. 2575 S. OGDEN, UT 84404 REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED. **DEVELOPER**

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON AND NAME SAID TRACT FRANKE ESTATES FIRST AMENDMENT SUBDIVISION.

AND HEREBY DEDICATE, GRANT AND CONVEY TO ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND TO DEDICATE A PERPETUAL EASEMENTS OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES AND A PRIVATE ACCESS OR FOR THE INGRESS AND EGRESS TO THE OWNERS LOTS 2 & 3, PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. THE OWNER SHALL RETAIN OWNERSHIP OF PARCELS.

FRANKE	CYNTHIA A. FRANK	Ε

BOUNDARY DESCRIPTION

ALL OF LOT 1 OF THE FRANKE ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILLED AS ENTRY 2975560, BOOK 85, PAGE 36 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

METES AND BOUNDS DESCRIPTION

PART OF THE LOT 12 AND LOT 13, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 WHICH POINT IS 2,410.49 FEET SOUTH 88°40'36" WEST AND 217.04 NORTH FORM THE EAST QUARTER CORNER OF SAID SECTION 16; AND THENCE RUNNING NORTH 88°40'36" EAST 1036.80 FEET; THENCE SOUTH 3°43'22" EAST 450.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF THE STEPHENSEN SUBDIVISION FIRST AMENDMENT; THENCE NORTH 88°40'36" EAST 290.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 3°43'22" EAST 33.02 FEET; THENCE SOUTH 88°40'36" WEST 1345.63 FEET TO THE WEST BOUNDARY OF SAID LOT 13; THENCE NORTH 1°31'24" WEST (NORTH 2°15'00" WEST) 482.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.8 ACRES OR 514,398 SQ. FT. IN AREA

INDIVIDUAL ACKNOWLEDGEMENT

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES

STATE OF UTAH

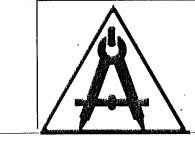
COUNTY OF WEBER

NARRATIVE

THE PURPOSE OF THE SURVEY IS TO DIVIDE LOT 1 AMENDING LOT 1 AMENDING FRANKE ESTATES SUBDIVISION FILLED AS ENTRY 2975560, BOOK 85, PAGE 36 IN THE OFFICE OF THE WEBER COUNTY RECORDER, CREATE A 2 LOT SUBDIVISION RESULTING IN A REMAINDER PARCEL AND SET LOT CORNERS AS SHOWN AND DESCRIBED HEREON. THE SAID SURVEY WAS ORDERED BY ALAN W. AND CYNTHIA A. FRANKE WHOM HAVE TITLE AND ARE THE DEVELOPERS OF THE REAL PROPERTY.

THE BASIS OF BEARING OF THIS SURVEY IS THE SOUTHEAST CORNER OF SECTION 16 T. 6 N., R 2 W., SLB&M AND THE REESTABLISHED EAST QUARTER OF SAID SECTION 16. THE BOUNDARY WAS IDENTIFIED BY RETRACING SAID FRANKE ESTATES SUBDIVISION AND BY FOUND MONUMENTS. FOUND REBARS WITH CLS CAPS AS DEPICTED OF SURVEY 3853 FILED AT THE WEBER COUNTY SURVEYOR'S OFFICE. THE FOUND LOCATIONS OF SAID SURVEY 3853 COINCIDED WITH LOCATIONS DEPICTED ON THE PLAT AND HELD.

THE RIGHT OF WAY OF 3600 WEST STREET WAS DETERMINED BY DEDICATION OF SAID FRANKE ESTATES SUBDIVISION, SAID SURVEY 3853, SURVEY 2975 ON THE WESTERLY HALF AND VARIOUS SURVEYS ON THE EASTERLY HALF. ALSO DEDICATIONS OF THE MARK AND KENNA SUBDIVISION AND THE STEPHENSEN SUBDIVISION FIRST AMENDMENT WERE ALSO USED TO DETERMINE THE RIGHT OF WAY.



DEREK C, PETERSON 1590 EAST CANYON DR. SOUTH WEBER, UT 801-458-8217 P.L.S. 7745518

WEBER COUNTY HEALTH DEPARTMENT
I hereby certify that the soils, percolation rates,
and site conditions for this subdivision have been
investigated by this office and are approved for
onsite wastewater disposal systems. Signed
thisday of, 20
Director, Weber-Morgan Health Department

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL This is to certify that this subdivision plat was duly approved by Weber County Planning Commission on

the____ day of____, 20___

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY I have examined the financial guarantee and other documents associated with this subdivision plat and is my opinion they conform with the County.

Signature

Ordinance applicable thereto and now in force and effect Signed this ____ day of _____, 20__.

this office have been satisfied. The approval of this 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.

I hereby certify that the Weber County Surveyor's Office

has reviewed this plat and all conditions for approval by

Signed this _____day of _____.

County Surveyor

WEBER COUNTY SURVEYOR:

WEBER COUNTY COMMISSION ACCEPTANCE This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____day of _____, 20___.

Chairman, Weber County Commission Title: Weber County Clerk

WEBER COUNTY ENGINEER I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of

these improvements. Signed this ____day of ____

Signature	

WEBER COUNTY RECORDER

Entry Number_____ _ Fee Paid ____

Filed for Record and Recorded this Day of ______20__, in Book ____, Page

of the Office of Official Records

Deputy County Recorder