And Parcels **OWNER'S DEDICATION** 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 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. We recommend that Add statement to this parcel be parcel clarify access Add statement to Where the Remainder easement rights larify who shall parcel was lot 1, retain ownership of ALAN W. FRANKE CYNTHIA A. FRANKE **SCALE 1:100** Recording wont allow Any parcel within the parcel to avoid any this lot to be lot 1. sub boundary needs **BOUNDARY DESCRIPTION** confusion of common (ex. it will need to be to be labeled as ownership. lot 2,3,4.) either a lot or a parcel ——— 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 with an alpha character (ex. Parcel WEBER COUNTY RECORDER. A) - For the area METES AND BOUNDS DESCRIPTION shown as "Remainder Gary & Tahna Hipwell Family Parcel" to be deemed 15-044-0013 build able it needs to PART OF THE LOT 12 AND LOT 13, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, FOUND REBAR WITH CAP FOUND 1/2" REBAR WITH CLS CAP be a lot. SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF SAID 0.1' ABOVE GROUND 0.2' BELOW GROUND GOOD CONDITION LOT 12 WHICH POINT IS 2,410.49 FEET SOUTH 88°40'36" WEST AND 217.04 NORTH FAIR CONDITION SURVEY NO. 6220 SURVEY NO. 3858 FORM THE EAST QUARTER CORNER OF SAID SECTION 16; AND THENCE RUNNING NORTHWEST CORNER OF LOT 12 FOUND 5/8" REBAR WITH CLS CAP NORTH 88°40'36" EAST 1036.80 FEET; THENCE SOUTH 3°43'22" EAST 450.00 FEET TO - N 88°40'36" E 1373.69' -0.25' ABOVE GROUND THE SOUTHWEST CORNER OF LOT 2 OF THE STEPHENSEN SUBDIVISION FIRST GOOD CONDITION SURVEY NO. 3858 AMENDMENT; THENCE NORTH 88°40'36" EAST 290.29 FEET TO THE SOUTHEAST 5' IRRIGATION EASEMENT ✓ N 88⁴40'36" E 1036.80 CORNER OF SAID LOT 2; THENCE SOUTH 3°43'22" EAST 33.02 FEET; THENCE SOUTH 10' IRRIGATION EASEMENT -' IRRIGATION EASEMENT 88°40'36" WEST 1345.63 FEET TO THE WEST BOUNDARY OF SAID LOT 13: THENCE FENCE 2.9' -NORTH 1°31'24" WEST (NORTH 2°15'00" WEST) 482.60 FEET TO THE POINT OF S 3°43'22" E |160.00'-Trustees of Lavar and Elsie E. Hipwell EAST QUARTER CORNER 30' EXISTING PERPETUAL EASEMENT - CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ا 15-044-0018 ا SECTION 16, T6N, R2W SLB&M THE ABOVE DESCRIBED PARCEL CONTAINS 11.8 ACRES OR 514,398 SQ. FT. IN AREA. Rex B. & Sharon Hancock RESTABLISHED VIA WITNESS 15-047-0007 **MONUMENTS** INDIVIDUAL ACKNOWLEDGEMENT N 88°40'36" E 328.00' S 85°28'48" E 137.32 178 00' Wayne & Nancy Stephensen ω 15-513-0002 REMAINDER PARCEL FOUND WITNESS MONUMENT 3" ALUMINUM CAP 9.63 ACRE (419,370 SQ. FT.) FIRST AMENDMENT STATE OF UTAH 6" ABOVE GROUND 30' EXISTING PERPETUAL EASEMENT CENTRAL WEBER SEWER IMPROVEMENT DISTRICT — ENTRY #1751010 BK 2115 PG 1720 GOOD CONDITION Access easement FOUND WITNESS MONUMENT must be created on 3" ALUMINUM CAP 1.00 ACRE 1.18 ACRE ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME THE ABOVE 12" ABOVE GROUND (43,462 SQ. FT.) (51,575 SQ. FT.) Brent A. & Jill C. Hipwell SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO THAT THEY GOOD CONDITION FOUND 1/2" REBAR 15-513-0001 EXECUTED THE SAME. WITH CLS CAP ACCESS OF INGRESS AND EGRESS FOR THE LOTS TO AND FROM 3000 WEST STREET 10' IRRIGATION FOUND 5/8" REBAR WITH CLS CAP 120.00' EAST SW LOT 2 WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WILL BE PROVIDED TOGETHER WITH THE CONVEYANCE INSTRUMENT OF THE LOTS IN EASEMENT AT GROUND AT GROUND THE SAME SPACE AS THE PUE. FAIR CONDITION Dennis J. & Marie Russell Hogge FAIR CONDITION SURVEY NO. 3858 15-046-0001 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 NOTARTY PUBLIC PUE & ACCESS 3°43'22" E 30.02' FIRE HYDRANT ENTRY #2975536 SURVEY NO. 6220 —————— Lot Line N 88°40'36" E 1345.63' DIE 8 ACCESS NI 88°40'36" F 618 29' S 3°43'22" E 33.02' FENCE 6.2' -FOUND REBAR WITH CAP ----- Boundary Line 0.2' ABOVE GROUND PUE & ACCESS N 88°40'36" E 618.29' , §GOOD CONDITION MY COMMISSION EXPIRES FOUND REBAR WITH CAP 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 **NARRATIVE** SURVEY NO. 6220 FOUND REBAR WITH CAP Proposed Future Right of Way 0.1' ABOVE GROUND FOUND 5/8" REBAR WITH CAP GOOD CONDITION AT GROUND THE PURPOSE OF THE SURVEY IS TO DIVIDE LOT 1 AMENDING LOT 1 AMENDING **Previous Street Dedication** SURVEY NO. 6220 FAIR CONDITION FRANKE ESTATES SUBDIVISION FILLED AS ENTRY 2975560, BOOK 85, PAGE 36 IN THE SURVEY NO. 2975 O Found 5/8' Rebar with Cap Wayne & Nancy Stephensen 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 Set 24" 5/8" Rebar with Cap THE SAID SURVEY WAS ORDERED BY ALAN W. AND CYNTHIA A. FRANKE WHOM HAVE Marked PLS # 7745518 TITLE AND ARE THE DEVELOPERS OF THE REAL PROPERTY FOUND 5/8" REBAR WITH CAP 0.25' ABOVE GROUND Witness Corner THE BASIS OF BEARING OF THIS SURVEY IS THE SOUTHEAST CORNER OF SECTION 16 T FOUND 5/8" REBAR WITH CAP FAIR CONDITION 6 N., R 2 W., SLB&M AND THE REESTABLISHED EAST QUARTER OF SAID SECTION 16. _ AT GROUND FAIR CONDITION SURVEY NO. 3858 THE BOUNDARY WAS IDENTIFIED BY RETRACING SAID FRANKE ESTATES SUBDIVISION Agriculture is the preferred use in the agriculture zones. Agricultural operations as SURVEY NO. 2975 AND BY FOUND MONUMENTS. FOUND REBARS WITH CLS CAPS AS DEPICTED OF specified in the Land Use Code for a particular zone are permitted at any time SURVEY 3853 FILED AT THE WEBER COUNTY SURVEYOR'S OFFICE. THE FOUND including the operation of farm machinery and no allowed agricultural use shall be LOCATIONS OF SAID SURVEY 3853 COINCIDED WITH LOCATIONS DEPICTED ON THE subject to restrictions on the basis that it interferes with activities of future residents PLAT AND HELD. of this subdivision. 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 SURVEYOR'S CERTIFICATE HALF AND VARIOUS SURVEYS ON THE EASTERLY HALF. ALSO DEDICATIONS OF THE MARK AND KENNA SUBDIVISION AND THE STEPHENSEN SUBDIVISION FIRST I, DEREK C. PETERSON, DO HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL SOUTHEAST CORNER AMENDMENT WERE ALSO USED TO DETERMINE THE RIGHT OF WAY. LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, SECTION 16, T6N, R2W SLB&M (FOUND WEBER COUNTY 3" BRASS CAP SET IN 1963 6" ABOVE GROUND 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 IN FAIR CONDITION) SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN AS FRANKE ESTATES FIRST AMENDMENT SUBDIVISION IN WEBER COUNTY, UTAH, AND HAVE CORRECTLY DRAWN PERC TEST HOLE | DEPTH, IN. | PERC RATE, MPH | SOILS EVALUATIONS, WEBER MORGAN HEALTH DEPARTMENT TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE 0-16" SANDY LOAM GRANULAR STRUCTURE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA 16-38" FINE SANDY CLAY LOAM, MASSIVE STRUCTURE COMPILED FROM RECORDS ON THE WEBER COUNTY RECORDER'S OFFICE AND FROM 38-58" LOAM FINE SAND, SINGLE GRAIN STRUCTURE DEREK C, PETERSON SAID SURVEY MADE BY ME AND HAVE PLACED MONUMENTS REPRESENTED ON THE **ALAN W. AND CYNTHIA A. FRANKE** 0-15" FINE SANDY LOAM, GRANULAR STRUCTURE NO. 2 PLAT, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE 15-24" FINE SANDY LOAM, BLOCKY STRUCTURE 1590 EAST CANYON DR. 3392 N. 2575 S. OGDEN, UT 84404 STATUTES AND ORDINANCES OF WEBER COUNTY, UTAH CONCERNING ZONING 24-45" LOAM FINE SAND, WEEK MASSIVE STRUCTURE SOUTH WEBER, UT REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED. 801-458-8217 DEVELOPER P.L.S. 7745518 WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR: WEBER COUNTY RECORDER WEBER COUNTY HEALTH DEPARTMENT WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER COUNTY ATTORNEY This is to certify that this subdivision plat, the dedication of streets and I hereby certify that the required public improvement standards and I hereby certify that the Weber County Surveyor's Office I hereby certify that the soils, percolation rates, This is to certify that this subdivision plat was duly approved I have examined the financial guarantee and other other public ways and financial guarantee of public improvements drawings for this subdivision conform with County standards and the has reviewed this plat and all conditions for approval by Entry Number_ Fee Paid and site conditions for this subdivision have been by Weber County Planning Commission on documents associated with this subdivision plat and associated with this subdivision thereon are hereby approved and amount of the financial guarantee is sufficient for the installation of this office have been satisfied. The approval of this plat accepted by the Commissioners of Weber County, Utah this investigated by this office and are approved for the day of , 20 . these improvements. is my opinion they conformwith the County. by the Weber County Surveyor does not relieve the Filed for Record and Recorded this ____, day of ____, 20__. Signed this __day of _____, 20 ___. onsite wastewater disposal systems. Signed Licensed Land Surveyor who executed this plat from the Ordinance applicable thereto and now in force and effect. responsibilities and/or liabilities associated therewith. this___day of____, 20___. $_{ m 20}$ __, in Book $_{ m -}$, Page Signed this day of __ , 20___. of the Office of Official Records Director, Weber-Morgan Health Department Signed this __day of ____. Chairman, Weber County Planning Commission Chairman, Weber County Commission Title: Weber County Clerk Signature Signature Deputy County Recorder Signature County Surveyor