

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Frank Estates First Amendment		Number of Lots 2
Approximate Address 598 So. 3600 West		Land Serial Number(s) 15-687-0001
Current Zoning A-1	Total Acreage 11.8 acres	
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment

Property Owner Contact Information

Name of Property Owner(s) Alan + Cynthia Franke		Mailing Address of Property Owner(s) 3392 N. 2575 W. Ogden, Ut. 84404	
Phone 801-644-9630	Fax		
Email Address frankes5@juno.com		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax Mail	

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Derek C. Peterson		Mailing Address of Surveyor/Engineer 1590 East Canyon Dr. South Weber, Ut	
Phone 801-458-8217	Fax		
Email Address Peterson61999@comcast.net		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail	

Property Owner Affidavit

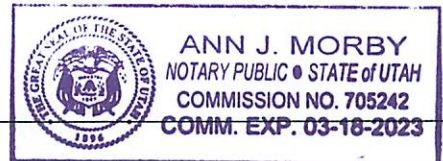
I (We), Alan and Cynthia Franke, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Alan Franke
(Property Owner)

Cynthia Franke
(Property Owner)

Subscribed and sworn to me this 9 day of December 2019

Ann J. Morby





Weber County Corporation
 Weber County Financing
 2380 Washington Blvd, Ste 240



Customer Receipt	
Receipt Number	123476

Receipt Date	12/09/19
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Received From:
 Alan Franke

Time: 13:35:0
 Clerk: amorby

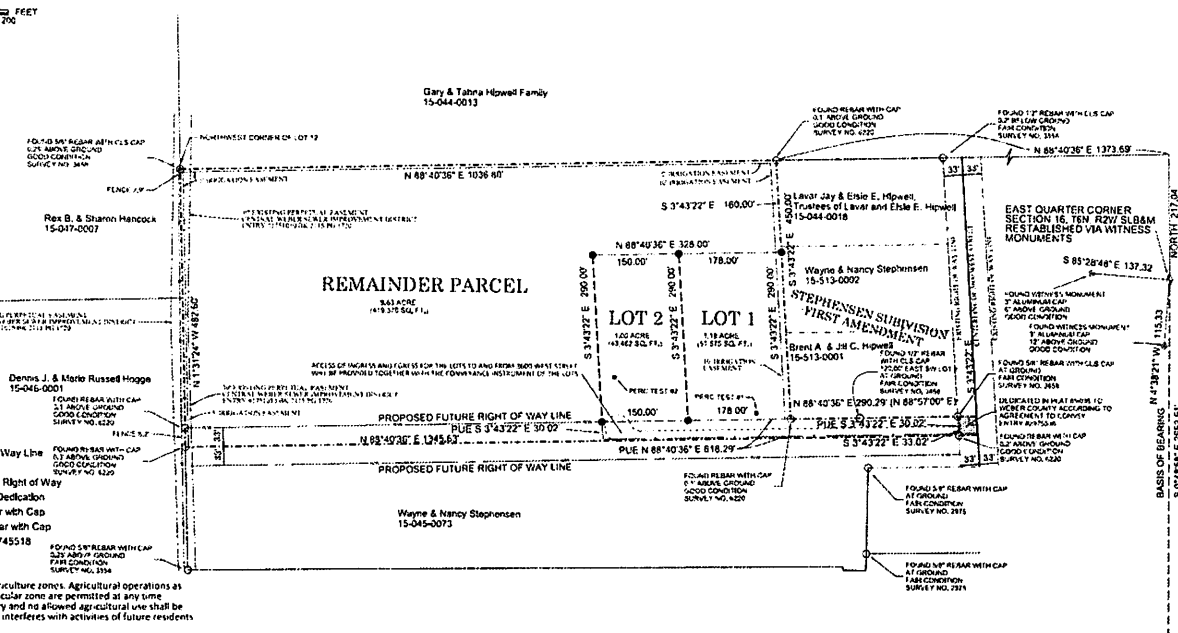
Description	Comment	Amount
ENG SUBDIV FEES	Subdivision Applicat	\$250.00
PLAN SUBDIV FEE	Subdivision Applicat	\$570.00
SURVEY SUBDIV	Subdivision Applicat	\$250.00

Payment Type	Quantity	Ref	Amount
CHECK		6239	

AMT TENDERED: \$1,070.00
 AMT APPLIED: \$1,070.00
 CHANGE: \$0.00

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
 0 50 100 200 FEET



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 FRANK 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

BOUNDARY DESCRIPTION

ALL OF LOT 3 OF THE FRANK ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILED 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, 1st 1/2 ACRES 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 FROM THE EAST QUARTER CORNER OF SAID SECTION 16, AND THENCE RUNNING NORTH 88°40'36" EAST 1016.80 FEET, THENCE SOUTH 74°47'22" 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 34°32'22" EAST 33.02 FEET, THENCE SOUTH 88°40'36" WEST 1345.83 FEET TO THE WEST BOUNDARY OF SAID LOT 13, THENCE NORTH 1°31'24" WEST (NORTH 7°15'00" WEST) 482.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.8 ACRES OR 514,398.00 SQ. FT. IN AREA.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER) SS
 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 IS TO DIVIDE LOT 1 AMENDING LOT 1 AMENDING FRANK ESTATES SUBDIVISION FILED 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. FRANK WHOSE NAME AND TITLE 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., S.L.B.M. AND THE REESTABLISHED EAST QUARTER OF SAID SECTION 16. THE BOUNDARY WAS IDENTIFIED BY RETRACING SAID FRANK ESTATES SUBDIVISION AND BY FOUND MONUMENTS, FOUND REBAR WITH CUS 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 FIELD.

THE RIGHT OF WAY OF 3600 WEST STREET WAS DETERMINED BY DEDICATION OF SAID FRANK ESTATES SUBDIVISION, SAID SURVEY 3853, SURVEY 2975 ON THE WESTERN 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.

- Easement**
- Lot Line
 - Boundary Line
 - Existing Right of Way Line
 - Existing Fence
 - Proposed Future Right of Way
 - Previous 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 TWO (2) LOTS, KNOWN AS FRANK 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.

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

DEVELOPER

<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__.</p> <p>Director, Weber-Morgan Health Department</p> <p>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>Chairman, Weber County Planning Commission</p> <p>Signature _____</p>	<p>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__.</p> <p>Signature _____</p>	<p>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.</p> <p>Signed this ___ day of ___, 20__.</p> <p>County Surveyor</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision are hereby approved and accepted by the Commissioners of Weber County, Utah this ___ day of ___, 20__.</p> <p>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>Signature _____</p>	<p>WEBER COUNTY RECORDER</p> <p>Entry Number _____ Fee Paid _____</p> <p>Filed for Record and Recorded this Day of ___, 20__ in Book _____ Page _____ of the Office of Official Records</p> <p>Deputy County Recorder</p>
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PILE NO.	TEST PILE	DEPTH (FT)	PILE RATIO	PILE RATIO (MIN)	SOILS EVALUATIONS	WEBER MORGAN HEALTH DEPARTMENT
NOL. 1		20'	10	10	300' SANDY LOAM GRANULAR STRUCTURE 1600' FINE SANDY CLAY LOAM MASSIVE STRUCTURE 3650' LOAM FINE SAND SINGLE GRAN. STRUCTURE	1
NOL. 2		20'	12	12	300' FINE SANDY LOAM GRANULAR STRUCTURE 1600' FINE SANDY LOAM BLOCKY STRUCTURE 2400' LOAM FINE SAND W/CLAY MASSIVE STRUCTURE	1



DEREK C. PETERSON
 1590 EAST CHERRY DR.
 SODDY WEBER, UT
 801-464-2317
 P.L.R. 7745118