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 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 SURVEY NO. 3858 NORTHWEST CORNER OF LOT 12 FOUND 5/8" REBAR WITH CLS CAP - N 88°40'36" E 1373.69' -0.25' ABOVE GROUND GOOD CONDITION SURVEY NO. 3858 5' IRRIGATION EASEMENT N 88°40'36" E 1036.80' 5' IRRIGATION EASEMENT 10' IRRIGATION EASEMENT -FENCE 2.9' -Trustees of Lavar and Elsie E. Hipwell EAST QUARTER CORNER 30' EXISTING PERPETUAL EASEMENT - CENTRAL WEBER SEWER IMPROVEMENT DISTRICT 15-044-0018 ا SECTION 16, T6N, R2W SLB&M Rex B. & Sharon Hancock RESTABLISHED VIA WITNESS 15-047-0007 **MONUMENTS** N 88°40'36" E 328.00' S 85°28'48" E 137.32 Wayne & Nancy Stephensen ω 15-513-0002 REMAINDER PARCEL FOUND WITNESS MONUMENT 3" ALUMINUM CAP 9.63 ACRE FIRST AMENDMENT 6" ABOVE GROUND (419,370 SQ. FT.) 30' EXISTING PERPETUAL EASEMENT CENTRAL WEBER SEWER IMPROVEMENT DISTRICT — ENTRY #1751010 BK 2115 PG 1720 GOOD CONDITION FOUND WITNESS MONUMENT 3" ALUMINUM CAP 1.00 ACRE 1.18 ACRE 12" ABOVE GROUND (43,462 SQ FT) % (51,575 SQ. FT.) GOOD CONDITION FOUND 1/2" REBAR 15-513-0001 WITH CLS CAP 10' IRRIGATION FOUND 5/8" REBAR WITH CLS CAP ACCESS OF INGRESS AND EGRESS FOR THE LOTS TO AND FROM 3600 WEST STREET 120.00' EAST SW LOT 2 EASEMENT AT GROUND WILL BE PROVIDED TOGETHER WITH THE CONVEYANCE INSTRUMENT OF THE LOTS. AT GROUND FAIR CONDITION Dennis J. & Marie Russell Hogge FAIR CONDITION SURVEY NO. 3858 30' EXISTING PERPETUAL EASEMENT 15-046-0001 PERC TEST #2 SURVEY NO. 3858 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT PERC TEST #1-N 88°40'36" E\290.29' (N 88°57'00" E)€ DEDICATED IN PLAT 85-036 TO FOUND REBAR WITH CAP ENTRY #1751010 BK 2115 PG 1720 0.1' ABOVE GROUND WEBER COUNTY ACCORDING TO _____ Easement 178.00' 150.00' - 5' IRRIGATION EASEMENT PROPOSED FUTURE RIGHT OF WAY LINE AGREEMENT TO CONVEY GOOD CONDITION ENTRY #2975536 SURVEY NO. 6220 ---- Lot Line PUE S 3°43'22" E 30.02' N 88°40'36" E 1345.63' S 3°43'22" E 33.02' FENCE 6.2' -FOUND REBAR WITH CAP ----- Boundary Line 0.2' ABOVE GROUND PUE N 88°40'36" E 618.29' FOUND REBAR WITH CAP . ₹GOOD CONDITION r/w - Existing Right of Way Line 33' 33' SURVEY NO. 6220 0.3' ABOVE GROUND PROPOSED FUTURE RIGHT OF WAY LINE GOOD CONDITION —× — Existing Fence SURVEY NO. 6220 FOUND REBAR WITH CAP 0.1' ABOVE GROUND Proposed Future Right of Way FOUND 5/8" REBAR WITH CAP GOOD CONDITION AT GROUND **Previous Street Dedication** SURVEY NO. 6220 FAIR CONDITION SURVEY NO. 2975 O Found 5/8' Rebar with Cap Wayne & Nancy Stephensen Set 24" 5/8" Rebar with Cap Marked PLS # 7745518 FOUND 5/8" REBAR WITH CAP 0.25' ABOVE GROUND Witness Corner FAIR CONDITION FOUND 5/8" REBAR WITH CAP AT GROUND FAIR CONDITION SURVEY NO. 3858 Agriculture is the preferred use in the agriculture zones. Agricultural operations as SURVEY NO. 2975 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 TWO (2) LOTS, KNOWN AS FRANKE ESTATES FIRST AMENDMENT 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

SOUTHEAST CORNER

SECTION 16, T6N, R2W SLB&M

(FOUND WEBER COUNTY 3" BRASS CAP SET IN 1963 6" ABOVE GROUND

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

NO. 2

28"

10

0-15"
FINE SANDY LOAM, GRANULAR STRUCTURE

15-24"
FINE SANDY LOAM, BLOCKY STRUCTURE

24-45"
LOAM FINE SAND, WEEK MASSIVE STRUCTURE

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS 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 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 ERECTED WITHIN SUCH EASEMENTS.

ALAN W. FRANKE CYNTHIA A. FRANKE

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

STATE OF UTAH	1
STATE OF OTALL	; SS
COUNTY OF WEBER	
ON THE DATE FIRST A	BOVE WRITTEN PERSONALLY APPEARED BEFORE ME THE ABO\
SIGNER(S) OF THE WIT	THIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO THAT THE
EXECUTED THE SAME.	
WITNESS MY HAND AN	ND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABO\
WRITTEN.	

NOTARTY PUBLIC RESIDING

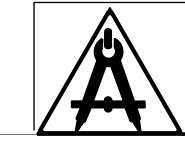
MY COMMISSION EXPIRES

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

Signature

ALAN W. AND CYNTHIA A. FRANKE

3392 N. 2575 S. OGDEN, UT 84404

DEVELOPER

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

PPROVAL
y approved
on
I have examined the financial guarantee and other
documents associated with this subdivision plat and
is my opinion they conformwith the County.

Ordinance applicable therete and now in force and offer

documentsassociated with this subdivision plat and is my opinion they conformwith 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.

mount of the financial gu the	uarantee is suffi ese improveme	tion of
Signed this_	•	
	Signature	

WEDED O	OUNTY DECORDED		
WEBER C	OUNTY RECORDER		
Entry Number	Fee Paid		
Filed for Record and Recorded this			
Day of20 of the Office of Of	0, in Book, Page fficial Records		

Deputy County Recorder