

HIPWELL SUBDIVISION ~ FIRST AMENDMENT

A PART OF THE SOUTHEAST QUARTER OF SECTION 9
T. 6 N., R. 2 W., S.L.B.M.
WEBER COUNTY, UTAH

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 HIPWELL SUBDIVISION ~ FIRST AMENDMENT.

RICHARD V. HIPWELL CARISA L. HIPWELL

BOUNDARY DESCRIPTION

ALL OF LOT 1 OF THE HIPWELL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILLED AS ENTRY 1427870, BOOK 43, PAGE 3 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

METES AND BOUNDS DESCRIPTION

PART OF SOUTHEAST QUARTER SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 9 AT A POINT BEING 1716.33 FEET NORTH 89°26'19" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 89°26'19" WEST 255.11 FEET; THENCE NORTH 0°56'30" EAST 362.30 FEET; THENCE SOUTH 89°26'19" EAST 209.00 FEET; THENCE SOUTH 0°56'33" WEST 103.32 FEET; THENCE ALONG AN ARC 131.63 FEET TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, THE CHORD OF WHICH IS SOUTH 5°47'31" EAST FOR A DISTANCE OF 131.33 FEET; THENCE SOUTH 12°31'31" EAST 131.88 FEET TO THE POINT OF BEGINNING. CONTAINS 1.84 ACRES OR 80,336 SQ. FT. IN AREA.

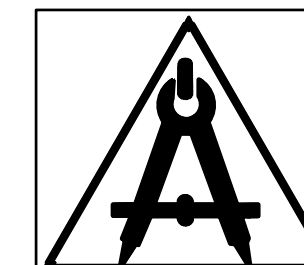
INDIVIDUAL ACKNOWLEDGEMENT

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 _____

SOUTHEAST CORNER SECTION 9, T6N, R2W SLB&M (FOUND WEBER COUNTY BRASS CAP SET IN 1988 ABOVE GROUND IN GOOD CONDITION)

SURVEY DATE JUNE 13, 2020



DEREK C. PETERSON
1590 CANYON DR.
SO. WEBER, UT
801-458-8217
P.L.S. No. 1745518

- Section Line
- Boundary Line
- - - Existing Right of Way Line
- Existing Fence
- Existing Edge of Road
- Previous Street Dedication
- ▲ Section Monument
- Found 5/8" Rebar with Cap
- Set 5/8" Rebar with Cap

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"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." WCO 106-1-8(c)(5).

Perc. Plat	Required Perc. Depth	Ground Water Table	Soil Evaluations, Weber County Health Department
#1	12"	62"	0-15" silty clay loam, massive structure, 2% gravel 15-84" silty clay loam, massive structure
#2	12"	93"	0-21" silty clay loam, granular structure silty clay loam, massive structure

SOUTH QUARTER CORNER SECTION 9, T6N, R2W SLB&M (FOUND WEBER COUNTY BRASS CAP SET IN 1988 ABOVE GROUND IN GOOD CONDITION)

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners.
WCO 106-1-5(a)(4) Bearing and Distance

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed).
WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

All Bearing and Distance's match record except for the ones that are marked. Are you matching Record or Measured version Record?

All measured bearings, angles, and distances separately indicated from those of record.
UCA 17-23-17(3)(e)

Subdivision boundary lines shall be slightly heavier than street lines, and the street lines shall be slightly heavier than lot lines.
WCO 106-1-8(c)(1)d

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided.
WCO 106-1-5(a)(6)

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD
C1	124.58'	13°28'02"	560.00'	62.58'	S 8°47'31" E 121.29'
C2	88.22'	9°01'38"	560.00'	44.21'	S 3°34'18" E 88.14'
C3	43.40'	4°26'26"	560.00'	21.71'	S 10°18'01" E 43.39'

Point Of Beginning?

NARRATIVE

THE PURPOSE OF THIS SURVEY DIVIDE LOT 1 LOT AMENDING LOT 1 AMENDING HIPWELL SUBDIVISION FILED AS ENTRY 142770, BOOK 30, PAGE 3, IN THE OFFICE OF THE WEBER COUNTY RECORDER, CREATE A 2 LOT SUBDIVISION AND SET LOT CORNERS AS SHOWN AND DESCRIBED HEREON.
THE SAID SURVEY WAS ORDERED BY RICHARD AND CARISA HIPWELL WHO HAVE TITLE AND ARE THE DEVELOPERS OF THE REAL PROPERTY. THE RIGHT OF WAY OF 3600 WEST STREET AND A 10' PUBLIC UTILITY EASEMENT WAS PREVIOUSLY DEDICATED IN THE SAID HIPWELL SUBDIVISION PLAT RECORDED AS ENTRY 1427870, BOOK 43, PAGE 3, IN THE WEBER COUNTY RECORDER AND ESTABLISHED ACCORDING. THE BASIS OF BEARING FOR THE SURVEY WAS FROM THE FOUND SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

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.

RICHARD V. AND CARISA L. HIPWELL
111 N. 3600 W. 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 this ___ day of ___, 20___.
Director, Weber-Morgan Health Department

Signature

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

Signature

WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County. Ordinance applicable thereto and now in force and effect. Signed this ___ day of ___, 20___.
Signature

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.
Signed this ___ day of ___, 20___.
County Surveyor

Signature

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

Signature

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

Signature

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

Signature