

# Vaquero Village Cluster Subdivision - 1st Amendment

A part of the Southwest Quarter of Section 14, T6N, R3W, SLB&M, U.S. Survey

Weber County, Utah  
February 2020

### 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 SAND 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 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" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
GROUND WATER DEPTH IS ENCOUNTERED 33 INCHES BELOW GRADE

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 4063397 E 457333 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)  
11-23" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPD/FT2)  
23-28" 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 IS ENCOUNTERED 32 INCHES BELOW GRADE.

### DESCRIPTION

All of the Vaquero Village Cluster Subdivision (Entry #2917416, Weber County Recorder's Office) and a part of the Northeast Quarter 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 Southeast Corner of said Vaquero Village Cluster Subdivision and the South Quarter Corner of said Section 14; and running thence along the South and West Lines of said Vaquero Village Cluster Subdivision the following four (4) courses: (1) North 89°13'19" West 195.00 feet; (2) North 0°57'04" East 360.02 feet; (3) North 89°13'21" West 301.08 feet; and (4) North 0°46'49" East 985.24 feet; thence North 89°13'19" West 526.23 feet; thence North 0°46'41" East 408.89 feet; thence South 89°21'23" East 1017.06 feet to the Quarter Section Line of said Section 14 and the Easterly Line of said Vaquero Village Cluster Subdivision extended; thence South 0°38'37" West 1756.53 feet along said Quarter Section Line and Easterly Line to the Northerly Right-of-Way Line of said 900 South Street, the Southeast Corner of said Vaquero Village Cluster Subdivision and South Quarter Corner of said Section 14 and the Point of Beginning.

Contains 22.332 Acres, More or Less

### NARRATIVE

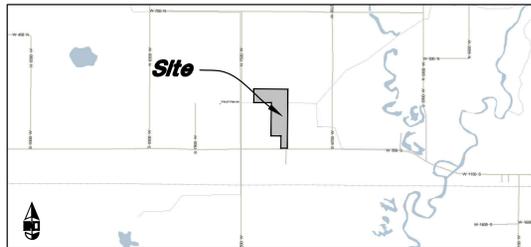
This Subdivision Plat was requested by Mr. Pat Burns for the purpose of Amending the Vaquero Village Cluster Subdivision into sixteen (16) Residential Lots and ~~4~~ Open Space Parcels.

A Line between Monuments in the Southwest and Center of Section 14 with a line bearing South 89°13'19" East was used as the Basis of Bearings for this Subdivision Plat. (See Original Plat and Record of Survey # \_\_\_\_\_ in the Weber County Surveyors Office).

Properly Corners are Monumented as depicted on this survey

Record of survey # 5810

The individual or company names and addresses of the engineer and land surveyor of the subdivision. The individual or company names and addresses of applicant of the subdivision. WCO 106-1-5(a)(3); UCA 17-23-17(3)(j)



VICINITY MAP  
Not to Scale

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_  
  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ - Lync Construction LLC -  
  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_  
  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ - Cydney Barrow - Owner -  
  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_  
  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ - Linda K. Barrow - Owner -  
  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

### AGRICULTURE OPERATION AREA NOTE

Agriculture is the preferred use in the agriculture zones. Agriculture 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.

### 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 has been satisfied. The approval for 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 \_\_\_\_\_, 2020.

Weber County Surveyor

### 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 \_\_\_\_\_, 2020.

Chairman, Weber County Planning Commission

A signature block for Weber-Morgan Health Department conforming to state code and county ordinance. 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  
WCO 106-1-8(c)(1)h.11

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_  
  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ - Curtis and Sally Dalton - Owner -  
  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_  
  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ - Whitney N. and Bryce D. Perry - Owner -  
  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_  
  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ - Dawn Barnes - Owner -  
  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

### 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 \_\_\_\_\_, 2020.

Chairman, Weber County Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

### 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 \_\_\_\_\_, 2020.

Weber County Attorney

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein this plat of Vaquero Village Cluster Subdivision - 1st Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

6242920

License No.

Andy Hubbard

### OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Vaquero Village Cluster Subdivision - 1st Amendment and do hereby grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as Open Space parcels to be used for agricultural, recreational and open space purposes and grant and dedicate to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further 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.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

- Cydney Barrow -

- Linda K. Barrow -

Cydney Barrow - Owner

Linda K. Barrow - Owner

- Lync Construction, LLC -

- Dawn Barnes -

X - Title

Dawn Barnes - Owner

- Curtis and Sally Dalton -

Curtis Dalton - Owner

Sally Dalton - Owner

- Whitney N. and Bryce D. Perry -

Whitney N. Perry - Owner

Bryce D. Perry - Owner

- Barrow Land & Livestock LLC -

X - Title

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_  
  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ - Barrow Land & Livestock LLC -  
  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

### 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 \_\_\_\_\_, 2020.

Weber County Engineer

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

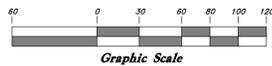


# Vaquero Village Cluster Subdivision - 1st Amendment

A part of the Southwest Quarter of Section 14, T6N, R3W, SLB&M, U.S. Survey  
 Weber County, Utah  
 February 2020



Scale: 1" = 60'



The Melbos Family Partnership

Westside Investments, LC

**Holding Strip**  
243 sq.ft.

Eldon D. & Susan W. Davis Revocable Trust

How wide is the holding strip? why is there a holding strip? Probably will not be allowed, if desired we can consult with attorneys for official answers.

South Quarter Corner of Section 14, T6N, R3W, SLB&M, U.S. Survey (Found Brass Cap Monument) Point of Beginning

Property corners seem to be inconsistent.  
 The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)  
 The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1);

Temporary turn around easement or is it public dedicated as part of the street?

From narrative it appears that parcels A & B intend to be open space parcels, please identify them as such on the map.

When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information, will be shown on the subdivision plat. WCO 106-1-8(c)(3). The remaining parcel will show a note "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

The remaining parcel need not be labeled with bearings or distances nor is a description of the remainder parcel required. WCO 106-1-8(c)(3).

What is parcel A to be used for and who will own & maintain it?

Is this area all part of lot 16?

Need to show dimensions

What is this easement?

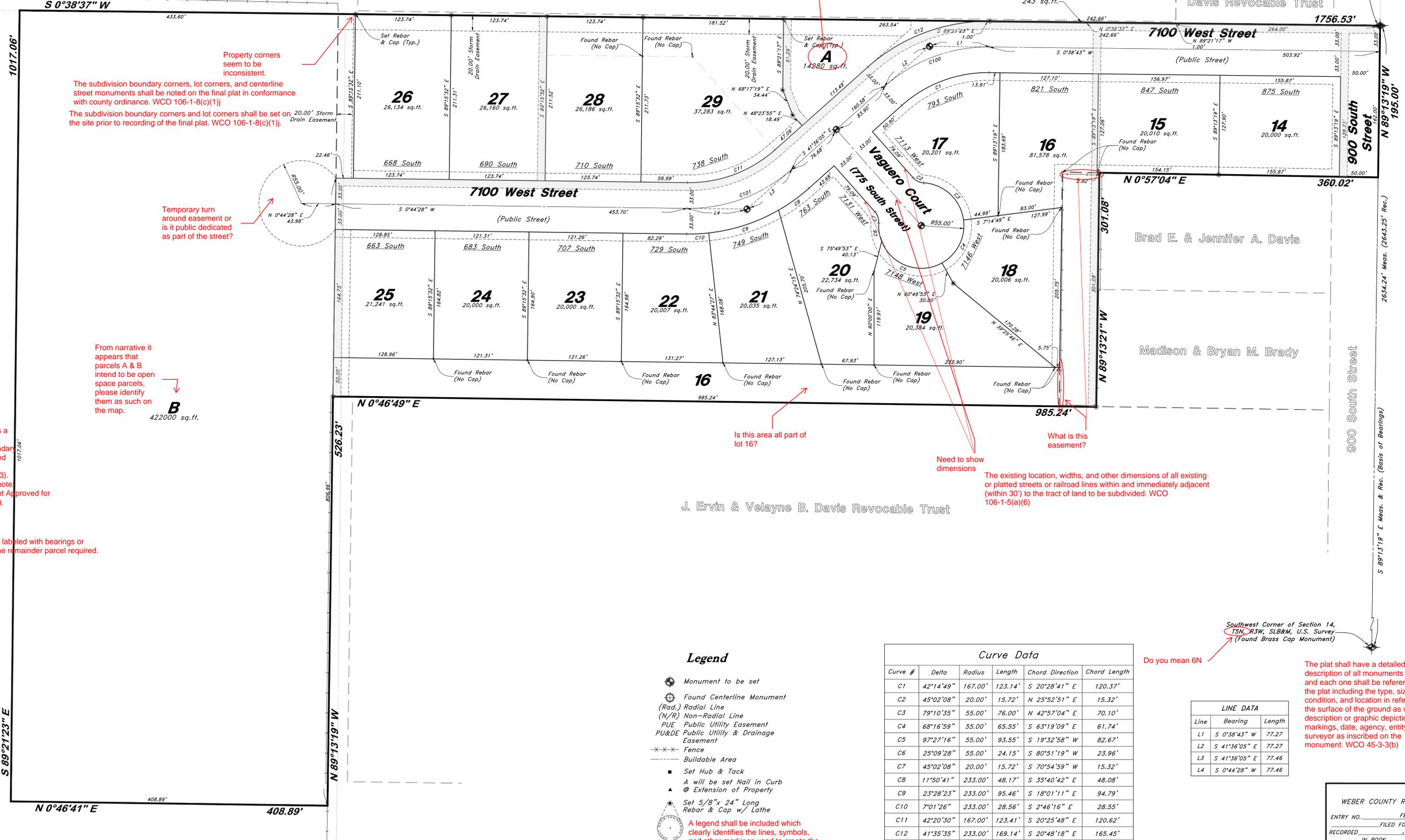
The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Southwest Corner of Section 14, T6N, R3W, SLB&M, U.S. Survey (Found Brass Cap Monument)

Do you mean 6N

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

Linda K. Barrow



### Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- - - - - Fence
- Buildable Area
- Set Hub & Tack
- A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(c) WCO 45-3-3(d)

Shaded area, is it a trail easement?

### Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	42°14'49"	167.00'	123.14'	S 20°28'41" E	120.37'
C2	45°02'08"	20.00'	15.72'	N 25°52'51" E	15.32'
C3	79°10'35"	55.00'	76.00'	N 42°57'04" E	70.10'
C4	68°16'59"	55.00'	65.55'	S 63°19'09" E	61.74'
C5	97°27'16"	55.00'	93.55'	S 19°32'58" W	82.67'
C6	25°09'28"	55.00'	24.15'	S 80°51'19" W	23.96'
C7	45°02'08"	20.00'	15.72'	S 70°54'59" W	15.32'
C8	11°50'41"	233.00'	48.17'	S 35°40'42" E	48.08'
C9	23°28'23"	233.00'	95.46'	S 18°01'11" E	94.79'
C10	7°01'26"	233.00'	28.56'	S 2°46'16" E	28.55'
C11	42°20'30"	167.00'	123.41'	S 20°25'48" E	120.62'
C12	41°35'35"	233.00'	169.14'	S 20°48'18" E	165.45'
C100	42°14'49"	200.00'	147.47'	S 20°28'41" E	144.15'
C101	42°20'30"	200.00'	147.80'	S 20°25'48" E	144.46'

### LINE DATA

Line	Bearing	Length
L1	S 0°38'43" W	77.27
L2	S 41°36'05" E	77.27
L3	S 41°36'05" E	77.46
L4	S 0°44'28" W	77.46



### NOTES

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED \_\_\_\_\_ FILED FOR RECORD AND \_\_\_\_\_ AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY