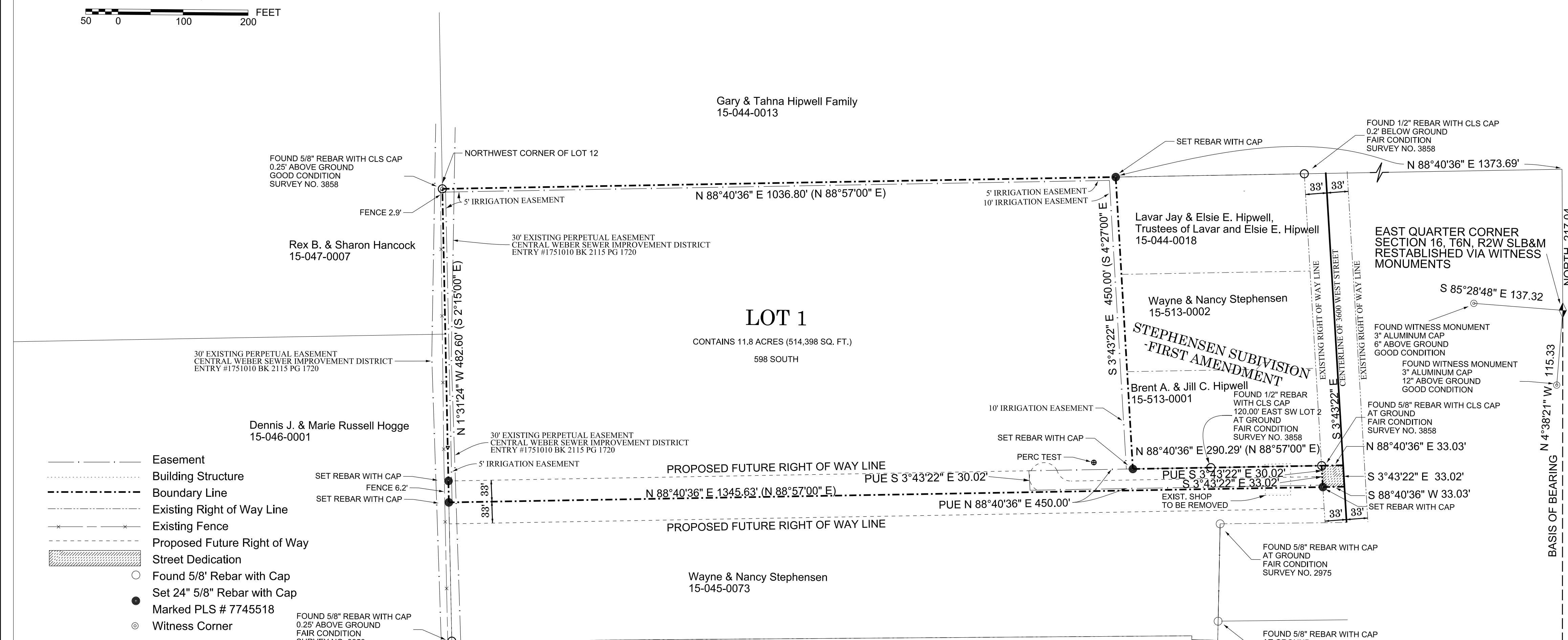


**FRANKE ESTATES**  
**A PART OF THE SOUTHEAST QUARTER OF SECTION 16**  
**T. 6 N., R. 2 W., S.L.B.M.**  
**WEBER COUNTY, UTAH**  
**OCTOBER 2018**



SCALE 1:100  
 50 0 100 200 FEET



- Easement
- Building Structure
- Boundary Line
- Existing Right of Way Line
- Existing Fence
- Proposed Future Right of Way
- Street Dedication
- Found 5/8" Rebar with Cap
- Set 24" 5/8" Rebar with Cap
- ⊙ Marked PLS # 7745518
- ⊙ Witness Corner

**NOTE:**  
 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.

**SURVEYOR'S CERTIFICATE**

I, DEREK C. PETERSON, DO HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HEREBY SUBDIVIDED SAID TRACT INTO ONE (1) LOT, KNOWN AS FRANKE ESTATES SUBDIVISION IN WEBER COUNTY, UTAH, AND HAVE CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS ON THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED.

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPH	SOILS EVALUATIONS, WEBER MORGAN HEALTH DEPARTMENT
NO. 1	28"	10	0-16" SANDY LOAM GRANULAR STRUCTURE 16-38" FINE SANDY CLAY LOAM, MASSIVE STRUCTURE 38-58" LOAM FINE SAND, SINGLE GRAIN STRUCTURE

**ALAN W. AND CYNTHIA A. FRANKE**  
 3392 N. 2575 S. OGDEN, UT 84404

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 STREETS AS SHOWN HEREON AND NAME SAID TRACT FRANKIE ESTATES SUBDIVISION.

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT 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 OR FOR THE 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 ERRECTED WITHIN SUCH EASEMENTS.

ALAN W. FRANKE  
 CYNTHIA A. FRANKE

ENTRY #  
 DEFERRAL AGREEMENT TO CONVEY

**BOUNDARY 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; THENCE NORTH 88°40'36" EAST (NORTH 87°57'00" EAST) 1036.80 FEET; THENCE SOUTH 3°43'22" EAST (SOUTH 4°27'24" EAST) 450.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF THE STEPHENSEN SUBDIVISION FIRST AMENDMENT; THENCE NORTH 88°40'36" EAST (NORTH 87°57'00" 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 (SOUTH 88°57'00" 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

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

NOTARY PUBLIC RESIDING IN:  
 MY COMMISSION EXPIRES

**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO ESTABLISH, SET CORNERS AND CREATE A 1 LOT SUBDIVISION FROM PARCEL WITH TAX ID NUMBER 15-045-072 AS SHOWN AND DESCRIBED HEREON. THE SAID SURVEY WAS ORDERED BY ALLEN W. AND CYNTHIA A. FRANKE WHOM HAVE TAKEN TITLE OF THE REAL PROPERTY WITH A CERTAIN WARRANTY DEED, ENTRY NUMBER 2918044, ON FILE AT THE WEBER COUNTY RECORDER'S OFFICE.

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. 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 WITH SAID SURVEY 3853 AND INCLUDING 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.

PAROLE EVIDENCE RECEIVED FROM THE HIPWELL FAMILY THAT THE INTENT OF THE CONVEYANCES OF THE ORIGINAL SAID PARENT PARCEL WITH TAX ID NUMBER 15-0445-018 AS GRANTED BY LAVAR JAY HIPWELL, WITH FULL RIGHTS OF SURVIVORSHIP CREATING PARCEL WITH TAX ID NUMBER 15-045-0073 AND SAID PARCEL WITH TAX ID NUMBER 15-045-0072 WAS TO DIVIDE THE TWO CREATED PARCELS BY A LINE PARALLEL 33.00 FEET OFFSET SOUTH OF THE SOUTH LINE OF LOT 2 OF THE SAID STEPHENSEN SUBDIVISION FIRST AMENDMENT.

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 this day 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 in my opinion they conform with the County. Ordinance applicable thereto and now in force and effect. Signed this day of , 20 .  Signature	WEBER COUNTY SURVEYOR: I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by 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.  Signed this day of .  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 .  Attest: 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 , 20 .  Signature	WEBER COUNTY RECORDER Entry Number Fee Paid Filed for Record and Recorded this Day of 2017, in Book , Page of the Office of Official Records  Deputy County Recorder
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