

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



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 HIPWELL SUBDIVISION FIRST AMENDMENT.

WE HEREBY DEDICATE TO THE GOVERNING ENTITY FOR PURPOSE OF PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET(S) AND/OR ROAD(S), THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND FURTHER DEDICATED GRANT AND CONVEY SAID STREET(S) OR AND/OR ROAD(S) AS PUBLIC UTILITY CORRIDORS AS MAY BE AUTHORIZED BY THE GOVERNING ENTITY.

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; 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) 290.39 FEET TO THE SOUTHWEST 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) 1345.50 FEET TO THE WEST BOUNDARY OF SAID LOT 13; THENCE NORTH 1°31'24" WEST (NORTH 2°15'00" WEST) 482.62 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 TO THAT THEY EXECUTED THE SAME.
 WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____ RESIDING IN: _____

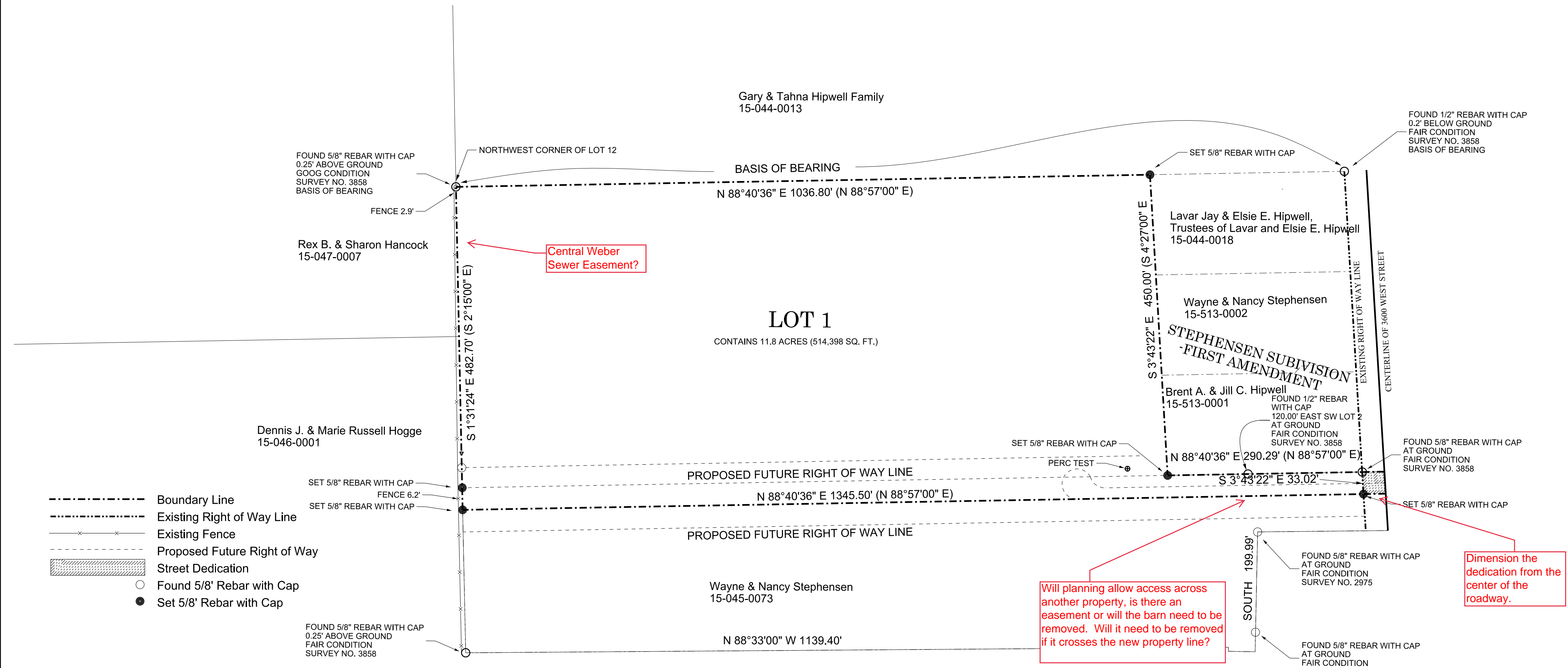
MY COMMISSION EXPIRES _____

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 FOUND 5/8 REBAR WITH CAP MARKING NORTHWEST CORNER OF SAID PARCEL WITH TAX ID NUMBER 15-045-072, PARENT PARCEL BEING 15-0445-018, AND THE FOUND 5/8 REBAR WITH CAP MARKING NORTHEAST CORNER OF SAID PARCEL WITH TAX ID NUMBER 15-0445-018 OF SURVEY 3853 FILED AT THE WEBER COUNTY SURVEYOR'S OFFICE.

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 SOUTH OF THE SOUTH LINE OF LOT 2 OF THE STEPHENSEN SUBDIVISION FIRST AMENDMENT.



- Boundary Line
- - - Existing Right of Way Line
- - - Existing Fence
- - - Proposed Future Right of Way
- ▨ Street Dedication
- Found 5/8" Rebar with Cap
- Set 5/8" Rebar with Cap

SURVEYOR'S CERTIFICATE

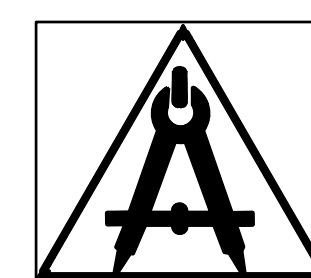
I, DEREK C. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7745518 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY THE OWNERS, THAT I HAVE MADE A SURVEY OF SAID TRACT OF LAND INTO LOTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

Will planning allow access across another property, is there an easement or will the barn need to be removed. Will it need to be removed if it crosses the new property line?

Dimension the dedication from the center of the roadway.

All requirements under Sec. 106-1-5 need to be followed.
 -Existing Structures within and immediately adjacent (within 30ft.) to the tract of land to be subdivided need to be shown on the plan.
 -Min. the water line needs to be shown with the nearest fire hydrant. If there are to be new water lines/fire hydrants we will need a letter from the water company approving of them. Other utilities sewer, storm drain, ditches should also be shown with the applicable easements.
 -All required improvements will need to be escrowed for or installed prior to recording the subdivision.
 -Existing easements need to be shown on the property.
 -Are there any irrigation ditches that serve other properties that easements are needed on?

SURVEY DATE OCT. 15, 2018



DEREK C. PETERSON
 1590 CANYON DR.
 SD. WEBER, UT
 801-458-8217
 P.L.S. No. 7745518

<p>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</p> <p align="center">_____ Signature</p>	<p>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__.</p> <p align="center">_____ Chairman, Weber County Planning Commission</p>	<p>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. Ordinance applicable thereto and now in force and effect. Signed this ___ day of ____, 20__.</p> <p align="center">_____ Signature</p>	<p>WEBER COUNTY SURVEYOR I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. 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.</p> <p>Signed this ___ day of ____, 20__.</p> <p align="center">_____ Signature</p>	<p>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__.</p> <p align="center">_____ Attest: Chairman, Weber County Commission Title: Weber County Clerk</p>	<p>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.</p> <p>Signed this ___ day of ____, 20__.</p> <p align="center">_____ Signature</p>	<p>WEBER COUNTY RECORDER</p> <p>Entry Number _____ Fee Paid _____</p> <p>Filed for Record and Recorded this</p> <p>Day of _____ 2017, in Book _____, Page _____ of the Office of Official Records</p> <p align="center">_____ Deputy County Recorder</p>
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