

# VAQUERO VILLAGE CLUSTER SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
DECEMBER, 2016

## NOTES

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.

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14, AND RUNNING THENCE N89°13'10"W ALONG THE SOUTH SECTION LINE OF SAID SECTION 14, 195.00 FEET; THENCE N00°57'04"E 407.75 FEET; THENCE N89°13'21"W 301.22 FEET; THENCE N00°46'49"E 937.51 FEET; THENCE S89°13'19"E 491.83 FEET; THENCE S00°38'43"W 1345.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 541,204 SQUARE FEET OR 12.424 ACRES MORE OR LESS.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°14'17"E.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY LINES IN ORDER TO CREATE A 13 LOT SUBDIVISION. THE BOUNDARY WAS ESTABLISHED AS FOLLOWS; THE EAST LINE MATCHES A MARTIN MOORE SURVEY (ROS #294 ON FILE WITH THE WEBER COUNTY SURVEYOR). THE RIGHT OF WAY WAS DETERMINED ON THE SOUTH BY OFFSETTING THE SECTION 45', AS SHOWN ON THE MOORE RECORD OF SURVEY. THE REST OF THE BOUNDARIES MATCH EXISTING DEEDS AND FENCES.

ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

**EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 403497 E 4567214 N) OCTOBER 28, 2015  
0-13" SANDY LOAM, GRANULAR STRUCTURE, (0.65 GPD/FT2)  
13-46" LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
46-66" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER @ 66"

**EXPLORATION PIT #2** (UTM ZONE 12 NAD 83 403465 E 4567221 N) OCTOBER 28, 2015  
0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.65 GPD/FT2)  
12-70" LOAM, MASSIVE STRUCTURE, MOTTLING AL 35", (0.4 GPD/FT2)  
GROUND WATER @ 70"

**EXPLORATION PIT #3** (UTM ZONE 12 NAD 83 403455 E 4567183 N) OCTOBER 28, 2015  
0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.65 GPD/FT2)  
12-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
27-67" LOAM, MASSIVE STRUCTURE, MOTTLING AT 40", (0.4 GPD/FT2)  
GROUND WATER @ 67"

**EXPLORATION PIT #4** (UTM ZONE 12 NAD 83 403459 E 4567307 N) JUNE 16, 2016  
THIS SOIL EXPLORATION PIT WAS NOT EVALUATED BECAUSE A PORTION OF THE SEPTIC ABSORPTION TRENCH SERVICING THE EXISTING RESIDENCE WAS EXPOSED WHEN THE SOIL EXPLORATION PIT WAS EXCAVATED.

**EXPLORATION PIT #5** (UTM ZONE 12 NAD 83 403425 E 4567262 N) JUNE 16, 2016  
0-23" LOAM, GRANULAR STRUCTURE, 10% GRAVELS, (0.5 GPD/FT2)  
23-41" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 41 INCHES BELOW GRADE.

**EXPLORATION PIT #6** (UTM ZONE 12 NAD 83 403392 E 4567310 N) JUNE 16, 2016  
0- 21" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
21-33 11 FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 33 INCHES BELOW GRADE.

**EXPLORATION PIT #7** (UTM ZONE 12 NAD 83 403397 E 4567333 N) JUNE 16, 2016  
0-17" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
17-36" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 36 INCHES BELOW GRADE.

**EXPLORATION PIT #8** (UTM ZONE 12 NAD 83 403396 E 4567357 N) JUNE 16, 2016  
0-19" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
19-30" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 30 INCHES BELOW GRADE.

## EXPLORATION PIT DATA

**EXPLORATION PIT #9** (UTM ZONE 12 NAD 83 403401 E 4567420 N) JUNE 16, 2016  
0-15" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
15-24" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 24 INCHES BELOW GRADE.

**EXPLORATION PIT #10** (UTM ZONE 12 NAD 83 403398 E 4567449 N) JUNE 16, 2016  
0-17" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
17-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 27 INCHES BELOW GRADE.

**EXPLORATION PIT #11** (UTM ZONE 12 NAD 83 403399 E 4567478 N) JUNE 16, 2016  
0-10" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
10-24" FINE SANDY LOAM, MASSIVE STRUCTURE (DENSE), (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 24 INCHES BELOW GRADE.

**EXPLORATION PIT #12** (UTM ZONE 12 NAD 83 403496 E 4567429 N) JUNE 16, 2016  
0-11" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
11-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
27-28" FINE SANDY LOAM, MASSIVE STRUCTURE (DENSE), MOTTLING MANY, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 28 INCHES BELOW GRADE.

**EXPLORATION PIT #13** (UTM ZONE 12 NAD 83 403497 E 4567407 N) JUNE 16, 2016  
0-10" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2)  
10-22" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
22-32" FINE SANDY LOAM, MASSIVE STRUCTURE, MOTTLING MANY, (0.4 GPD/FT2)  
GROUND WATER DEPTH IF ENCOUNTERED 32 INCHES BELOW GRADE.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°21'17"E	62.98'
L2	S68°17'19"W	34.44'
L3	N48°23'55"E	18.49'
L4	S41°36'05"E	74.24'
L5	N89°21'17"W	10.61'
L6	S00°38'43"W	101.70'

TEMPORARY TURN AROUND CANNOT BE DONE THROUGH DEDICATION AS IT IS IN ANOTHER PROPERTY

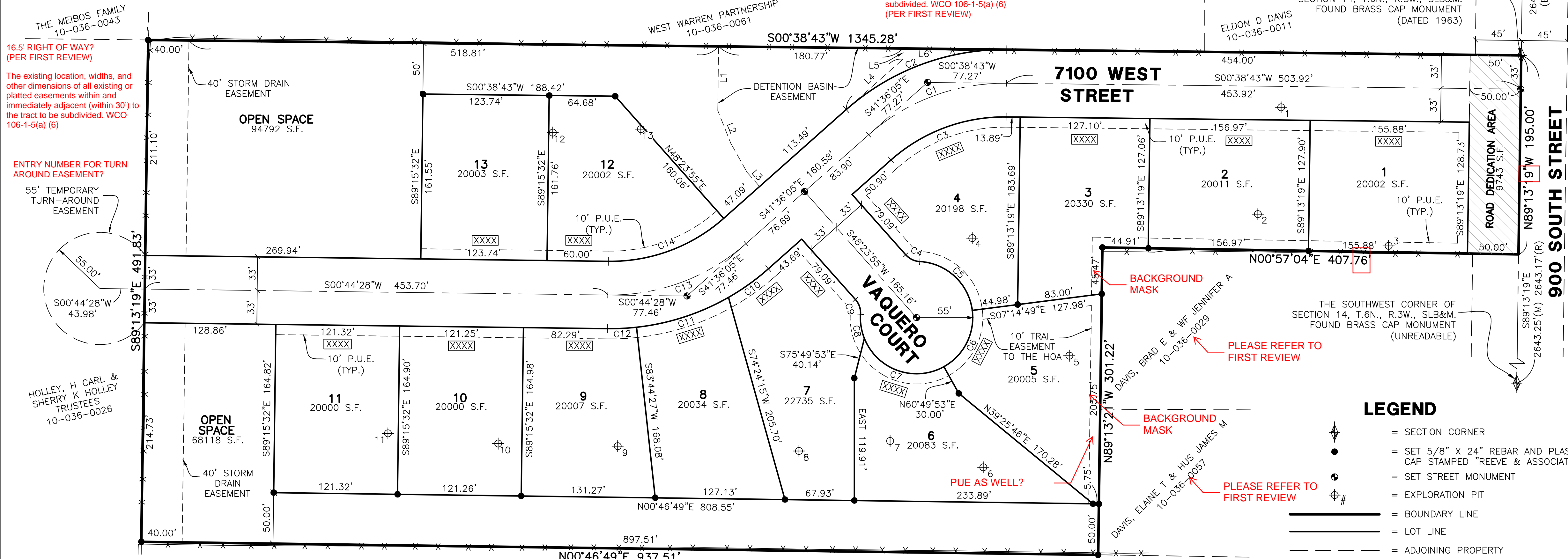
## VICINITY MAP

(NO SCALE)



## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	200.00'	147.47'	144.15'	77.27'	S20°28'41"E	42°14'48"
C2	233.00'	171.80'	167.94'	90.02'	S20°28'41"E	42°14'48"
C3	167.00'	123.14'	120.37'	64.52'	S20°28'41"E	42°14'48"
C4	20.00'	15.72'	15.32'	8.29'	S25°52'51"W	45°02'08"
C5	55.00'	76.01'	70.10'	45.49'	N42°57'14"E	79°10'55"
C6	55.00'	65.55'	61.74'	37.30'	S63°18'43"E	68°17'11"
C7	55.00'	93.54'	82.66'	62.65'	S19°33'04"W	9°26'22"
C8	55.00'	24.16'	23.96'	12.28'	S80°51'09"W	25°09'48"
C9	20.00'	15.72'	15.32'	8.29'	N70°54'59"E	45°02'08"
C10	233.00'	48.17'	48.09'	24.17'	N35°40'43"W	11°50'44"
C11	233.00'	95.45'	94.79'	48.40'	S18°01'11"E	23°28'20"
C12	233.00'	28.57'	28.55'	14.30'	S02°46'17"E	7°01'30"
C13	200.00'	147.80'	144.46'	77.46'	N20°25'48"W	42°20'33"
C14	167.00'	123.42'	120.63'	64.68'	S20°25'48"E	42°20'33"



16.5' RIGHT OF WAY? (PER FIRST REVIEW)  
The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a) (6)

ENTRY NUMBER FOR TURN AROUND EASEMENT?  
55' TEMPORARY TURN-AROUND EASEMENT

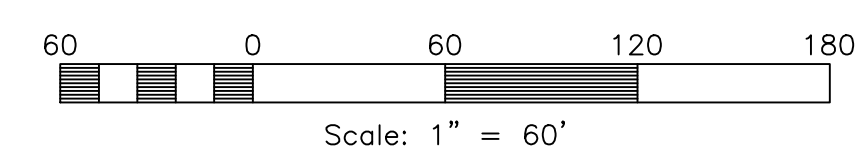
HOLLEY, H CARL & SHERRY K HOLLEY TRUSTEES 10-036-0026

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

THE SOUTHWEST CORNER OF SECTION 14, T.6N., R.3W., SLB&M. FOUND BRASS CAP MONUMENT (UNREADABLE)  
ELDON D DAVIS 10-036-0011  
THE SOUTH QUARTER CORNER OF SECTION 14, T.6N., R.3W., SLB&M. FOUND BRASS CAP MONUMENT (DATED 1963)

THE SOUTHWEST CORNER OF SECTION 14, T.6N., R.3W., SLB&M. FOUND BRASS CAP MONUMENT (UNREADABLE)

- ### LEGEND
- ◆ = SECTION CORNER
  - = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - ⊙ = SET STREET MONUMENT
  - ⊕ = EXPLORATION PIT
  - = BOUNDARY LINE
  - - - = LOT LINE
  - - - = ADJOINING PROPERTY
  - - - = EASEMENTS
  - - - = SECTION TIE LINE
  - - - = ROAD CENTERLINE
  - x x x = EXISTING FENCELINE
  - P.U.E. = PUBLIC UTILITY EASEMENT



**DEVELOPER:**  
Barrow Land Livestock, LLC  
Dean & Justin Barrow  
6835 W. 900 S.  
Ogden, UT. 84404  
(801) 514-8194

J ERVIN DAVIS & VELAYNE DAVIS REVOCABLE TRUST 10-036-0015

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS 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

**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.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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\_\_\_\_.

WEBER COUNTY SURVEYOR

**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\_\_\_\_.

WEBER COUNTY ATTORNEY

**WEBER-MORGAN 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 ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy.

**SURVEYOR'S CERTIFICATE**  
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT 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 HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF VAQUERO VILLAGE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR  
9031945  
TREVOR J. HATCH  
STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
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 ON THE PLAT AND NAME SAID TRACT VAQUERO VILLAGE SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM DRAIN EASEMENT, AND DETENTION BASIN EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE TO THE LAND DESIGNATED AS TRAIL EASEMENTS, SAID LAND TO BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF TRAILS TO BE USED BY THE HOA MEMBERS, AND DO HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED, NULLIFIED, AND VACATED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENTATION AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNER, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING, AND OPEN SPACE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEAN BARROW JUSTIN BARROW

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO FREELY BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Project Info.**  
Surveyor: T. HATCH  
Designer: D. CAVE  
Begin Date: 9-12-16  
Name: VAQUERO VILLAGE SUBDIVISION  
Number: 6352-01  
Revision: \_\_\_\_\_  
Scale: 1"=60'  
Checked: \_\_\_\_\_

