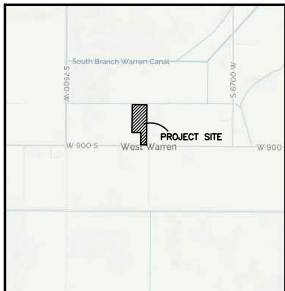
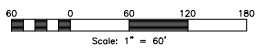


# VAQUERO VILLAGE \* SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH \* add "Clster" to the subdivision name  
 SEPTEMBER, 2016



VICINITY MAP  
(NO SCALE)



## 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 S89°13'21"W 301.22 FEET; THENCE N00°46'49"E 937.58 FEET; THENCE S89°13'19"E 491.83 FEET; THENCE S00°38'43"W 1,345.28 FEET TO THE POINT OF BEGINNING.

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

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHD BEARING	DELTA
C-1	2000.00	147.47	144.15	77.27	S20°28'41"E	42°14'48"
C-2	2233.00	171.80	167.94	80.02	S20°28'41"E	42°14'48"
C-3	1817.00	121.14	120.37	64.50	S20°28'41"E	42°14'48"
C-4	20.00	15.72	15.39	8.29	S29°59'21"W	45°02'08"
C-5	55.00	76.01	70.14	26.17	S29°59'21"W	45°02'08"
C-6	25.00	65.55	63.74	37.30	S63°18'43"E	68°11'11"
C-7	55.00	93.54	82.68	62.65	S19°33'04"W	97°26'22"
C-8	55.00	24.16	23.98	12.28	S89°13'19"E	22°09'48"
C-9	20.00	15.72	15.32	8.29	N70°54'59"E	48°02'08"
C-10	2333.00	48.17	48.09	24.17	N35°40'43"W	115°02'44"
C-11	2333.00	95.45	94.78	48.40	S19°01'11"E	22°09'48"
C-12	2333.00	28.97	28.55	14.30	S02°48'17"E	20°10'30"
C-13	2000.00	147.80	144.46	77.44	N20°28'41"E	42°14'48"
C-14	1167.00	123.42	120.63	64.68	S20°28'41"E	42°14'48"

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN 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 HEREIN AS S89°14'17"E.

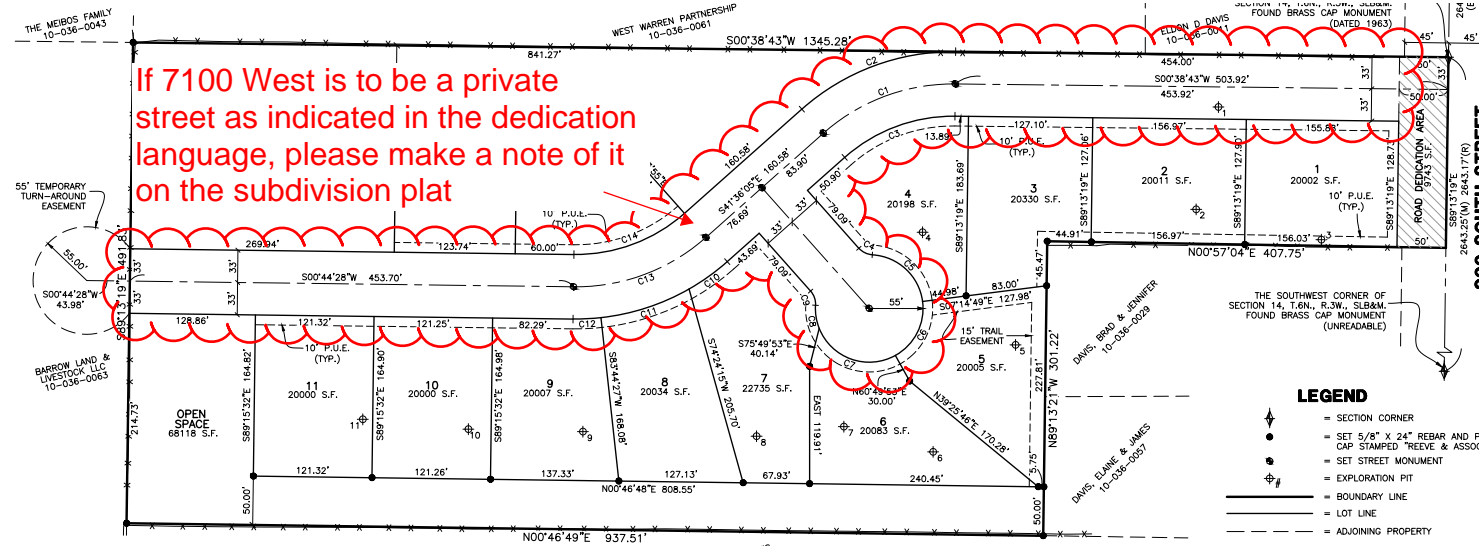
## NARRATIVE

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. 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 DATA

- EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 453497 E 4567214 N) OCTOBER 28, 2015  
 0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 13-46" LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 46-64" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER @ 66"
- EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 453495 E 4567221 N) OCTOBER 28, 2015  
 0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 12-70" LOAM, MASSIVE STRUCTURE, MOTTLED AL 35", (0.4 GPD/FT)  
 GROUND WATER @ 70"
- EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 453495 E 4567183 N) OCTOBER 28, 2015  
 0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 12-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 27-97" LOAM, MASSIVE STRUCTURE, MOTTLED AT 45", (0.4 GPD/FT)  
 GROUND WATER @ 67"
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 453499 E 4567307 N) JUNE 16, 2016  
 THIS SOIL EXPLORATION PIT WAS NOT EVALUATED BECAUSE A PORTION OF THE SEPTIC ABSORPTION TRENCH SERVING THE EXISTING RESIDENCE WAS EXPOSED WHEN THE SOIL EXPLORATION PIT WAS EXCAVATED.
- EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 453425 E 4567282 N) JUNE 16, 2016  
 0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 10-22" LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 22-41" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 41 INCHES BELOW GRADE.
- EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 453392 E 4567310 N) JUNE 16, 2016  
 0-11" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 21-33" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 33 INCHES BELOW GRADE.
- EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 453397 E 4567333 N) JUNE 16, 2016  
 0-17" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 17-38" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 38-70" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 30 INCHES BELOW GRADE.
- EXPLORATION PIT #8 (UTM ZONE 12 NAD 83 453396 E 4567357 N) JUNE 16, 2016  
 0-19" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 19-30" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 30 INCHES BELOW GRADE.
- EXPLORATION PIT #9 (UTM ZONE 12 NAD 83 453401 E 4567420 N) JUNE 16, 2016  
 0-15" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 15-24" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 24 INCHES BELOW GRADE.
- EXPLORATION PIT #10 (UTM ZONE 12 NAD 83 453398 E 4567448 N) JUNE 16, 2016  
 0-17" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 17-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 27 INCHES BELOW GRADE.
- EXPLORATION PIT #11 (UTM ZONE 12 NAD 83 453399 E 4567478 N) JUNE 16, 2016  
 0-15" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 10-24" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 24 INCHES BELOW GRADE.
- EXPLORATION PIT #12 (UTM ZONE 12 NAD 83 453496 E 4567498 N) JUNE 16, 2016  
 0-11" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 11-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 27-28" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 28 INCHES BELOW GRADE.
- EXPLORATION PIT #13 (UTM ZONE 12 NAD 83 453497 E 4567477 N) JUNE 16, 2016  
 0-15" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPD/FT)  
 10-22" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 22-30" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT)  
 GROUND WATER DEPTH IF ENCOUNTERED 32 INCHES BELOW GRADE.

Please add the following note:  
 "Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision."



If 7100 West is to be a private street as indicated in the dedication language, please make a note of it on the subdivision plat

addresses need to be assigned prior to printing the Mylar. Please contact the County Surveyor's office to get the correct addresses.

### 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 PLAN IN ACCORDANCE WITH SECTION 17B-2-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN 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 REGULATIONS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ WILL THE STREETS IN THE subdivision be public or private? If they are private please add the correct verbiage for the dedication.

3031945 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, PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY AS SHOWN ON THE PLAN 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 HIGHWAYS, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, FERTILIZER IRRIGATION CANALS OR FOR THE FACILITIES NECESSARY FOR THE 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, 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 AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

add dedication language for the common area

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

Add the correct vesting for signatures

### ACKNOWLEDGMENT

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

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

### ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE, SHE, OR IT SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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

### Project Info.

Surveyor: HATCH  
 Designer: D. CAVE  
 Begin Date: 2-12-16  
 Name: VAQUERO VILLAGE SUBDIVISION  
 Number: 6352-01  
 Revision: \_\_\_\_\_  
 Scale: 1"=60'  
 Checked: \_\_\_\_\_

**Reeve & Associates, Inc.**  
 1100 WEST 1000 SOUTH, SUITE 100, OGDEN, UT 84403  
 TEL: (801) 401-3300 FAX: (801) 401-3368 www.reeve-assoc.com  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN 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 IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC CONVENIENCE AND FOR HARMONY ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. 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 PLAN FOR MATHEMATICAL, CORRECTED SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN 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 PLAN, 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 SOLS, 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

Deputy

### Webber County Recorder

Entry No. \_\_\_\_\_ Filed For Record  
 And Recorded, \_\_\_\_\_ Subdivision  
 In Book \_\_\_\_\_ Of The Official Records, Page  
 Signed For: \_\_\_\_\_  
 Recorder For: \_\_\_\_\_ Deputy