OWNER'S DEDICATION FRANKE ESTATES A PART OF THE SOUTHEAST QUARTER OF SECTION 16 T. 6 N., R. 2 W., S.L.B.M. WEBER COUNTY, UTAH The plat shall have a detailed WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND. DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN description of all monuments found HEREON AND NAME SAID TRACT-HIPWELL SUBDIVISION FIRST AMENDENT. and each one shall be referenced on the plat including the type, size, Update WE HEREBY DEDICATE TO THE GOVERNING ENTITY FOR PURPOSE OF PUBLIC USE ALL condition, and location in reference to THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET(S) the surface of the ground as well as a AND/OR ROAD(S), THE SAME TO BE USED AS PUBLIC THOROUGHFARES. AND description or graphic depiction of the FURTHER DEDICATED GRANT AND CONVEY SAID STREET(S) OR AND/OR ROAD(S) AS markings, date, agency, entity, or PUBLIC UTILITY CORRIDORS AS MAY BE AUTHORIZED BY THE GOVERNING ENTITY. surveyor as inscribed on the monument, WCO 45-3-3(b) How long are the rebar for set property corners? A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2) Add owners name(s) Add owners name(s) Found rebars will not suffice Surveyed legal descriptions For subdivisions that are located in unincorporated areas of the county which are zoned for The words "Basis of Bearings" must be shall have a mathematical agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the **BOUNDARY DESCRIPTION** shown on the plat between two error in closure equal to or final plat: existing, described government less than 2cm (0.0656 feet) "Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the monuments. WCO 106-1-8(c)(1)d.; UCA 17-PART OF THE LOT 12 AND LOT 13, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST. plus 50 parts per million. Land Use Code for a particular zone are permitted at any time including the operation of farm SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF SAID 23-17(3)(d) WCO 45-3-3(a) machinery and no allowed agricultural use shall be subject to restrictions on the basis that it LOT 12; THENCE NORTH 88°40'36" EAST (NORTH 87°57'00" EAST) 1036.80 FEET; interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5). THENCE SOUTH 3°43'22" EAST (SOUTH 4°27'24" EAST) 450.00 FEET TO THE The Government monuments may be SOUTHWEST CORNER OF LOT 2 OF THE STEPHENSEN SUBDIVISION FIRST section corners, city or county street AMENDMENT; THENCE NORTH 88°40'36" EAST (NORTH 87°57'00" EAST) 290.39 FEET monuments, or horizontal network TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 3°43'22" ÉAST 33.02 stations maintained by a government FEET; THENCE SOUTH 88°40'36" WEST (SOUTH 88°57'00" WEST) 1345.50 FEET TO THE agency. WCO 106-1-8(c)(1)d.; UCA 17-23-WEST BOUNDARY OF SAID LOT 13; THENCE NORTH 1°31'24" WEST (NORTH 2°15'00" FOUND 1/2" REBAR WITH CAP 0.2' BELOW GROUND WEST) 482.62 FEET TO THE POINT OF BEGINNING FAIR CONDITION THE ABOVE DESCRIBED PARCEL CONTAINS 11.8 ACRES OR 514,398 SQ. FT. IN AREA SURVEY NO. 3858 - NORTHWEST CORNER OF LOT 12 BASIS OF BEARING SET 5/8" REBAR WITH CAP FOUND 5/8" REBAR WITH CAP 0.25' ABOVE GROUND BASIS OF BEARING GOOG CONDITION SURVEY NO. 3858 Full road width INDIVIDUAL ACKNOWLEDGEMENT N 88°40'36" E 1036.80' (N 88°57'00" E) BASIS OF BEARING needs to be shown and dimensioned FENCE 2.9' -Lavar Jay & Elsie E. Hipwell, Trustees of Lavar and Elsie E. Hipwell The existing location, 15-044-0018 Rex B. & Sharon Hancock widths, and other 15-047-0007 STATE OF UTAH dimensions of all SS existing or platted **COUNTY OF WEBER** Doesn't match streets or railroad ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME THE ABOVE Wayne & Nancy Stephensen lines within and SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO THAT THEY immediately adjacent 15-513-0002 LOT 1 EXECUTED THE SAME. STEPHENSEN SUBJVISION SEEDAP (within 30') to the WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE tract of land to be The names, widths, CONTAINS 11.8 ACRES (514,398 SQ. FT.) subdivided. WCO lengths, bearings and 106curve data on 1-5(a)(6) centerlines of Brent A. & Jill C. Hipwell FOUND 1/2" REBAR The portion of the proposed streets and **NOTARTY PUBLIC RESIDING IN:** subdivision boundary to 15-513-0001 alleys. WCO - be dedicated still needs to 106-1-8(c)(1)e; UCA 120.00' EAST SW LOT be defined with bearings AT GROUND MY COMMISSION EXPIRES 17-27a-603(1)(b) Dennis J. & Marie Russell Hogge and distances. FAIR CONDITION FOUND 5/8" REBAR WITH CAP 15-046-0001 SET 5/8" REBAR WITH CAP -SURVEY NO. 3858 AT GROUND N 88°40'36" E\290.29' (N 88°57'00" E) what is stamped on this _____ FAIR CONDITION **NARRATIVE** found rebar with cap? SURVEY NO. 3858 PROPOSED FUTURE RIGHT OF WAY LINE \$ 3° 43' 2<u>2'' E 33</u> 02' Does engineering want SET 5/8" REBAR WITH CAP this segment of road dedication to also be utility N 88°40'36" E 1345.50' (N 88°57'00" E) THE PURPOSE OF THE SURVEY WAS TO ESTABLISH, SET CORNERS AND CREATE A 1 LOT FENCE 6.2' —— ----- Boundary Line - SET 5/8" REBAR WITH CAP corridor? SET 5/8" REBAR WITH CAP — SUBDIVISION FROM PARCEL WITH TAX ID NUMBER 15-045-072 AS SHOWN AND ----- Existing Right of Way Line DESCRIBED HEREON. THE SAID SURVEY WAS ORDERED BY ALLEN W. AND CYNTHIA A. PROPOSED FUTURE RIGHT OF WAY LINE FRANKE WHOM HAVE TAKEN TITLE OF THE REAL PROPERTY WITH A CERTAIN **Existing Fence** The written narrative shall contain the legal WARRANTY DEED, ENTRY NUMBER 2918044. ON FILE AT THE WEBER COUNTY Proposed Future Right of Way principles of boundary establishment RECORDER'S OFFICE. FOUND 5/8" REBAR WITH CAP utilized in establishing the location of the AT GROUND Street Dedication FAIR CONDITION lines of the survey. WCO 45-3-4(b). THE BASIS OF BEARING OF THIS SURVEY IS THE FOUND 5/8 REBAR WITH CAP MARKING SURVEY NO. 2975 Found 5/8' Rebar with Cap Wayne & Nancy Stephensen NORTHWEST CORNER OF SAID PARCEL WITH TAX ID NUMBER 15-045-0072, PARENT Set 5/8' Rebar with Cap If the survey abuts or references a public PARCEL BEING 15-0445-018, AND THE FOUND 5/8 REBAR WITH CAP MARKING or private right of way, subdivision, utility NORTHEAST CORNER OF SAID PARCEL WITH TAX ID NUMBER 15-0445-018 OF SURVEY FOUND 5/8" REBAR WITH CAP corridor, railroad, canal, river, etc. the 3853 FILED AT THE WEBER COUNTY SURVEYOR'S OFFICE. 0.25' ABOVE GROUND N 88°33'00" W 1139.40' survey narrative shall indicate what The existing location. FOUND 5/8" REBAR WITH CAP FAIR CONDITION PAROLE EVIDENCE RECEIVED FROM THE HIPWELL FAMILY THAT THE INTENT OF THE documentary, parol, and tangible evidence SURVEY NO. 3858 widths, and other AT GROUND FAIR CONDITION CONVEYANCES OF THE ORIGINAL SAID PARENT PARCEL WITH TAX ID NUMBER was used and which legal principles of dimensions of all SURVEY NO. 2975 15-0445-018 AS GRANTED BY LAVAR JAY HIPWELL, WITH FULL RIGHTS OF boundary establishment were used to existing or platted SURVIVORSHIP CREATING PARCEL WITH TAX ID NUMBER 15-045-0073 AND SAID re-establish the location of said features. buildings and PARCEL WITH TAX ID NUMBER 15-045-0072 WAS TO DIVIDE THE TWO CREATED WCO 45-3-4(a). structures within and PARCELS BY A LINE PARALLEL 33.00 FEET SOUTH OF THE SOUTH LINE OF LOT 2 OF THE immediately adjacent STEPHENSEN SUBDIVISION FIRST AMENDMENT. (within 30') to the tract of land to be The individual or company names and addresses of the applicant of the subdivision. WCO SURVEYOR'S CERTIFICATE subdivided. WCO TO AND OFFSET? 106-1-5(a)(3) 106-I, DEREK C. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND 1-5(a)(6) Date of the survey noted in the heading (Meaning the date, year and month the survey > SURVEYOR, AND THAT I HOLD LICENSE NO. 7745518 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY THE OWNERS, THAT I HAVE MADE A markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b) SURVEY OF SAID TRACT OF LAND INTO LOTS AND THE SAME HAS BEEN CORRECTLY Weber County Surveyor: SURVEYED AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID **RECORDER BLOCK IS** Text size is too small: I hereby certify that the Weber County Surveyor's Office has SURVEY. NOT TO BE SMALLER text size not less than reviewed this plat and all conditions for approval by this The surveyor making the plat shall certify that the surveyor "holds a license in accordance" THAN 3" BY 3" 0.10". SURVEY DATE OCT. 15, 2018 office have been satisfied. The approval of this plat by the with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors WCO 106-1-8(c)(1) Weber County Surveyor does not relieve the Licensed Land A three-inch by three-inch Licensing Act". UCA 17-27a-604(4)(b)(i) space in the lower right Surveyor who executed this plat from the responsibilities DEREK C. PETERSON hand corner of the and/or liabilities associated therewith. The surveyor making the plat shall certify that the surveyor "has completed a survey of the drawing for Recording 1590 CANYON DR. Signed this ____ _ day of __ property described on the plat in accordance with Section 17-23-17 and has verified all Information. WCO SO. WEBER, UT measurements". UCA 17-27a-603(4)(b)(ii) 106-1-8(c)(1)i County Surveyor 801-458-8217 The surveyor making the plat shall certify that the surveyor "has placed monuments as WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c) P.L.S. No. 7745518 represented on the plat". UCA 17-27a-604(4)(b)(iii) WEBER COUNTY SURVEYOR WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY RECORDER WEBER COUNTY HEALTH DEPARTMENT WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER COUNTY ATTORNEY I hereby certify that the Weber County Surveyor's Office 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 soils, percolation rates, This is to certify that this subdivision plat was duly approved I have examined the financial guarantee and other has reviewed this plat for mathematical correctness, other public ways and financial guarantee of public improvements drawings for this subdivision conform with County standards and the Entry Number Fee Paid by Weber County Planning Commission on and site conditions for this subdivision have been documents associated with this subdivision plat and section corner data, and forharmony with lines and associated with this subdivision thereon are hereby approved and amount of the financial guarantee is sufficient for the installation of accepted by the Commissioners of Weber County, Utah this the ____day of ____, 20___. investigated by this office and are approved for monuments on record in county offices. The approval these improvements. is my opinion they conformwith the County. Filed for Record and Recorded this ____ day of _____, 20___. of this plat by the Weber County Surveyor does not relive Signed this _____ day of _____, 20____. onsite wastewater disposal systems. Signed Ordinance applicable thereto and now in force and effect. theLicensed Land Surveyor who executed this plat from the this day of , 20 2017, in Book , Page Signed this ____ day of ____, 20__. responsibilities and/or liabilities associated therewith. of the Office of Official Records Director, Weber-Morgan Health Department Attest: Chairman, Weber County Planning Commission Chairman, Weber County Commission Title: Weber County Clerk Signature Signed this _____ day of _____, 20____. Signature Signature Deputy County Recorder Signature