

# 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 4573333 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 on the North right of way line of 900 South Street said point being 50.00 feet North 0°38'37" East from the Southeast Corner of Section 14; Running thence North 89°13'19" West 194.73 feet along said North Right of way line of 900 South Street to the West Boundary of said Subdivision; thence North 0°57'04" East 310.02 feet along said West Boundary; thence North 89°13'21" West 301.08 feet to the West Boundary line Extended of said Subdivision; thence North 0°46'49" East 985.24 feet along said West Boundary Extended and the West Boundary of said Subdivision to the one-sixteenth Section line; thence North 89°13'19" West 395.75 feet along said one-sixteenth Section line; thence North 0°46'41" East 50.00 feet thence South 89°13'19" East 445.75 feet; thence South 0°46'49" West 50.00 feet to said one-sixteenth line and the North Boundary line of said Subdivision; thence South 89°13'19" East 441.83 feet along said North Boundary line to the East Boundary Line of said Subdivision; thence South 0°38'43" West 1295.26 feet to the Point of Beginning.

Contains 13.042 Acres, More or Less

## WEBER-MORGAN HEALTH DEPARTMENT

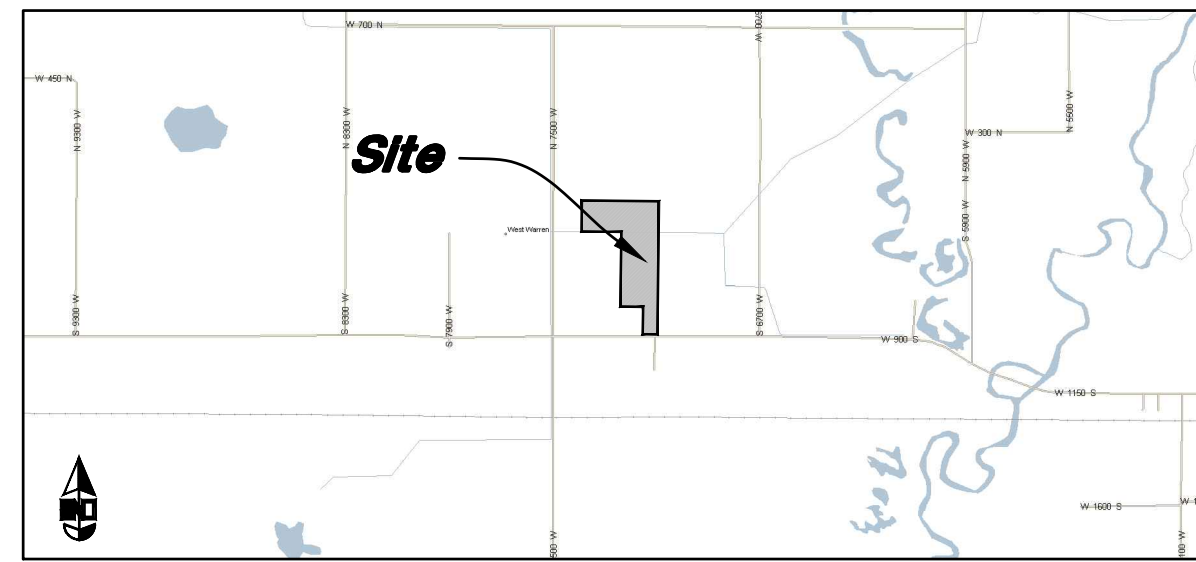
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Director, Weber-Morgan Health Department

## NOTES

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- Subdivision Area Information  
Total Area 568,112 sq.ft.  
Right of Way Area 104,859 sq.ft.  
Lot Area 356,348 sq.ft.  
Open space 106,905 sq.ft (30% Open Space)



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 \_\_\_\_\_ Dawn Barnes - Owner -

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

## 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

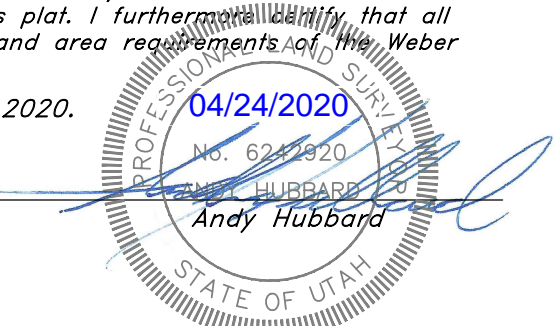
NOT FOR RECORDING

## 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 further 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  
3746 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  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_, RECORDED  
FOR \_\_\_\_\_

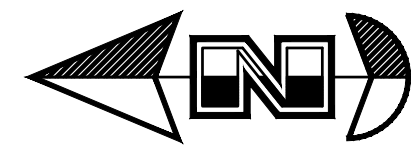
\_\_\_\_\_  
WEBER COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

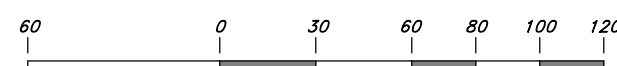


# Vaquero Village Cluster Subdivision - 1st Amendment

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



Scale: 1" = 60'



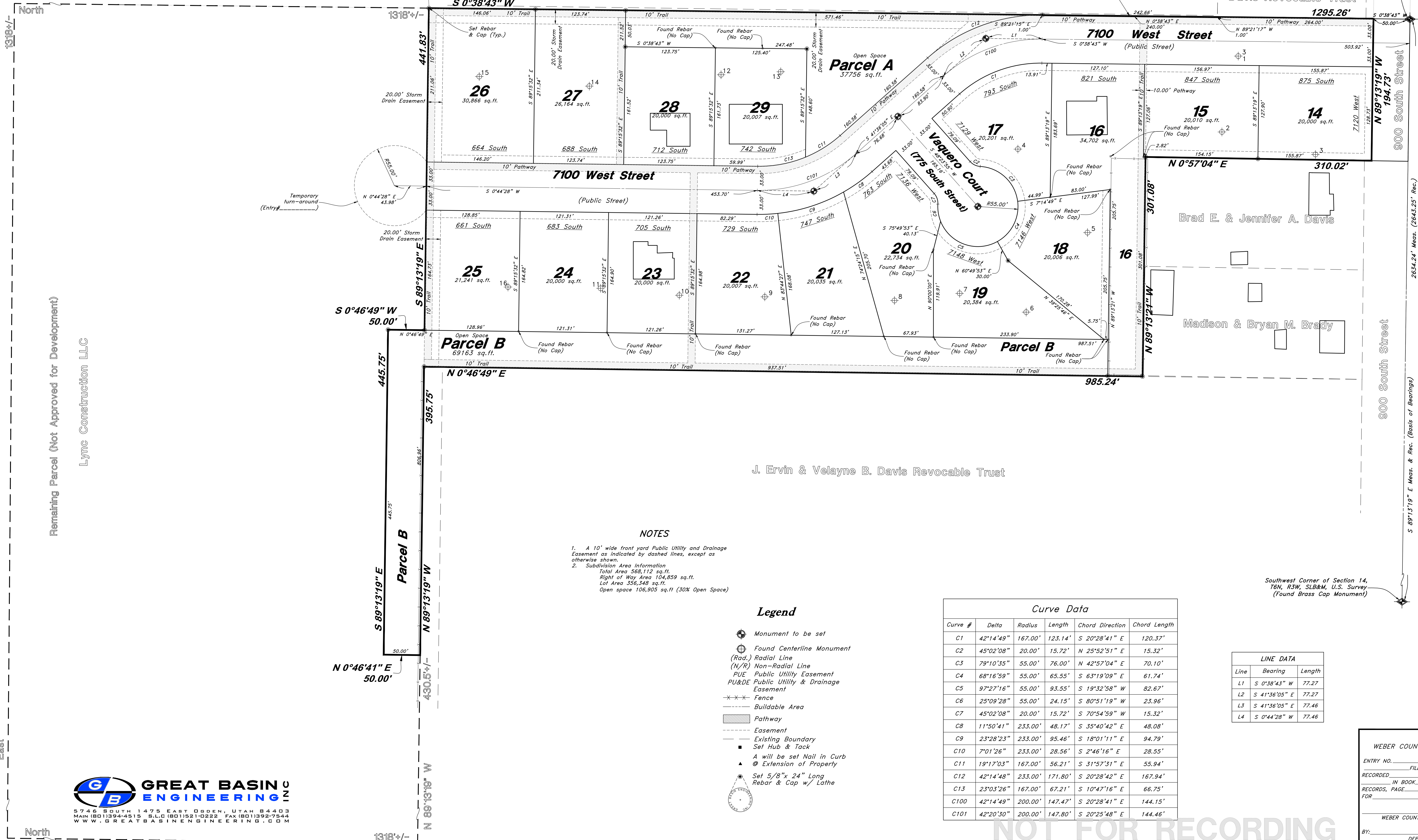
Graphic Scale

The Melbos Family Partnership

Westside Investments, LC

1.0' Wide Holding Strip  
240 sq.ft.

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



Remaining Parcel (Not Approved for Development)

Lync Construction LLC

2634.24' Meas. (2643.25' Rec.)

- 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 568,112 sq.ft.  
Right of Way Area 104,859 sq.ft.  
Lot Area 356,348 sq.ft.  
Open space 106,905 sq.ft. (30% 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	42°14'48"	233.00'	171.80'	S 20°28'42" E	167.94'
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

**GREAT BASIN ENGINEERING INC.**  
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 \_\_\_\_\_ FILED FOR RECORD AND  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_, RECORDED  
FOR \_\_\_\_\_

WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

NOT FOR RECORDING