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

Who is going to have rights for egress?

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 PARCELS 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 AND A PRIVATE ACCESS OR FOR THE INGRESS AND EGRESS, 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. THE OWNER SHALL RETAIN OWNERSHIP OF PARCELS.

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

THE ABOVE DESCRIBED PARCEL CONTAINS 11.8 ACRES OR 514,398 SQ. FT. IN AREA.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH)	
	: SS	
COUNTY OF WEBER		
	OVE WRITTEN PERSONALLY APPEARED BEFORE ME THE ABO	
SIGNER(S) OF THE WIT	IIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO THAT TI	HE,
EXECUTED THE SAME.		
WITNESS MY HAND AN	D OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABO	J۷
WRITTEN.		

NOTARTY PUBLIC

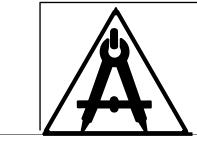
MY COMMISSION EXPIRES

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

ingress and 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' 10' IRRIGATION EASEMENT -' 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 137.32 178.00' Wayne & Nancy Stephensen ဟ 15-513-0002 PARCEL A FOUND WITNESS MONUMENT REMAINING AGRICULTURAL PARCEL 3" ALUMINUM CAP FIRST AMENDMENT NOT APPROVED FOR DEVELOPMENT 6" ABOVE GROUND 9.63 ACRE GOOD CONDITION Who is going (419,370 SQ. FT.) CENTRAL WEBER SEWER IMPROVEMENT DISTRICT -ENTRY #1751010 BK 2115 PG 1720 FOUND WITNESS MONUMENT to have 3" ALUMINUM CAP 1.00 ACRE 1.18 ACRE 12" ABOVE GROUND (43,462 SQ. FT.) % 1 rights for (51,575 SQ. FT.) GOOD CONDITION FOUND 1/2" REBAR ingress and 15-513-0001 10' IRRIGATION WITH CLS CAP FOUND 5/8" REBAR WITH CLS CAP egress? 600 SOUTH, A PRIVATE ACCESS FOR INGRESS AND EGRESS 120.00' EAST SW LOT 2 AT GROUND FOR THE TO 3600 WEST STREET AT GROUND FAIR CONDITION Dennis J. & Marie Russell Hogge FAIR CONDITION SURVEY NO. 3858 PERC TEST #1-30' EXISTING PERPETUAL EASEMENT 15-046-0001 SURVEY NO. 3858 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT House Footprint 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 3718 W 600 S 3742 W 600 S - 5' IRRIGATION EASEMENT PROPOSED FUTURE RIGHT OF WAY LINE AGREEMENT TO CONVEY GOOD CONDITION PUE & ACCESS 3°43'22" E 30.02' FIRE HYDRANT PUE & ACCESS 3°43'22" E 30.02' ENTRY #2975536 SURVEY NO. 6220 —————— Lot Line PUE & ACCESS 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 & ACCESS N 88°40'36" E 618.29' — FOUND REBAR WITH CAP . ₹GOOD CONDITION 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 Proposed Future Right of Way 0.1' ABOVE GROUND 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 Witness Corner 0.25' ABOVE GROUND FOUND 5/8" REBAR WITH CAP FAIR CONDITION AT GROUND FAIR CONDITION □ Proposed Mail Box 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 SOUTHEAST CORNER 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

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

DEVELOPER

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

Director, Weber-Morgan Health Department

Signature

this___day of____, 20___.

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 is my opinion they conform with the County.

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.

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.

NO. 2

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__.

38-58" LOAM FINE SAND, SINGLE GRAIN STRUCTURE

0-15" FINE SANDY LOAM, GRANULAR STRUCTURE

24-45" LOAM FINE SAND, WEEK MASSIVE STRUCTURE

15-24" FINE SANDY LOAM, BLOCKY STRUCTURE

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

mount of the financial gu	iarantee is suffi ese improvemer		tion o
	day of		
		,	
	Signature		

WEBER COL	JNTY RECORDER
Entry Number	Fee Paid
Filed for Record and	Recorded this
Day of20_ of the Office of Offici	_, in Book, Page al Records
Deputy County Reco	order