

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

April 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.

EXPLORATION PIT #14 (UTM ZONE 12 NAD 83 0403491 E 4567487 N)
0-16" LOAM, GRANULAR STRUCTURE
16-34" LOAM, BLOCKY STRUCTURE, FEW RED MOTTLES BELOW 20"
34-53" SILTY CLAY LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES THROUGHOUT
GROUND WATER DEPTH IF ENCOUNTERED 53 INCHES BELOW GRADE.

EXPLORATION PIT #15 (UTM ZONE 12 NAD 83 0403495 E 4567533 N)
0-15" LOAM, GRANULAR STRUCTURE
15-36" LOAM, BLOCKY STRUCTURE, FEW RED MOTTLES BELOW 18"
BELOW 36" SILTY CLAY LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES THROUGHOUT
GROUND WATER DEPTH IF ENCOUNTERED 36" INCHES BELOW GRADE.

EXPLORATION PIT #16 (UTM ZONE 12 NAD 83 0403407 E 4567521 N)
0-12" LOAM, GRANULAR STRUCTURE
12-28" VERY FINE SANDY LOAM, BLOCKY STRUCTURE, FEW RED MOTTLES BELOW 16"
28-37" VERY FINE SANDY LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES
THROUGHOUT
GROUND WATER DEPTH IF ENCOUNTERED 37" 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 point 50.46 feet South 0°38'37" West from the Southeast Corner of Section 14; Running thence along the South and West Lines of said Vaquero Village Cluster Subdivision the following four (4) courses: (1) North 89°21'23" West 194.88 feet; (2) North 0°58'44" East 310.02 feet; (3) North 89°13'21" East 301.08 feet; and (4) North 0°46'41" East 408.89 feet; thence South 89°21'23" East 1017.06 feet; thence South 0°38'37" West 1706.08 feet to the Point of Beginning.

Contains 22.109 Acres, More or Less

WEBER-MORGAN HEALTH DEPARTMENT

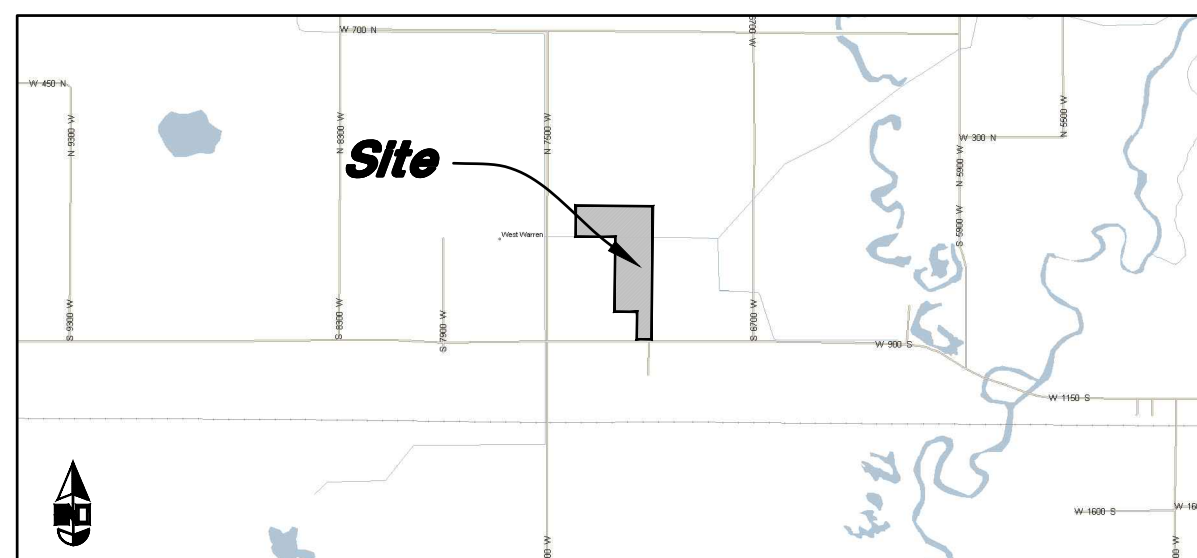
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

Signed this ____ day of _____, 2020.

Director, Weber-Morgan Health Department

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 963,050 sq.ft.
Right of Way Area 104,811 sq.ft.
Lot Area 398,497 sq.ft.
Open space 459,742 sq.ft (47.7% Open Space)



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 _____ Dawn Barnes - Owner -

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

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 #5810 in the Weber County Surveyors Office).

Property Corners are Monumented as depicted on this survey

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

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

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.

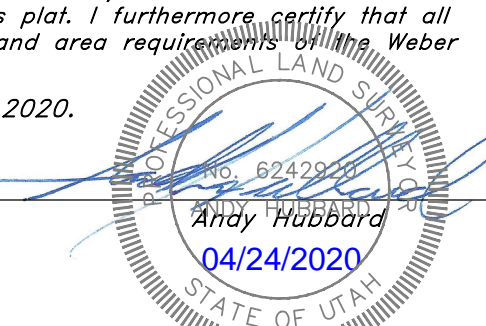
Weber County Attorney

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.



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 - 1st Amendment 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 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.

_____- Lync Construction, LLC - _____ Dawn Barnes -

_____- Pat Burns - Owner _____ 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

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

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

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

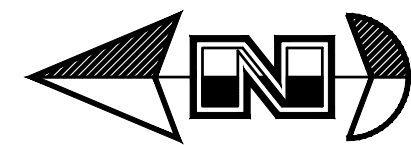
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

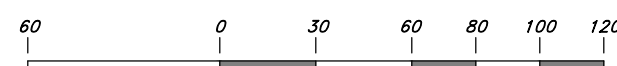
BY: _____
DEPUTY

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
April 2020



Scale: 1" = 60'



Graphic Scale

The Melbos Family Partnership

Westside Investments, LC

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

Eldon D. & Susan W. Davis Revocable Trust

Is holding strip outside subdivision boundary? Will it be allowed by Planning, Legal, Recording?

1.0' Wide Holding Strip

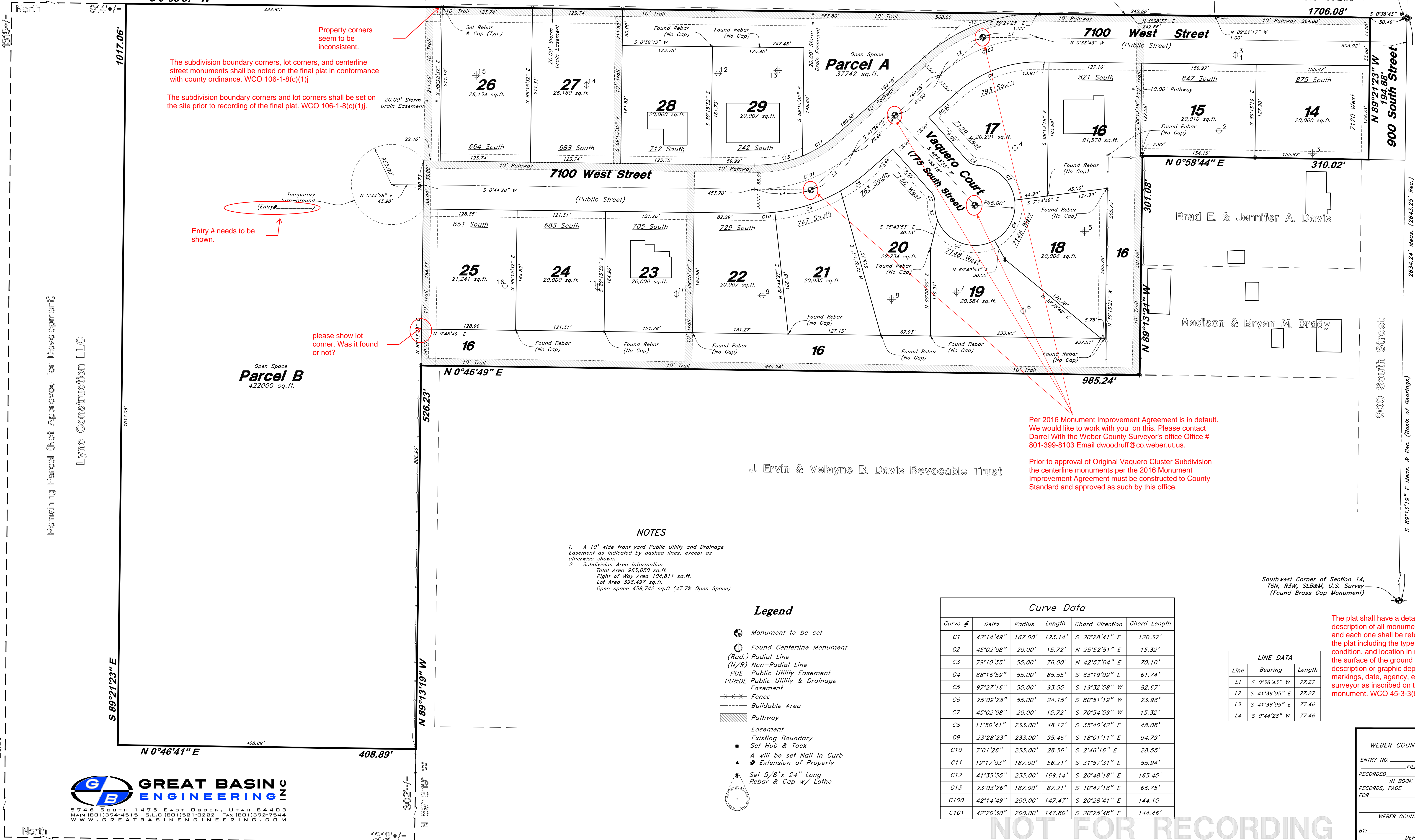
Property corners seem to be inconsistent.
The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)
The subdivision boundary corners and lot corners shall be set on the site prior to recording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

Entry # needs to be shown.

please show lot corner. Was it found or not?

Per 2016 Monument Improvement Agreement is in default. We would like to work with you on this. Please contact Darrel With the Weber County Surveyor's office Office # 801-399-8103 Email dwoodruff@co.weber.ut.us.

Prior to approval of Original Vaquero Cluster Subdivision the centerline monuments per the 2016 Monument Improvement Agreement must be constructed to County Standard and approved as such by this office.



Remaining Parcel (Not Approved for Development)

Lync Construction LLC

Open Space Parcel B 422000 sq.ft.

J. Ervin & Velayne B. Davis Revocable Trust

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 963,050 sq.ft.
Right of Way Area 104,811 sq.ft.
Lot Area 398,497 sq.ft.
Open space 459,742 sq.ft (47.7% Open Space)

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
- 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

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 | 19°17'03" | 167.00' | 56.21' | S 31°57'31" E | 55.94' |
| C12 | 41°35'35" | 233.00' | 169.14' | S 20°48'18" E | 165.45' |
| C13 | 23°03'26" | 167.00' | 67.21' | S 10°47'16" E | 66.75' |
| 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 |

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)

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 _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

NOT FOR RECORDING