

Vaquero Village Cluster Subdivision Phase 2

EXPLORATION PIT DATA

Exploration Pit #1 (UTM Zone 12 Nad 83 0403354 E 4567591 N)
 0-10" silt loam, weak sub angular blocky structure, (0.45 gpd/sq ft)
 10-17" silty clay loam, weak sub angular blocky structure, (0.4 gpd/sq ft (e)(h)) 17-25"
 silt loam, weak sub angular blocky structure, (0.45 gpd/sq ft)
 25-35" loam, weak sub angular blocky structure, mottles common, (0.5 gpd/sq ft)
 36-52" loamy sand, massive to weak sub angular blocky structure, mottles common
 (0.65gpd/sq ft)
 Groundwater encountered at 52"

Exploration Pit #2 (UTM Zone 12 Nad 83 0403336 E 4567622 N)
 0-11" loam, weak sub angular blocky structure, (0.5 gpd/sq ft)
 11-22" silty clay loam, weak sub angular blocky structure, (0.4 gpd/sq ft (e)(h))
 22-30" sandy loam, weak sub angular blocky structure, mottles few, (0.65 gpd/sq ft)
 30-52" loam, massive to weak sub angular blocky structure, mottles common (0.4 gpd/sq ft)
 Groundwater encountered at 52"

Exploration Pit #3 (UTM Zone 12 Nad 83 0403336 E 4567622 N)
 0-11" loam, weak sub angular blocky structure, (0.5 gpd/sq ft)
 11-22" silty clay loam, weak sub angular blocky structure, (0.4 gpd/sq ft (e)(h)) 22-30"
 sandy loam, weak sub angular blocky structure, (0.65 gpd/sq ft)
 30-52" loam, massive to weak sub angular blocky structure, (0.4 gpd/sq ft) Groundwater
 encountered at 52"

Exploration Pit #4 (UTM Zone 12 Nad 83 0403296 E 4567724 N)
 0-8" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
 8-21" clay loam, blocky structure, mottles many red (0.4 gpd/sq ft (e)(h))
 21-42" silt loam, massive structure, mottles many red (e)
 42-?" very fine loamy sand, single grained structure, (0.7 gpd/sq ft) Groundwater
 encountered at 42"

Exploration Pit #5 (UTM Zone 12 Nad 83 0403296 E 4567762 N)
 0-8" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
 8-21" clay loam, blocky structure, mottles many red, (0.4 gpd/sq ft (e)(h)) 21-41" silt
 loam, massive structure, mottles many red, (e)
 Groundwater encountered at 41"

Exploration Pit #6 (UTM Zone 12 Nad 83 0403299 E 4567787 N)
 0-13" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
 13-29" clay loam (near silty clay loam), blocky structure, mottles many red, (0.4 gpd/sq ft
 (e)(h))
 29-39" silt clay loam, massive structure, mottles many red, (e)(h)
 Groundwater encountered at 39"

Exploration Pit #7 (UTM Zone 12 Nad 83 0403397E 4567799 N)
 0-20" sandy loam, granular structure, (0.65 gpd/sq ft)
 20-26" sandy loam, massive structure, (0.45 gpd/sq ft)
 Groundwater encountered at 26"

Exploration Pit #8 (UTM Zone 12 Nad 83 0403403 E 4567763 N)
 0-15" sandy loam, granular to blocky structure, (0.65 gpd/sq ft)
 15-26" sandy loam, massive structure, (0.45 gpd/sq ft)
 Groundwater encountered at 26"

Exploration Pit #9 (UTM Zone 12 Nad 83 0403407 E 4567735 N)
 0-17" sandy loam, granular to blocky structure, (0.65 gpd/sq ft)
 17-27" sandy loam, massive structure, (0.45 gpd/sq ft)
 Groundwater encountered at 27"

Exploration Pit #10 (UTM Zone 12 Nad 83 0403399E 4567692 N)
 0-17" sandy loam, granular to blocky structure, (0.65 gpd/sq ft)
 17-27" sandy loam, massive structure, (0.45 gpd/sq ft)
 Groundwater encountered at 27"

Exploration Pit #11 (UTM Zone 12 Nad 83 0403436E 4567659 N)
 0-7" sandy loam, weak blocky structure, (0.65 gpd/sq ft)
 7-15" silt loam, blocky structure, (0.45 gpd/sq ft)
 Groundwater encountered at 27"

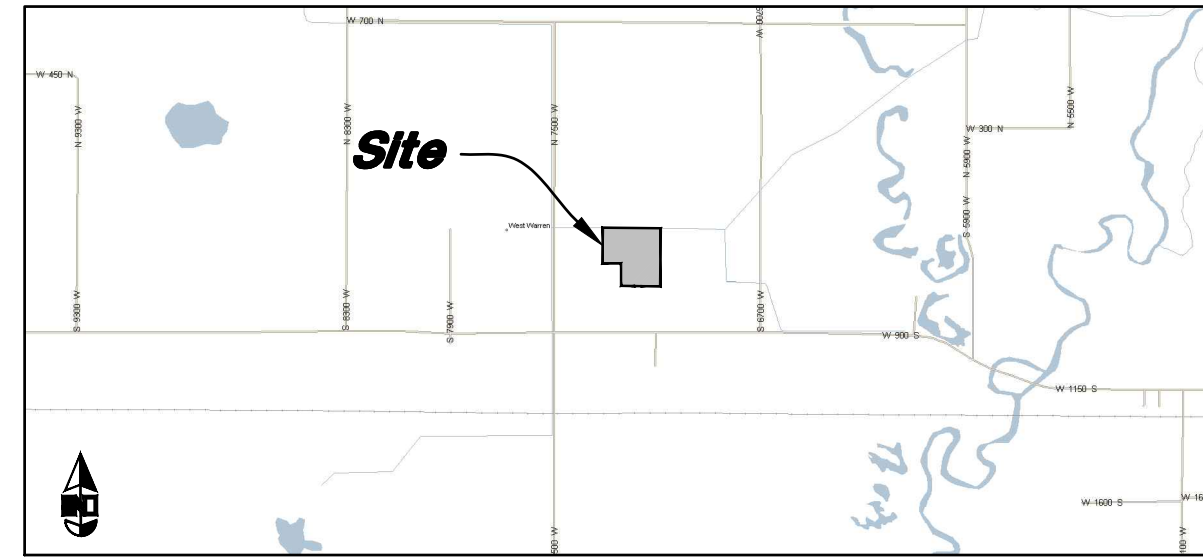
Exploration Pit #12 (UTM Zone 12 Nad 83 0403450 E 4567629 N)
 0-13" sandy loam, weak blocky structure, (0.65 gpd/sq ft)
 Groundwater encountered at 13"

Exploration Pit #13 (UTM Zone 12 Nad 83 0403475 E 4567603 N)
 0-8" loam fine sand, blocky-granular structure, (0.65 gpd/sq ft)
 8-18" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
 18-24" silt loam, weak blocky to massive structure, mottles, (0.45 gpd/sq ft- (e))
 Groundwater encountered at 24"

Exploration Pit #14 (UTM Zone 12 Nad 83 0403482 E 4567570 N)
 0-20" loam, granular structure, mottles few red (0.5 gpd/sq ft)
 20-35" loam, massive structure, mottles many red (0.4 gpd/sq ft)
 35-?" fine loamy sand in spoil pile
 Groundwater encountered at 35"

Exploration Pit #15 (UTM Zone 12 Nad 83 0403388 E 4567570 N) 0-12" loam, blocky
 structure, (0.5 gpd/sq ft)
 12-24" fine sandy loam, weak sub angular blocky structure, (0.5 gpd/sq ft)
 24-34" sandy loam, weak sub angular blocky structure, (0.65 gpd/sq ft)
 34-52" loamy sand, massive structure, mottles few grey, (0.5 gpd/sq ft) Groundwater
 encountered at 52"

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



VICINITY MAP
 Not to Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Pat Burns for the purpose of subdividing said parcel into fifteen (15) residential lots and two (2) open space parcels.
 A Line between Monuments in the Southwest and South Quarter of Section 14 with a line bearing South 89°13'19" East was used as the Basis of Bearings for this Subdivision Plat.
 Property Corners are Monumented as depicted on this survey.
 For more information see Record of Survey Entry No. 6625.

DESCRIPTION

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.
 Beginning at point along the Quarter Section line, said point being 1345.28 feet North 0°38'43" East from the East Quarter Corner of Section 14 (Basis of Bearing being South 89°13'19" East measured from the Southwest Corner to the East Quarter Corner of said Section and running thence along the Northernly boundary of Vaquero Village Cluster Subdivision - 1st Amendment for the following three (3) courses: (1) North 89°13'19" West 889.59 feet; (2) North 512.81 feet (3) and West 423.93 feet along said Subdivision to the West one-sixteenth Section line of the Northeast Quarter of the Southwest Quarter of said Section; thence North 0°43'00" East along said one-sixteenth line a distance of 811.52 feet to the North Quarter line of the Southwest Quarter of said Section; thence South 89°31'06" East 1318.30 feet along said Quarter Section line to the East Quarter Section line of the Southwest Quarter of said Section; thence South 0°38'43" West along said Quarter Section 1325.34 feet to the Point of Beginning.

Contains 35.032 acres, more or Less

*
 *When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

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 hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Vaquero Village Cluster Subdivision Phase 2 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, Parcels, and Public Streets as shown on the plat and name said tract Vaquero Village Cluster Subdivision Phase 2 and do hereby grant and convey to the subdivision lot (unit) owners association, all those Parcel A and B 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 hereon 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.

- Lync Construction, LLC -

Pat Burns - Owner

ACKNOWLEDGMENT

State of Utah }
 County of } ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 by _____ Pat Burns - Lync Construction LLC ,

Residing At: _____ A Notary Public commissioned in Utah
 Commission Number: _____
 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 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 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

NOTES

1. A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
2. Subdivision Area Information
 Total Area 1,525,943.79 sq.ft.
 Right of Way Area 83,445.87 sq.ft.
 Lot Area 378,315 sq.ft.
 Open space 1,064,181 sq.ft (69.74% Open Space)
3. Restriction "R"
4. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed

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 _____, 2020.

 Director, Weber-Morgan Health Department

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 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

ENGINEER/SURVEYOR:
 Great Basin Engineering, Inc.
 c/o Andy Hubbard
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 394-4515

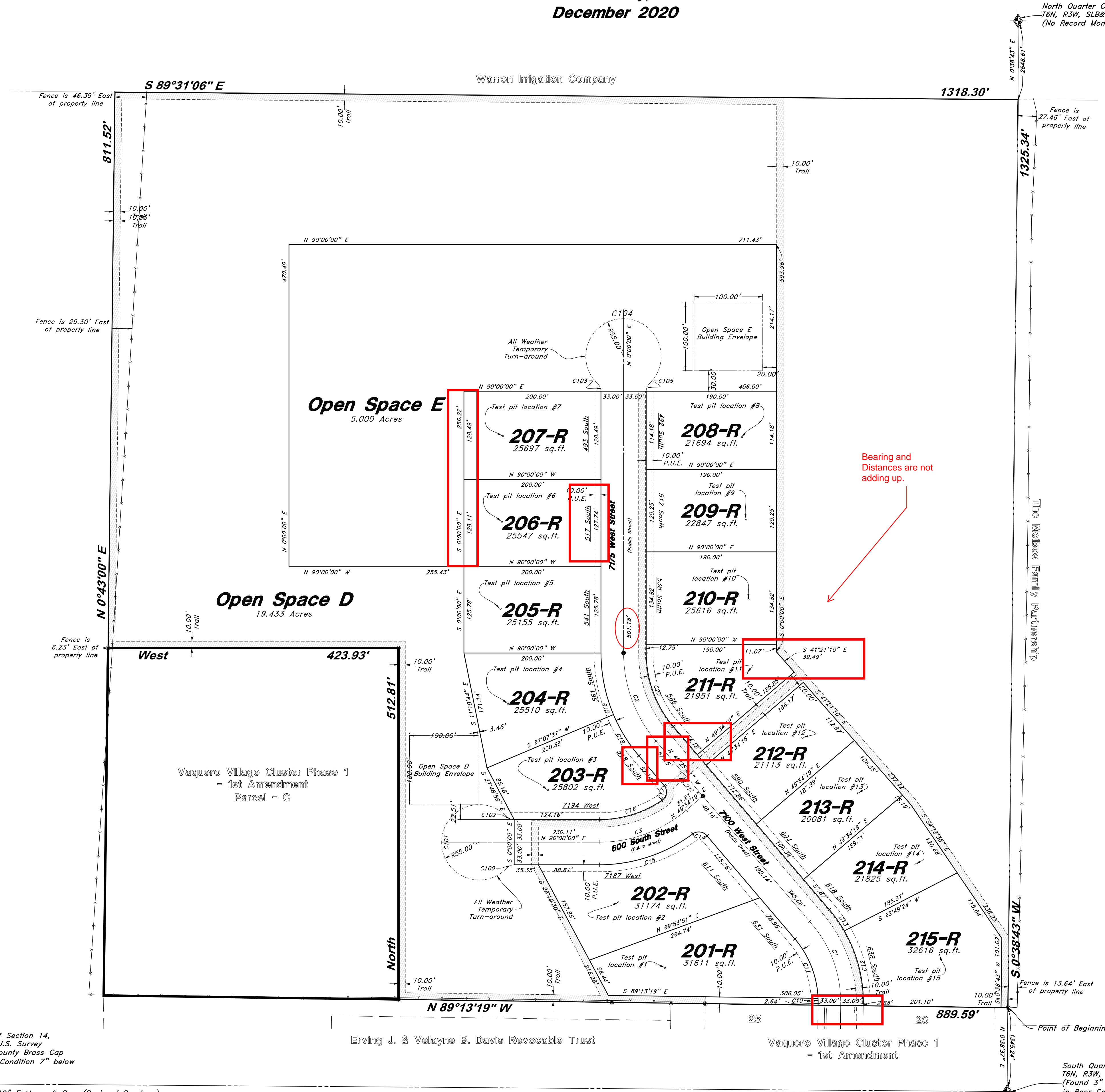
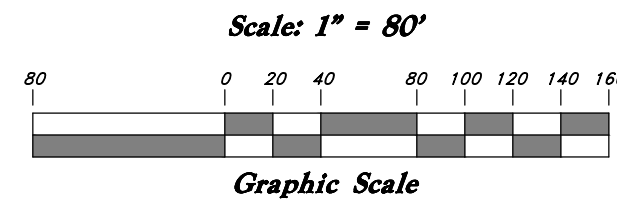
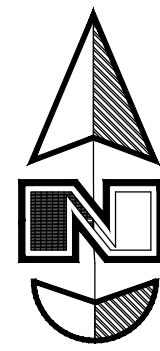
DEVELOPER:
 Lync Construction, LLC
 1407 North Mountain Road
 Ogden Utah
 801-710-2234

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 Phase 2

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



Area Data	
Track	Area
Total Plat Area	1,525,943.79 sq.ft
Area Deducted for Roads	83,445.87 sq.ft
Net Developable Area	1442497.92 sq.ft

Centerline Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	41°10'09"	175.00'	125.74'	N 19°50'37" W	123.06'
C2	40°25'41"	198.37'	139.97'	N 20°12'51" W	137.08'
C3	40°25'41"	196.07'	138.35'	N 69°47'09" E	135.50'

Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C10	2°58'13"	142.00'	7.36'	N 0°44'39" W	7.36'
C11	38°11'56"	142.00'	94.67'	N 21°19'43" W	92.93'
C12	30°41'43"	208.00'	111.43'	N 14°36'23" W	110.10'
C13	10°28'26"	208.00'	38.02'	N 35°11'28" W	37.97'
C14	85°52'04"	15.36'	23.03'	N 81°57'49" W	20.93'
C15	36°36'20"	229.07'	146.35'	N 71°41'50" E	143.87'
C16	34°05'16"	163.07'	97.02'	S 72°57'22" W	95.59'
C17	96°40'06"	14.64'	24.69'	N 9°01'29" E	21.87'
C18	17°33'18"	231.37'	70.89'	N 31°39'02" W	70.61'
C19	22°52'23"	231.37'	92.37'	N 11°26'12" W	91.75'
C20	40°25'41"	165.37'	116.69'	N 20°12'51" W	114.28'

Easement Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	46°14'52"	15.00'	12.11'	S 66°12'52" W	11.78'
C101	273°25'04"	55.00'	262.46'	N 0°12'02" W	75.43'
C102	47°07'38"	15.00'	12.34'	S 67°03'19" E	11.99'
C103	46°14'52"	15.00'	12.11'	N 23°47'06" W	11.78'
C104	273°25'04"	55.00'	262.46'	N 89°48'00" E	75.43'
C105	47°07'38"	15.00'	12.34'	S 22°56'43" W	11.99'

*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

Bearing and Distances are not adding up.

- 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
 - Pathway
 - Easement
 - Buildable area
 - Existing Boundary
 - Set Hub & Tack
 - ▲ A will be set Nail in Curb
 - ⊙ Extension of Property
 - ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

NOT FOR RECORDING