

# 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)  
23-41" 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 IS ENCOUNTERED 32 INCHES BELOW GRADE.

## Soil information for the three additional lots

### 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 (1st Amendment) 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 (1st Amendment) 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 300' 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 2 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).

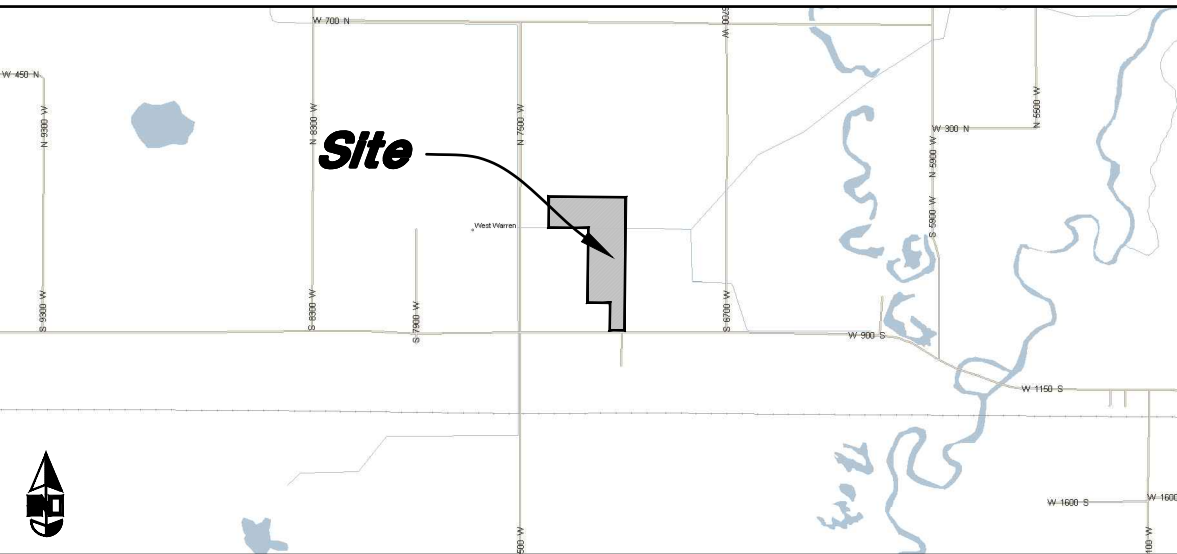
Properly Corners are Monumented as depicted on this survey

### 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.

### NOTES

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



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

### 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

### 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 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

### 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

### 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 \_\_\_\_\_

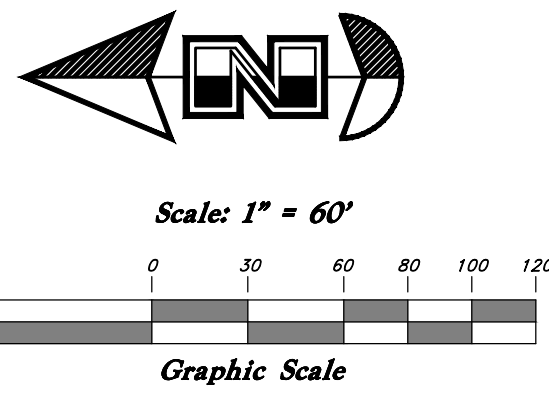
### WEBER COUNTY RECORDER

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

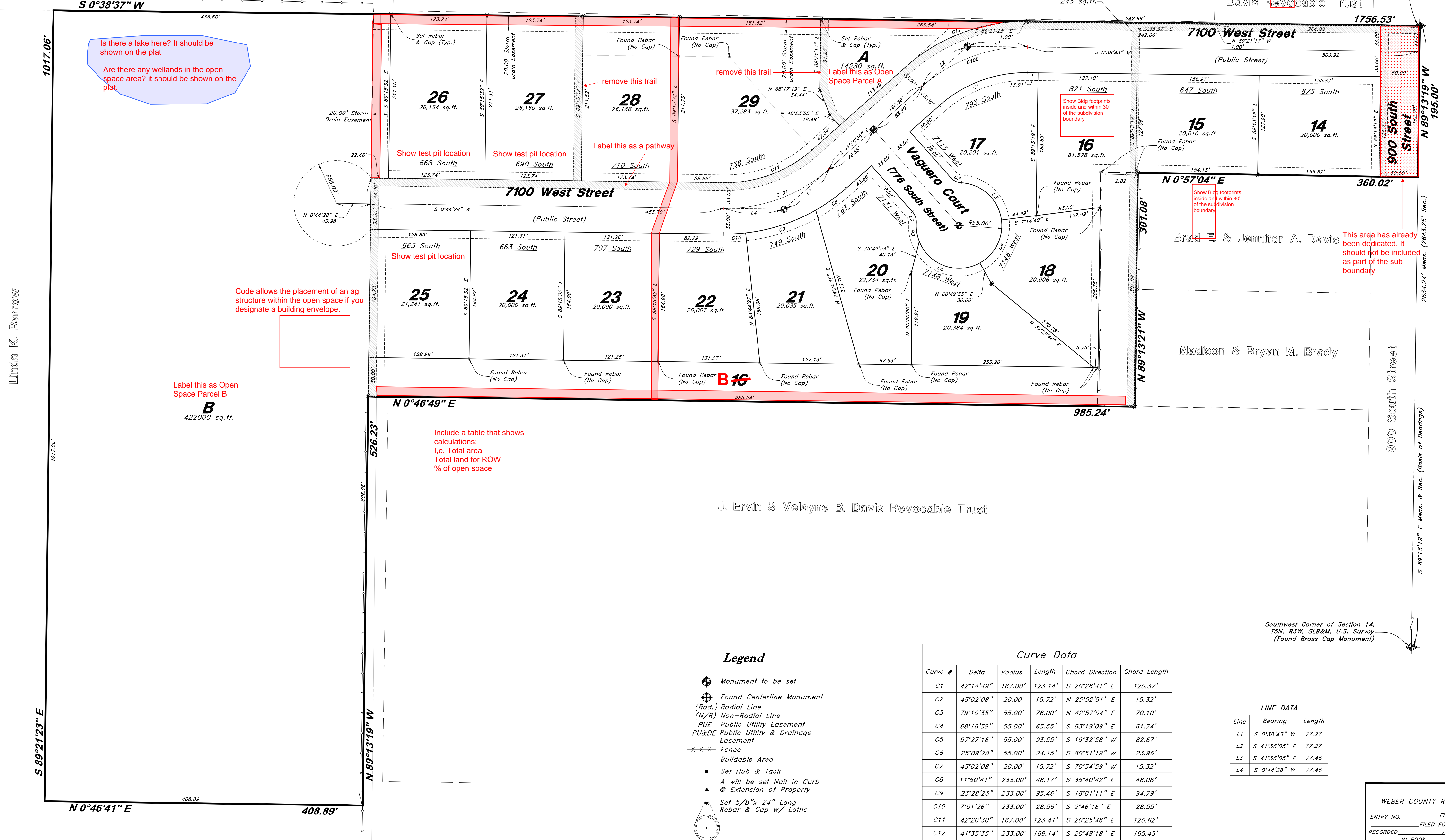


The Melbos Family Partnership

Westside Investments, LC

Holding Strip

South Quarter Corner of Section 14, T6N, R3W, SLB&M, U.S. Survey (Found Brass Cap Monument) Part of Beginning  
Eldon D. & Susan W. Davis Revocable Trust



Is there a lake here? It should be shown on the plat.  
Are there any wetlands in the open space area? It should be shown on the plat.

Code allows the placement of an ag structure within the open space if you designate a building envelope.

Label this as Open Space Parcel B  
422000 sq. ft.

Include a table that shows calculations:  
i.e. Total area  
Total land for ROW  
% of open space

Show Bldg footprints inside and within 30' of the subdivision boundary

Show Bldg footprints inside and within 30' of the subdivision boundary

This area has already been dedicated. It should not be included as part of the sub boundary

### 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

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

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
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BY: \_\_\_\_\_ DEPUTY