

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

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°13'11" W ALONG THE SOUTH SECTION LINE OF SAID SECTION 14, 195.00 FEET; THENCE N00°57'04" E 407.75 FEET; THENCE S89°13'11" W 301.22 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 SOUTHWEST 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 PLAT 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 (BOOK 2984 ON FILE WITH THE WEBER COUNTY SURVEYOR), THE RIGHT OF WAY WAS DETERMINED ON THE SOUTH BY OBTAINING THE LINE 45 FEET FROM THE BOUNDARIES MATCHING DEEDS AND FENCES. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED 'TREVUE & 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.

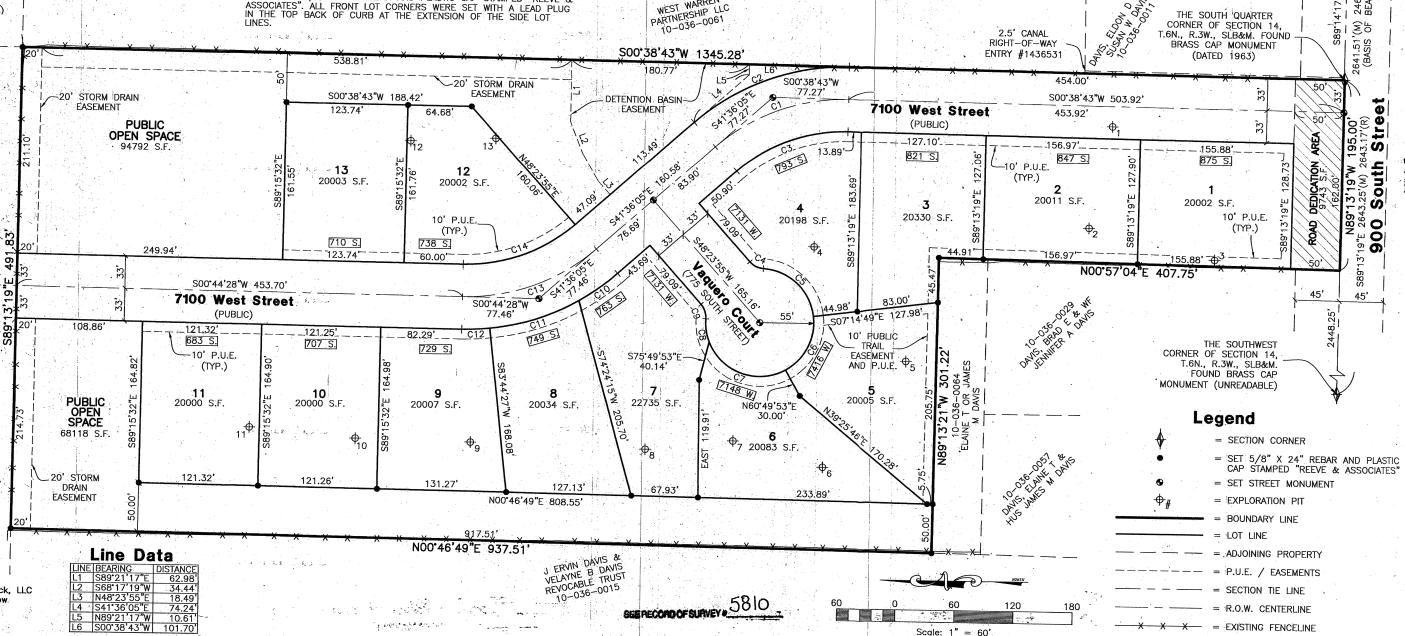
Exploration Pit Data

- EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 403497 E 4567214 N) 10-28-2015
0-13" SANDY LOAM, GRANULAR STRUCTURE, (0.65 GPO/FT)
13-46" LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
46-66" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
GROUND WATER AT 66"
- EXPLORATION PIT #2** (UTM ZONE 12 NAD 83 403485 E 4567221 N) 10-28-2015
0-12" SANDY LOAM, GRANULAR STRUCTURE, (0.65 GPO/FT)
12-70" LOAM, MASSIVE STRUCTURE, MOTTLING AT 35" (0.4 GPO/FT)
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 GPO/FT)
12-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
27-67" LOAM, MASSIVE STRUCTURE, MOTTLING AT 40" (0.4 GPO/FT)
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 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, (0.5 GPO/FT)
23-41" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
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 GPO/FT)
21-33" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
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 GPO/FT)
17-35" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
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 GPO/FT)
19-30" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
GROUND WATER DEPTH IF ENCOUNTERED 30 INCHES BELOW GRADE.
- EXPLORATION PIT #9** (UTM ZONE 12 NAD 83 403401 E 4567420 N) JUNE 16, 2016
0-19" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPO/FT)
19-30" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
GROUND WATER DEPTH IF ENCOUNTERED 24 INCHES BELOW GRADE.
- EXPLORATION PIT #10** (UTM ZONE 12 NAD 83 403398 E 4567449 N) JUNE 16, 2016
0-19" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPO/FT)
17-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
GROUND WATER DEPTH IF ENCOUNTERED 27 INCHES BELOW GRADE.
- EXPLORATION PIT #11** (UTM ZONE 12 NAD 83 403399 E 4567478 N) JUNE 16, 2016
0-19" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPO/FT)
17-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
GROUND WATER DEPTH IF ENCOUNTERED 24 INCHES BELOW GRADE.
- EXPLORATION PIT #12** (UTM ZONE 12 NAD 83 403486 E 4567429 N) JUNE 16, 2016
0-11" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPO/FT)
11-27" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
27-28" FINE SANDY LOAM, MASSIVE STRUCTURE, (DENSE), MOTTLING MANY, (0.4 GPO/FT)
GROUND WATER DEPTH IF ENCOUNTERED 28 INCHES BELOW GRADE.
- EXPLORATION PIT #13** (UTM ZONE 12 NAD 83 403497 E 4567403 N) JUNE 16, 2016
0-17" FINE SANDY LOAM, GRANULAR STRUCTURE, (0.5 GPO/FT)
17-28" FINE SANDY LOAM, MASSIVE STRUCTURE, (0.4 GPO/FT)
28-32" FINE SANDY LOAM, MASSIVE STRUCTURE, MOTTLING MANY, (0.4 GPO/FT)
GROUND WATER DEPTH IF ENCOUNTERED 32 INCHES BELOW GRADE.

Vicinity Map

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	500.00	147.47	144.15	77.22	S20°28'41"E	42°14'48"
C2	233.00	123.14	120.57	64.59	S20°28'41"E	42°14'48"
C3	167.00	87.92	86.81	46.82	S20°28'41"E	42°14'48"
C4	101.00	52.70	52.29	29.01	S20°28'41"E	42°14'48"
C5	55.00	29.01	28.70	15.00	N42°57'14"E	25°02'08"
C6	55.00	29.01	28.70	15.00	N42°57'14"E	25°02'08"
C7	55.00	29.01	28.70	15.00	N42°57'14"E	25°02'08"
C8	55.00	29.01	28.70	15.00	N42°57'14"E	25°02'08"
C9	20.00	9.84	9.78	5.00	N71°30'10"E	7°29'22"
C10	20.00	9.84	9.78	5.00	N71°30'10"E	7°29'22"
C11	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C12	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C13	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C14	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C15	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C16	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C17	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C18	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C19	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"
C20	233.00	123.14	120.57	64.59	N70°54'29"E	42°02'08"



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 CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAD 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 SAID SUBDIVISION. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY THAT CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN MET WITH.

SIGNED THIS 14th DAY OF September 2017

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HERON 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 THOROUGHFARES 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 PUBLIC UTILITY SERVICE LINE, STORM DRAIN, EASEMENT, AND DETENTION BASIN PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS HOA, 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 OF 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 18th DAY OF Sept 2017

Dean Barrow, MANAGER
Justin Barrow, MANAGER
Dean Barrow, MANAGER
Justin Barrow, MANAGER
Dean Barrow, MANAGER
Justin Barrow, MANAGER
Dean Barrow, MANAGER
Justin Barrow, MANAGER

Barrow Land & Livestock, LLC
Dean Barrow, MANAGER
Barrow Land & Livestock, LLC
Justin Barrow, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

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

07/08/2017
COMMISSION EXPIRES

TREVOR J. HATCH
NOTARY PUBLIC

Developer
Barrow Land Livestock, LLC
Dean & Justin Barrow
8635 W 900 S
Ogden, UT 84404
(801) 514-8194

Line Data

LINE	BEARING	DISTANCE
L1	S89°14'17" E	62.98
L2	S86°17'19" W	34.44
L3	N48°23'55" E	18.49
L4	S41°38'25" E	74.24
L5	N89°21'17" W	10.61
L6	S00°38'43" W	101.70

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS 14 DAY OF April, 2017

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND HERON PUBLIC UTILITY AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY.
SIGNED THIS 22th DAY OF April 2017

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST

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 CONFORMITY WITH LINES AND MONUMENTS ON RECORD IN COUNTY COURTS. 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 14th DAY OF September 2017

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 THEREIN AND NOW IN FORCE AND EFFECT.
SIGNED THIS 20 DAY OF April 2018

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND ALL CONDITIONS FOR THE INSTALLATION 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.
SIGNED THIS 18th DAY OF September 2017

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder
Entry No. 291141
3/14/18 Filed For Record
Cluster Subdivision
No. 6352-01
Number: 4-18-17-C.C.
Scale: 1"=60'
Checked:

LEAH H. KALTS
Webster County Recorder