

# 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

MARCH, 2017

## 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)  
GROUND WATER AT 66"
- 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 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 #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.

## 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.

THE COUNTY SHALL ENFORCE, TO THE EXTENT OF ITS LEGAL RIGHT, THE TERMS OF THE OWNER'S DEDICATION ON THE SUBDIVISION DEDICATION PLAT.

## 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 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.

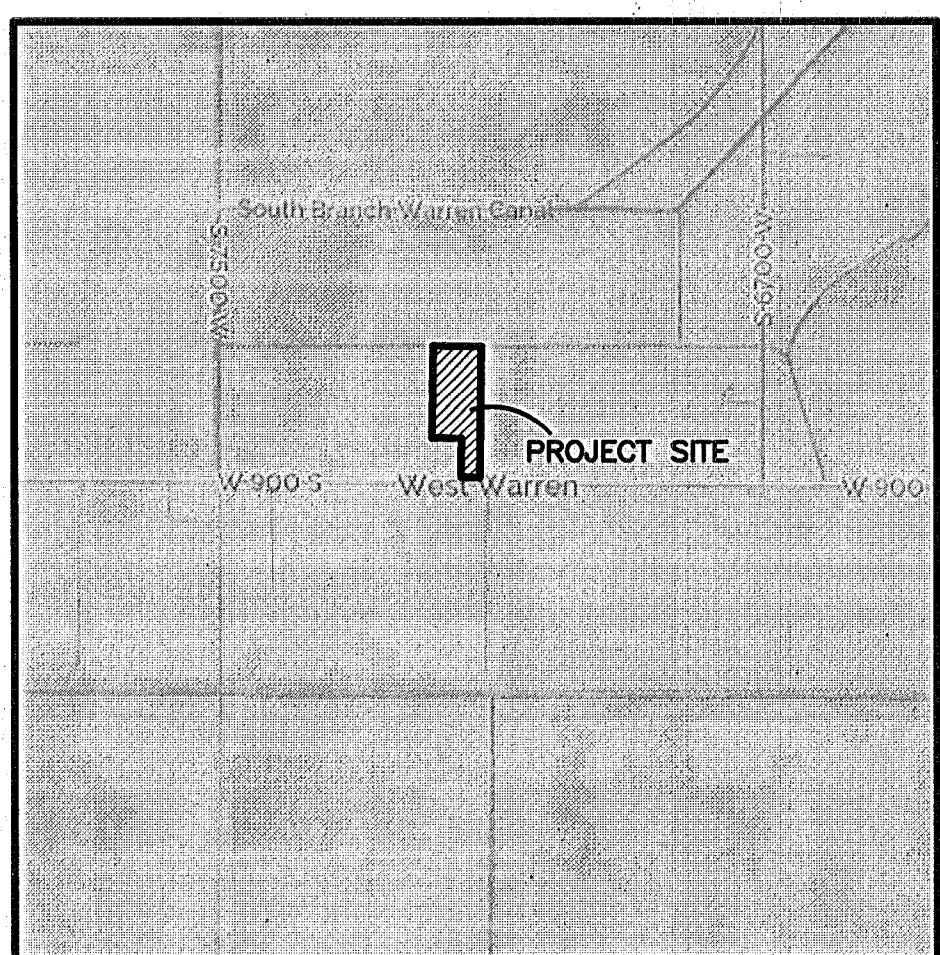
CONTAINING 541,204 SQUARE FEET OR 12.424 ACRES MORE OR LESS.

## 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, UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY.

## Narrative

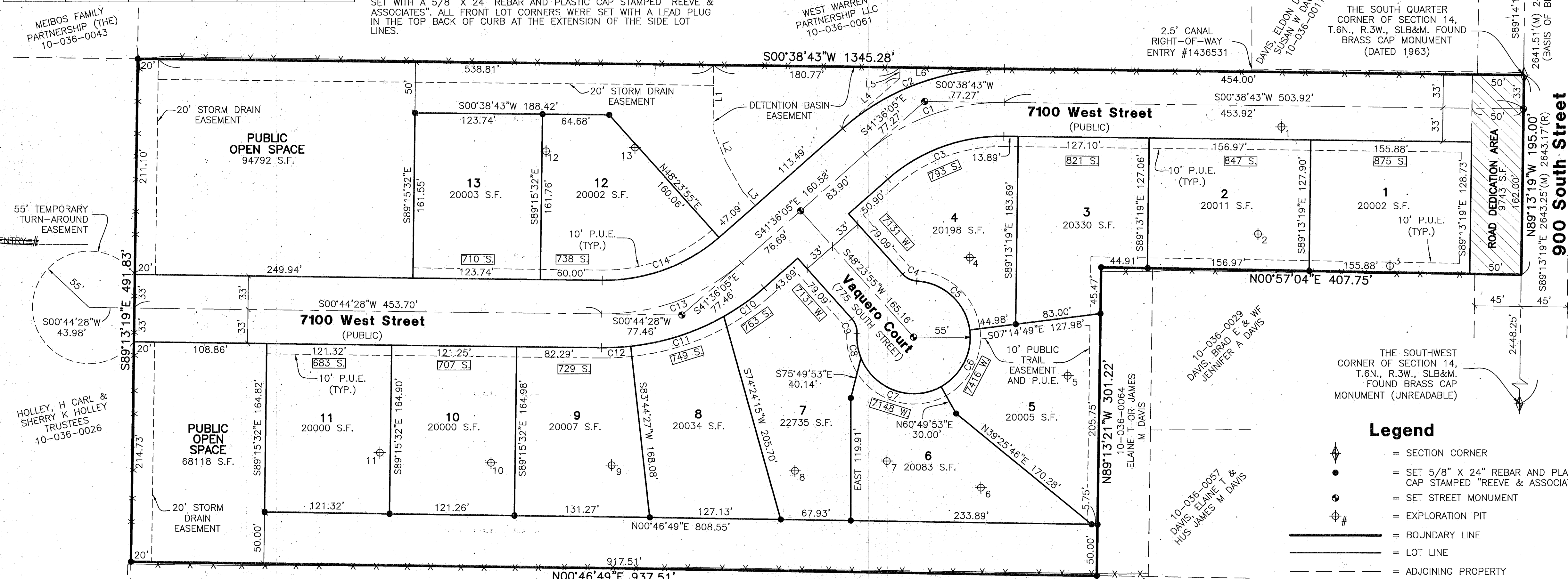
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY LINES IN ORDER TO CREATE A 13 LOT SUBDIVISION. THE BOUNDARY WAS ESTABLISHED AS FOLLOWS; THE EAST LINE MATCHES A MARTIN MOORE SURVEY (ROS #294 ON FILE WITH THE WEBER COUNTY SURVEYOR). THE RIGHT OF WAY WAS DETERMINED ON THE SOUTH BY OFFSETTING THE 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 LINES.



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	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'	28.56'	14.30'	S02°48'17"E	7°01'30"
C13	200.00'	147.80'	144.46'	77.45'	N20°25'48"W	42°20'33"
C14	167.00'	123.42'	120.63'	64.68'	S20°25'48"E	42°20'33"



## Line Data

LINE	BEARING	DISTANCE
L1	S89°21'17"E	62.98'
L2	S88°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'

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

### 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 CLUSTER 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 14<sup>th</sup> DAY OF September, 2017.

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 THROUGHFARES 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 TO 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 OPEN SPACE 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 OPEN SPACE TO GUARANTEE TO WEBER COUNTY THAT THE PUBLIC OPEN SPACE REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING, AND OPEN SPACE PURPOSES.

SIGNED THIS 16<sup>th</sup> DAY OF Sept, 2017.

*Dean Barrow*, MANAGER  
BASIN LAND & LIVESTOCK, LLC  
DEAN BARROW, MANAGER

*Justin Barrow*, MANAGER  
BASIN LAND & LIVESTOCK, LLC  
JUSTIN BARROW, MANAGER

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER ) SS.

ON THE 9 DAY OF November, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Dean Barrow (AND) Justin Barrow, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE Dean Barrow AND Justin Barrow 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.

07/08/2019 COMMISSION EXPIRES

*[Signature]* NOTARY PUBLIC

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 13 DAY OF April, 2018.

*[Signature]*  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I 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 14 DAY OF April, 2018.

*[Signature]*  
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. SIGNED THIS 14 DAY OF April, 2018.

*[Signature]* CHAIRMAN, WEBER COUNTY COMMISSION  
*[Signature]* ATTEST  
*[Signature]* TITLE C/A OFFICE

### 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 9<sup>th</sup> DAY OF November, 2017.

*[Signature]*  
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 AFFECT. SIGNED THIS 20 DAY OF April, 2018.

*[Signature]*  
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 18<sup>th</sup> DAY OF December, 2017.

*[Signature]*  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Webor County Recorder

Entry No. 2911416. Fee Paid \$44.00. Filed For Record And Recorded, 21-APR-2018 At 4:45 PM In Book 63 Of The Official Records, Page 25.  
Recorded For: BARROW LAND & LIVESTOCK  
*[Signature]* WEBER COUNTY RECORDER  
*[Signature]* DEPUTY