

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

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 AND THE 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.

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°04'49"E 937.51 FEET; THENCE S89°13'19"E 421.83 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 SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID 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 RECORDS). THE RIGHT OF WAY WAS DETERMINED ON THE BASIS OF 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 FRONT 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.

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 DEPTH IF ENCOUNTERED 30 INCHES BELOW GRADE.
- 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 72"
- 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) 27-407" LOAM, MASSIVE STRUCTURE, MOTTLING AT 40", (0.4 GPD/FT2) GROUND WATER AT 67"
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 403459 E 4567207 N) JUNE 16, 2016 THIS SOIL EXPLORATION PIT WAS NOT EVALUATED BECAUSE A PORTION OF THE SEPTIC ABSORPTION TRENCH SERVING THE EXISTING RESIDENCE WAS EXPOSED WHEN THE SOIL EXPLORATION PIT WAS EXCAVATED.
- EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 403425 E 4567282 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 BI
- 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 0-19" 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 403498 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) 27-38" 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) 22-52" FINE SANDY LOAM, MASSIVE STRUCTURE, MOTTLING MANY, (0.4 GPD/FT2) GROUND WATER DEPTH IF ENCOUNTERED 52 INCHES BELOW GRADE.

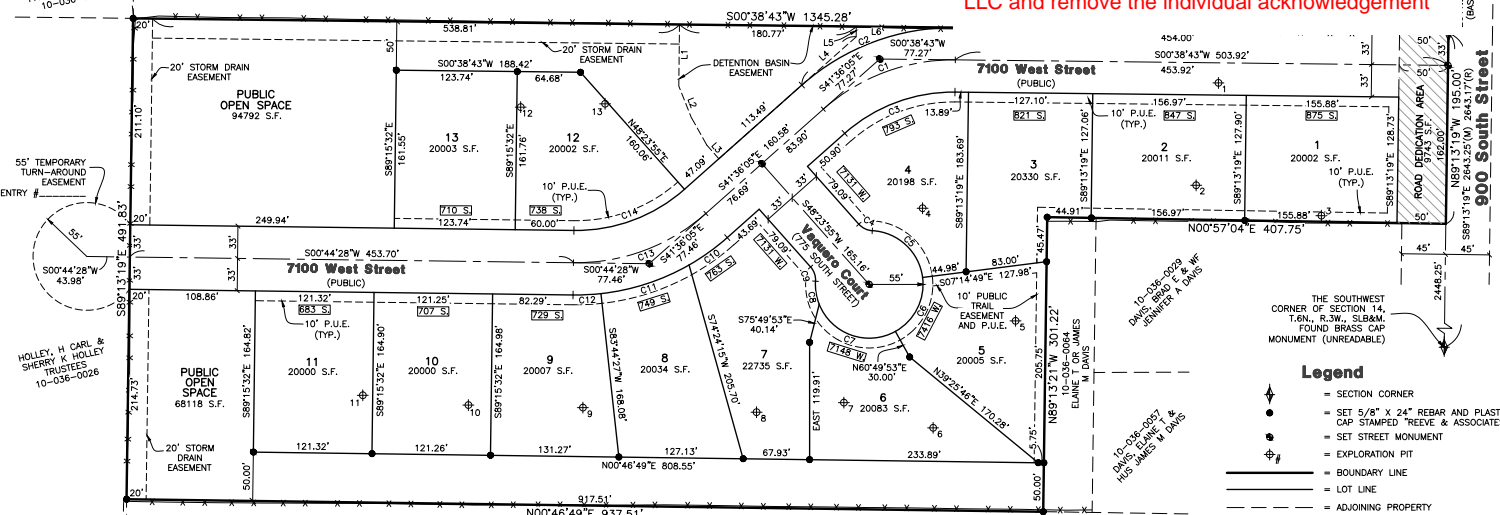
Vicinity Map

(NO SCALE)

Curve Table

#	RADIUS	ARC LENGTH	CHORD	TANGENT	CHORD BEARING	DELTA
01	200.00	147.47	144.15	77.271	S50°29'12"E	47.144
02	233.00	171.80	167.94	90.02	S50°28'14"E	47.148
03	187.00	124.14	120.37	64.52	S50°28'14"E	47.148
04	200.00	152.22	150.99	81.99	S50°28'14"E	47.148
05	255.00	186.01	183.49	102.74	S50°27'12"E	47.153
06	255.00	186.01	183.49	102.74	S50°27'12"E	47.153
07	255.00	186.01	183.49	102.74	S50°27'12"E	47.153
08	255.00	186.01	183.49	102.74	S50°27'12"E	47.153
09	200.00	152.22	150.99	81.99	N07°44'49"E	45.000
10	233.00	171.80	167.94	90.02	N07°44'49"E	45.000
11	233.00	171.80	167.94	90.02	N07°44'49"E	45.000
12	233.00	171.80	167.94	90.02	N07°44'49"E	45.000
13	200.00	147.47	144.15	77.271	N07°44'49"E	45.000
14	167.00	124.14	120.37	64.52	N07°44'49"E	45.000
15	167.00	124.14	120.37	64.52	N07°44'49"E	45.000
16	167.00	124.14	120.37	64.52	N07°44'49"E	45.000
17	167.00	124.14	120.37	64.52	N07°44'49"E	45.000
18	167.00	124.14	120.37	64.52	N07°44'49"E	45.000
19	167.00	124.14	120.37	64.52	N07°44'49"E	45.000
20	167.00	124.14	120.37	64.52	N07°44'49"E	45.000

MEIBOS FAMILY PARTNERSHIP (THE) 10-036-0043



Developer

Barrow Land Livestock, LLC
Dean & Justin Barrow
6835 W. 800 S.
Ogden, UT, 84404
(801) 514-8194

Line Data

LINE BEARING	DISTANCE
11 S89°13'19"E	56.98
12 S89°13'19"E	34.44
13 S89°13'19"E	34.44
14 S41°36'08"E	74.24
15 N89°13'19"E	106.61
16 S00°38'43"W	101.70

Line Data

LINE BEARING	DISTANCE
11 S89°13'19"E	56.98
12 S89°13'19"E	34.44
13 S89°13'19"E	34.44
14 S41°36'08"E	74.24
15 N89°13'19"E	106.61
16 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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE DO CONFORM WITH THE ORDINANCES ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL, CORRECTNESS, SECTION CORNER DATA, AND CONFORMITY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT CONFER WITH THE COUNTY SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____.

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 EFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

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 12-5-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HERIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN 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 _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HERIN 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 EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, AND PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICH EASEMENT IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES PERMITTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE TO 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 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 OPEN SPACE OWNER 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 _____ DAY OF _____, 20____.

DEAN BARROW JUSTIN BARROW

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, ACKNOWLEDGE TO ME THEY HAVE FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED, SIGNED THIS _____ DAY OF _____, 20____.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, ACKNOWLEDGE TO ME THEY ARE AND _____ 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.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 2-12-16
Name: VAQUERO VILLAGE CLUSTER SUBDIVISION
Number: 6352-01
Revision: 4-18-17 C.G.
Scale: 1"=60'
Checked: _____

Webber County Recorder

Entry No. _____ Filed For Record
And Recorded, _____
In Book _____
Of The Official Records, Page _____
Recorded For: _____
Webber County Recorder
Deputy