# 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 15-044-0013 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 $\sim$ N 88°40'36" E 1036.80' 5' IRRIGATION EASEMENT 10' IRRIGATION EASEMENT -FENCE 2.9' -5 Lavar Jay & Elsie E. Hipwell, Trustees of Lavar and Elsie E. Hipwell EAST QUARTER CORNER 30' EXISTING PERPETUAL EASEMENT - CENTRAL WEBER SEWER IMPROVEMENT DISTRICT 15-044-0018 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' 150.00' Wayne & Nancy Stephensen 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 (419,370 SQ. FT.) CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ENTRY #1751010 BK 2115 PG 1720 FOUND WITNESS MONUMENT 3" ALUMINUM CAP 1.18 ACRE 1.00 ACRE 12" ABOVE GROUND (43,462 SQ. FT.) 👸 (51,575 SQ. FT.) GOOD CONDITION FOUND 1/2" REBAR 15-513-0001 10' IRRIGATION WITH CLS CAP FOUND 5/8" REBAR WITH CLS CAP 600 SOUTH, A PRIVATE ACCESS TO 3600 WEST STREET 120.00' EAST SW LOT 2 AT GROUND FOR INGRESS AND EGRESS TO THE OWNERS OF LOTS 2 & 3 \ FAIR CONDITION Dennis J. & Marie Russell Hogge FAIR CONDITION SURVEY NO. 3858 30' EXISTING PERPETUAL EASEMENT - CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ENTRY #1751010 BK 2115 PG 1720 SURVEY NO 3858 PERC TEST # House Footprint IN 88°40'36" E\290.29' (N 88°57'00" E) 150.00' 3742 W 600 S FOUND REBAR WITH CAP WEBER COUNTY ACCORDING TO 0.1' ABOVE GROUND \_\_ Easement 3718 W 600 S PROPOSED FUTURE RIGHT OF WAY LINE 5' IRRIGATION EASEMENT AGREEMENT TO CONVEY GOOD CONDITION PUE & ACCESS 3°43'22" E 30.02'

N 88°40'36" E 1345.63'

PUE & ACCESS 3°43'22" E 30.02'

S 3°43'22" E 33.02'

PUE & ACCESS N 88°40'36" E 618.29' SURVEY NO. 6220 \_\_\_\_\_ Lot Line FOUND REBAR WITH CAP FENCE 6.2' ------ Boundary Line 0.2' ABOVE GROUND **≧GOOD CONDITION** FOUND REBAR WITH CAP — Existing Right of Way Line 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 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 FOUND 5/8" REBAR WITH CAP FAIR CONDITION ☐ Proposed Mail Box SURVEY NO. 3858 FAIR CONDITION 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, 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.

SECTION 16, T6N, R2W SLB&M (FOUND WEBER COUNTY 3" BRASS CAP SET IN 1963 6" ABOVE GROUND IN FAIR CONDITION)

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
			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 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 TO THE OWNERS LOTS 2 & 3, 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.

#### **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 SOUTHFAST 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

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO THAT THEY WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE

RESIDING IN:

NOTARTY PUBLIC 12-23-2023

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

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 20 day of Fd., 20 20.

Director, Weber-Morgan Health Department

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 20 day of FEB, , 20 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. Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_day of \_

Signature

Signed this 4th day of Faravary 2020 **County Surveyor** 

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

Licensed Land Surveyor who executed this plat from the

responsibilities and/or liabilities associated therewith.

by the Weber County Surveyor does not relieve the

WEBER COUNTY COMMISSION ACCEPTANCE his 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\_\_.

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

Signed this 18th day of February, 20 20.

WEBER COUNTY RECORDER Entry Number 3036338 Fee Paid \$56.00

Filed for Record and Recorded this

Day of 11- FEB 2020, in Book 57, Page 24 of the Office of Official Records EANN. H. KILTS