

**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  
 50 0 100 200 FEET

We recommend that this parcel be parcel A.

Any parcel within the sub boundary needs to be labeled as either a lot or a parcel with an alpha character (ex. Parcel A) - For the area shown as "Remainder Parcel" to be deemed build able it needs to be a lot.

Where the Remainder parcel was lot 1, Recording wont allow this lot to be lot 1. (ex. it will need to be lot 2,3,4.)

Add statement to clarify access easement rights

Add statement to clarify who shall retain ownership of parcel to avoid any confusion of common ownership.

**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 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 ERRECTED WITHIN SUCH EASEMENTS.

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

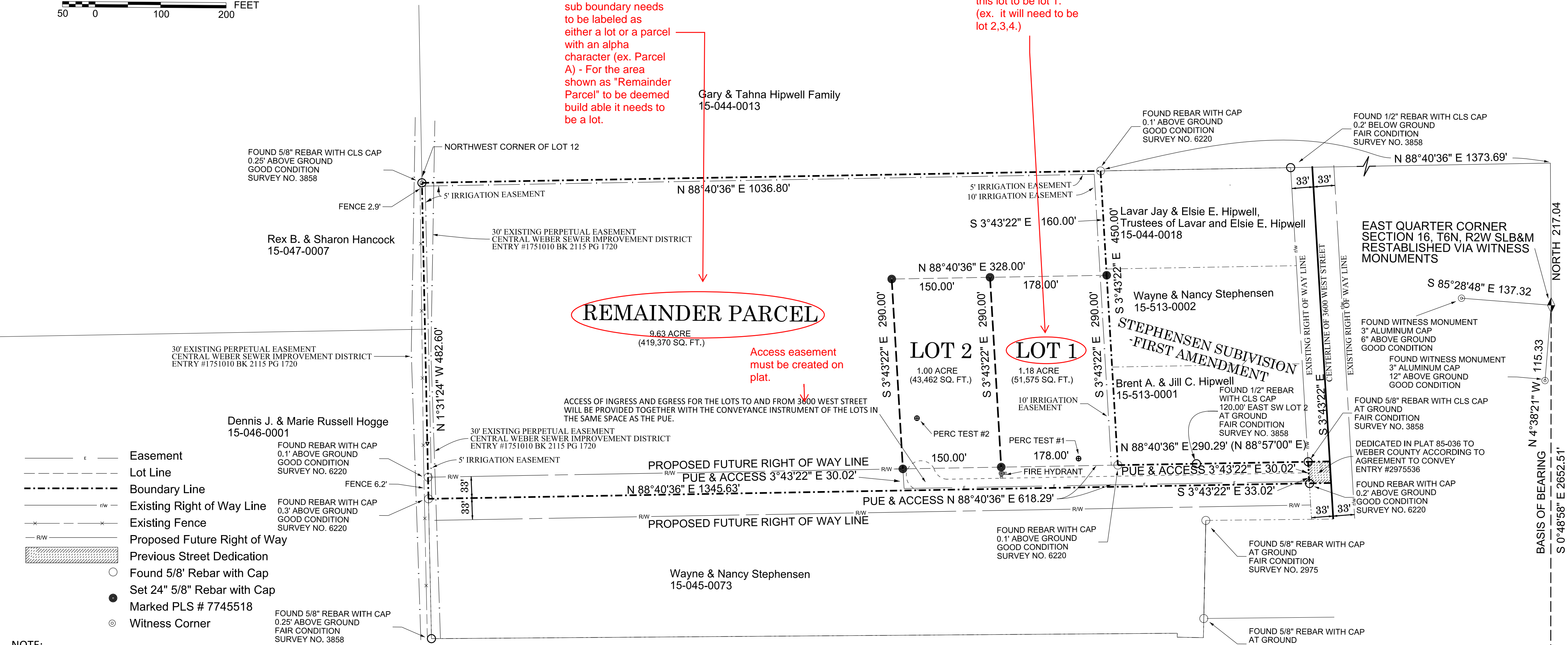
**INDIVIDUAL ACKNOWLEDGEMENT**

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 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 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 REBAR 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.



**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 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.

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

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

DEVELOPER

**DEREK C. PETERSON**  
 1590 EAST CANYON DR.  
 SOUTH WEBER, UT  
 801-458-8217  
 P.L.S. 7745518

<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___.                  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___.                  Chairman, Weber County Planning Commission</p>	<p>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 ___, 20___.                  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.                  Signed this ___ day of ___.                  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 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___.                  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.                  Signed this ___ day of ___, 20___.                  Signature _____</p>	<p>WEBER COUNTY RECORDER                  Entry Number _____ Fee Paid _____                  Filed for Record and Recorded this                  Day of ___ 20___, in Book ___, Page ___ of the Office of Official Records                  Deputy County Recorder _____</p>
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