

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

July 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)
17-22" 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)
0-15" 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 16"
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.

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Parcels, Open Space, Common Area 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 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. We also Dedicate, Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) 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 common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

We also dedicate and grant to Weber County all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this _____ Day of _____, 2020.



GREAT BASIN ENGINEERING, INC.
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 S.U.C. (801) 821-0292 FAX (801) 394-4515
WWW.GREATBASINENGINEERING.COM

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 one (1) Open Space Parcels, and two (2) common area 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 Record of Surveys # 5810, and # _____ in the Weber County Surveyors Office).

Property Corners are Monument as depicted on this survey.

ACKNOWLEDGMENT

State of Utah }
County of } ss

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

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

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Skylour & McKayla Tatum - Owners,

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

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Dawn Barnes - Owner,

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

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Cidney Barrow,

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

AGRICULTURE OPERATION AREA NOTE

Agriculture is the preferred use in the agriculture zones. Agriculture 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.

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 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 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

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Mike Treese - Owner,

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

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Curtis and Sally Dalton - Owner,

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

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Whitney N. and Bryce D. Perry - Owner,

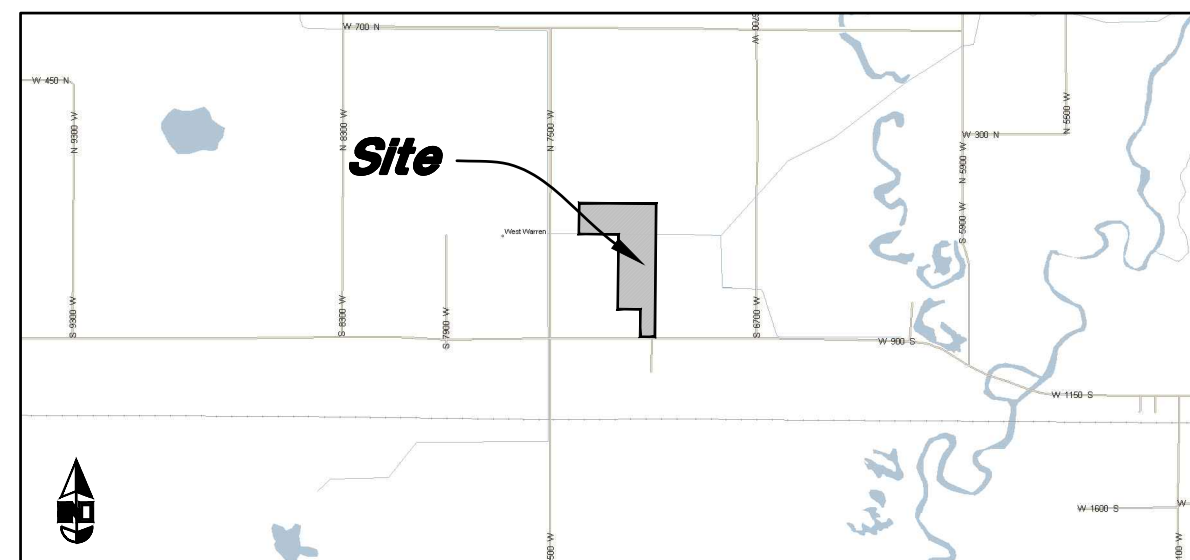
Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Carole Cook - Owner,

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



VICINITY MAP
Not to Scale

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 17-21-17 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.

For Review

09/14/2020 7:25:23 PM
Andy Hubbard

DESCRIPTION

A part 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 a 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 491.79 feet along said one-sixteenth to the quarter Section line; thence South 0°38'43" West along the quarter section line a distance of 1295.26 feet to the Point of Beginning.

Together with:

Beginning at the Center of the Southwest Quarter of said Section 14 which is 1345.26 feet North 0°38'43" East along the quarter section line and 1319.94 feet North 89°13'14" West along the North South one-sixteenth section line from the Southeast Corner of Section 14; Running thence North 0°43'00" East along the North South one-sixteenth section line a distance of 507.01 feet; thence East 423.93 feet; thence South 512.81 feet to the one-sixteenth section line running East West; thence North 89°13'19" West along said one-sixteenth line a distance of 430.32 feet to the Point of Beginning.

Less and Excepting

All of Lot 11, Vaquero Village Cluster Subdivision, according to the Official Plat there of on file in the Weber County Recorder's Office,

Containing a Net of 17.071 Acres, More or Less.

Pat Burns - Owner
- Lync Construction -
Lots 16-17, 19-22, 25-27

Dawn Barnes - Owner
- Lot 23 -

Curtis Dalton - Owner
- Lots 15 & 14 -

Sally Dalton - Owner
- Lots 15 & 14 -

Whitney N. Perry - Owner
- Lot 18 -

Bryce D. Perry - Owner
- Lot 18 -

Cydney Barrow

Mike Treese - Owner
- Lot 29 -

Skylour Tatum - Owner
- Lot 15 -

McKayla Tatum - Owner
- Lot 15 -

Carole Cook - Owner
- Lot 28 -

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 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

Sheet 1 of 2

WEBER COUNTY RECORDER

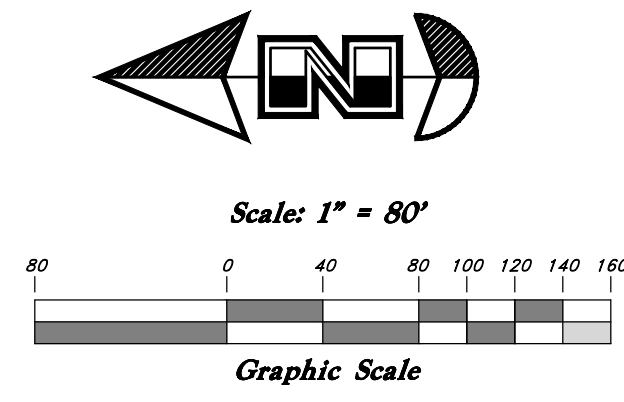
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

Vaquero Village Cluster Subdivision - 1st Amendment

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

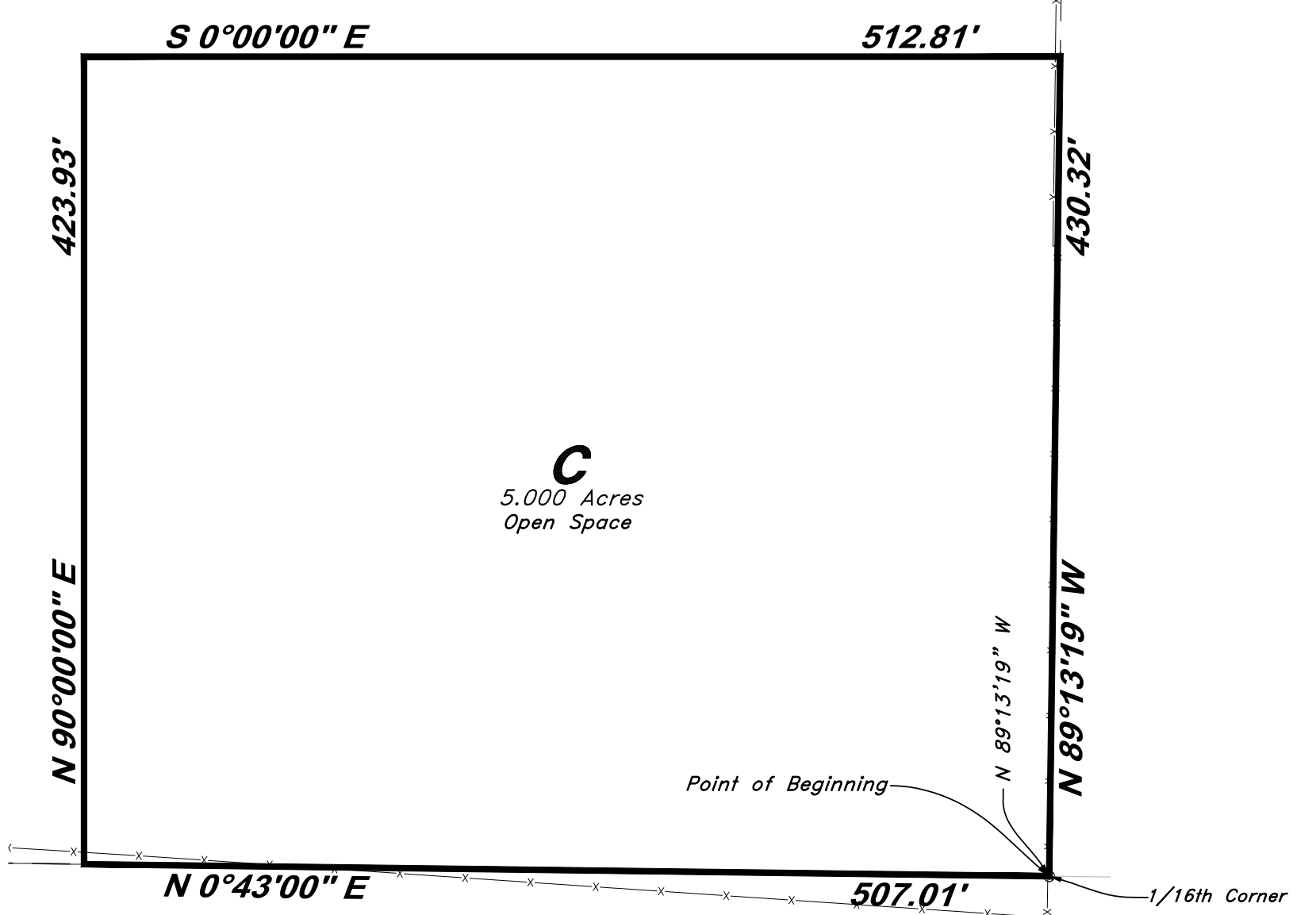
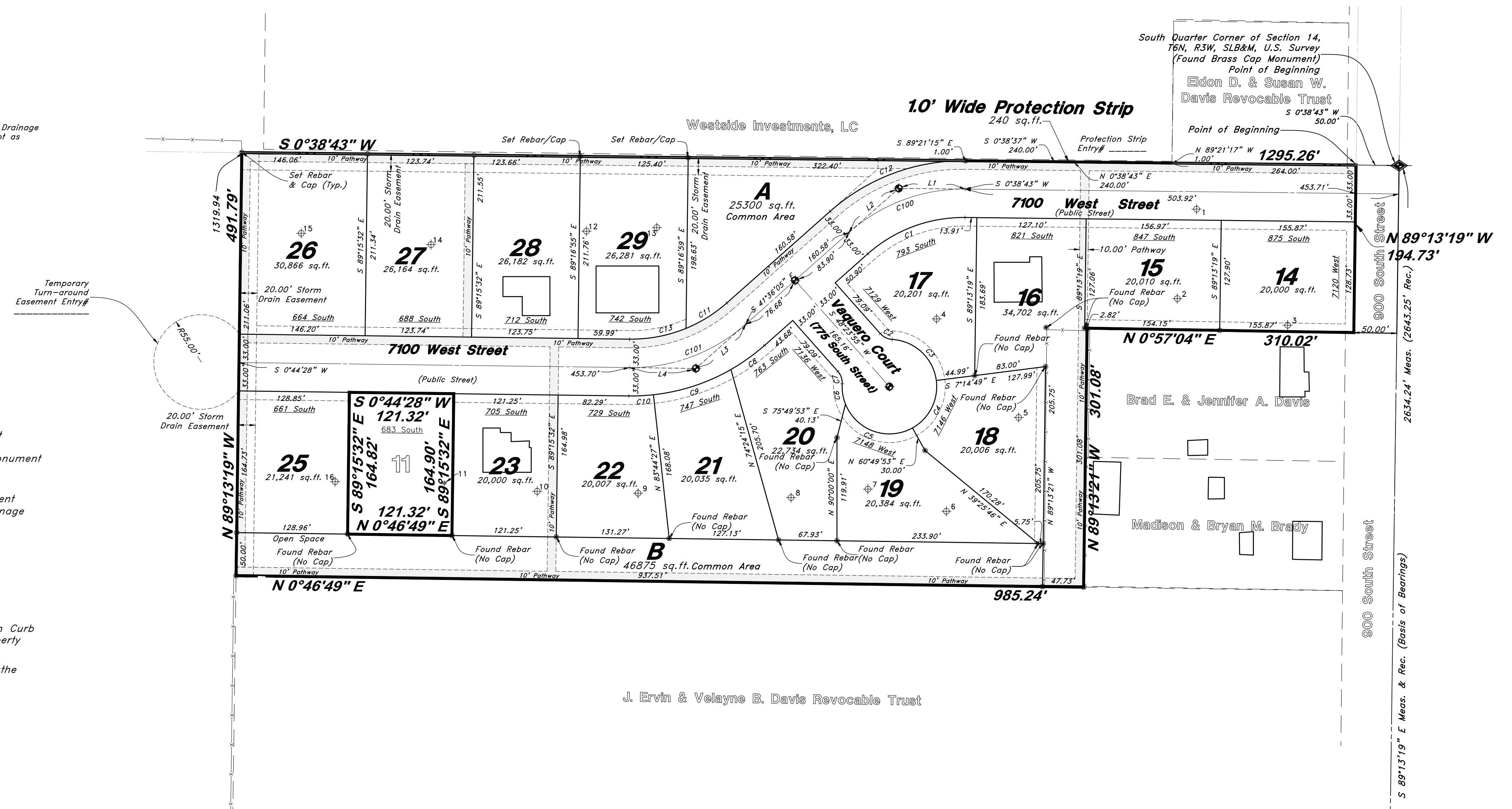


NOTES

- 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 463,253 sq.ft.
Open space 217,800 sq.ft.

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
- Public 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

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Sheet 2 of 2

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