

Vicinity Map

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	97°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'		7°01'30'
C13	200.00'	147.80'	144.46'	77.46		42°20'33
C14	167.00	123.42'	120.63	64.68	S20°25'48"E	42°20'33
MEIBOS FAMILY MEIBOS FAMILY OUERSHIP (THE)						

20' STORM DRAIN

108.86

PUBLIC OPEN SPACE

68118 S.F

_20'STORM

DRAIN

EASEMENT

EASEMENT

94792 S.F.

249.94

S00°44'28"W 453.70'

7100 West Street

.121.32' .

-10' P.U.E.

(TYP.)

683 S.

20000 S.F.

121.32

(PUBLIC)

PARTNERSHIP (THE)

55' TEMPORARY TURN-AROUND

ENTRY #_____

EASEMENT

S00°44'28"W

43.98'

HOLLEY, H CARL &

Developer

6835 W. 900 S.

(801) 514-8194

Ogden, UT. 84404

Barrow Land Livestock, LLC

Dean & Justin Barrow

SHERRY K HOLLEY TRUSTEES 10-036-0026

10-036-0043

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 JANUARY, 2017

GROUND WATER AT 66"

WEST WARREN

S00°38'43"W 1345.28

DETENTION BASIN-

S75°49'53"E-

22735 S.F.

67.93

1148 W.

N60°49'53

Ψ₇ 20083 S.F.

233.89

30.00

EASEMENT

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

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°13'19"W ALONG THE SOUTH SECTION LINE OF SAID SECTION 14, 195.00 FEET; THENCE NO0°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, UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY.

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 LINE 45 FEET, 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

16.5' CANAL

RIGHT-OF-WAY

ENTRY #1436531

S00°38'43"W 188.42'

64.68'

20002 S.F.

77.46

20034 S.F.

N00°46'49"E 808.55'

ATTEST

10' P.U.E.

(TYP.)

738 S.

60.00*;*

729 S.

20007 S.F.

131.27

N00°46'49"E 937.51'

538.81

123.74

20003 S.F.

⁻123.74^{'-}

121.25<u>'</u> _

20000 S.F.

121.26

Exploration Pit Data

EXPLORATION PIT# 1 (UTM ZONE 12 NAD 83 403497 E 4567214 N) 10-28-2015 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)

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 403465 E 4567221 N) 10-28-2015 0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.65 GPD/FT2) 12-70" LOAM, MASSIVE STRUCTURE, MOTTLING AL 35" (0.4 GPD/FT2) GROUND WATER AT 70"

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 403455 E 4567183 N) 10-28-2015 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 AT 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 INCHÈS BELOW GRADE.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 403392 E 45673 10 N) JUNE 16, 2016 EXPLORATION PIT#13 (UTM ZONE 12 NAD 83 403497 E 4567407 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 SANDŸ LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2) 17-36" FINE SANDY LOAM, MASSIVE STRUCTURE, (O.4 GPD/FT2) GROUND WATER DEPTH IF ENCOUNTERED 36 INCHÈS BELOW GRADE.

> 500°38'43"W 77.27'

20198 S.F.

13.89'-

16.5' CANAL

RIGHT-OF-WAY

ENTRY #1436531

TRAIL

EASEMENT

20005 S.F.

AND P.U.E.

7100 West Street

(PUBLIC)

20330 S.F.

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

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 INCHÈS BELOW GRADE

EXPLORATION PIT #10 (UTM ZONE 12 NAD 83 403398 E4567449 N) JUNE 16, 2016 0-17" FINE SANDŸ LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2) 17-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)

EXPLORATION PIT #11 (UTM ZONE 12 NAD 83 403399 E 4567478 N) JUNE 16, 2016 0-10" FINE SANDŸ LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT2) 10-24" FINE SANDY LOAM, MASSIVE STRUCTURE (DENSE), (0.4 GPD/FT2)

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)

GROUND WATER DEPTH IF ENCOUNTERED 28 INCHES BELOW GRADE.

454.00

453.92

_ _ _ _ _ _ _156.97**'**_ _ _ _ .

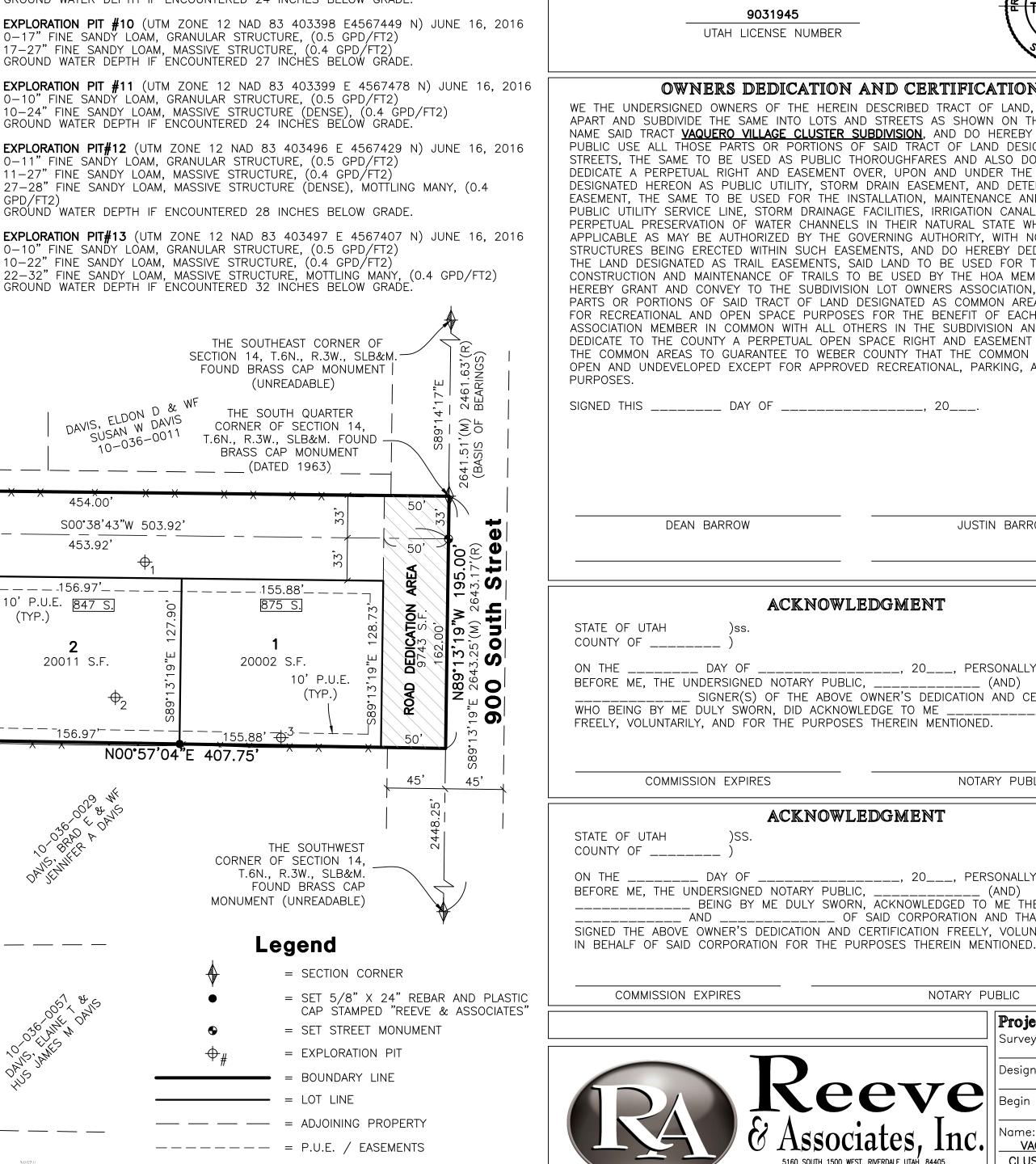
20011 S.F.

⁻156.97**'** - -

_ 10' P.U.E. <u>847 S.</u>

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)



	= SECTION CORNER
•	= SET 5/8" X 24" REBAR AND PLAST CAP STAMPED "REEVE & ASSOCIATE
•	= SET STREET MONUMENT
+ #	= EXPLORATION PIT
	= BOUNDARY LINE
	= LOT LINE
	= ADJOINING PROPERTY
	= P.U.E. / EASEMENTS
	CECTION TIE LINE

---- = SECTION TIE LINE ---- = R.O.W. CENTERLINE

X X X = EXISTING FENCELINE = PUBLIC UTILITY EASEMENT

WEBER COUNTY ATTORNEY 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

SIGNED THIS _____, 20__.

SURVEYOR'S CERTIFICATE

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 <u>VAQUERO VILLAGE CLUSTER SUBDIVISION</u> IN <u>WEBER COUNTY</u> 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



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 CLUSTER 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 ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE THE HOA 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 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

PURPOSES.	D EXCEPT FOR APPROV	/ED RECREATIONAL, P.	ARKING, AND OPE	N SPAC	
SIGNED THIS	_ DAY OF	, 20			
DEAN BA	ARROW	JUSTIN BARROW			

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF			
ON THE DA	AY OF	_, 20, PERSONA	LY APPEARED
BEFORE ME, THE UNDER	RSIGNED NOTARY PUBLIC,	(AND)	
SIG	NER(S) OF THE ABOVE OWNE	R'S DEDICATION AND	CERTIFICATION,
WHO BEING BY ME DUL	Y SWORN, DID ACKNOWLEDGE	E TO ME	SIGNED

COMMISSION EXPIRES NOTARY PUBLIC

	TAH 						
N THE	DAY	OF		, 20,	PERSONALLY	′ APPEARE[C
FORE ME,	THE UNDERS	SIGNED NOTARY	PUBLIC,		(AND)		
	BEING	G BY ME DULY	SWORN, ACKN	IOWLEDGE[O TO ME THE	EY ARE	
	AND _		OF SAID (CORPORATI	ON AND THA	T THEY	
ONED THE	AROVE OWNE	R'S DEDICATION	I AND CERTIFIC	ATION FR	FFLY VOLUM	ITARIIY AN	11

COMMISSION EXPIRES

NOTARY PUBLIC



Project Info.

Number: 6352-01 Revision: 1/19/2017 D.0

Checked:___

Weber County Recorder

_____ Filed For Record

_____ In Book _____

Of The Official Records, Page

WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 20___, 20___.

Recorded For:

Weber County Recorder

And Recorded, ____

__ Deputy.

CHAIRMAN. WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY PLANNING

COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____, 20__.

Line Data

WEBER COUNTY ENGINEER

HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDERS 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 _____

CHAIRMAN, WEBER COUNTY COMMISSION

■ Reeve & Associates, Inc. - Solutions You Can Build O

TITLE

RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, DAY OF _____, 20___.

SURVEYOR WHO EXECUTED THIS PLAT FROM THE

WEBER COUNTY SURVEYOR

Scale: 1" = 60'

WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S

CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY

COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND

OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL

WITH LINES AND MONUMENTS ON RECORD IN COUNTY

OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER

WEBER COUNTY ATTORNEY

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT