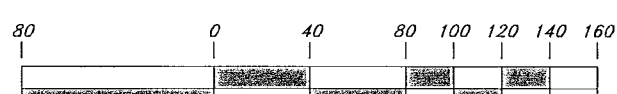


Vaquero Village Cluster Subdivision - 1st Amendment

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



Scale: 1" = 80'



Graphic Scale

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 hereon 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 20th Day of August, 2020.

Riley Skinner
Riley Skinner - Owner
Lot 19

Emily Skinner
Emily Skinner - Owner
- Lot 19 -

ACKNOWLEDGMENT

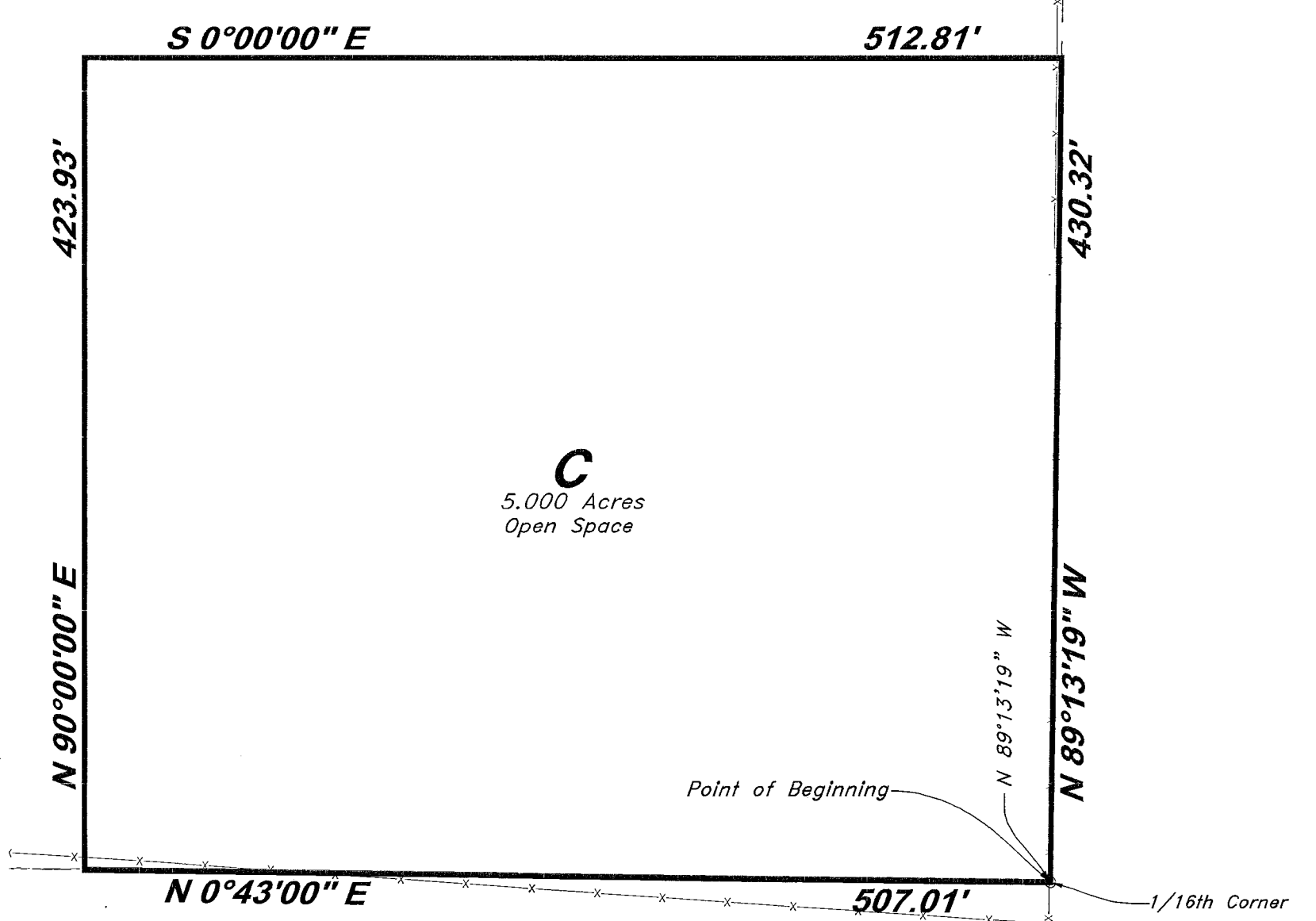
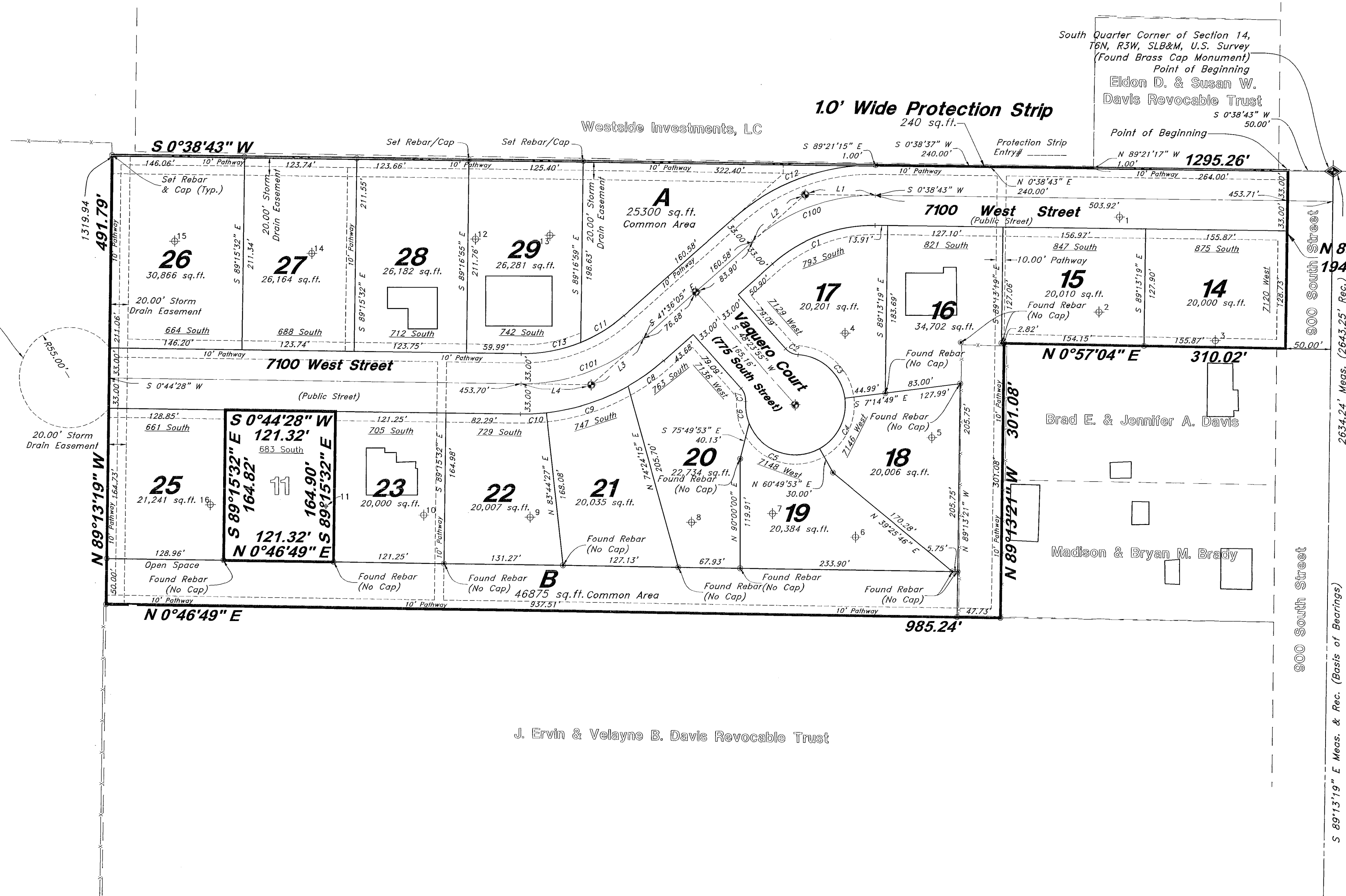
State of Utah }
County of Weber } ss

Oct. The foregoing instrument was acknowledged before me this 26 day of 2020 by Riley Skinner and Emily Skinner

Residing At: Weker
Commission Number: 109793
Commission Expires: 12/23/2023

Angela Martin
Notary Public commissioned in Utah
Angela Martin
Print Name

- ### 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



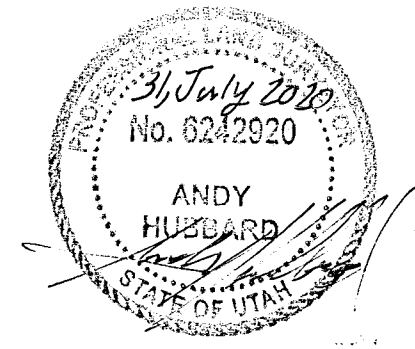
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	42°14'49"	167.00'	123.14'	S 20°28'41" E	120.37'
C2	45°02'08"	20.00'	15.72'	N 25°52'51" E	15.32'
C3	79°10'35"	55.00'	76.00'	N 42°57'04" E	70.10'
C4	68°16'59"	55.00'	65.55'	S 63°19'09" E	61.74'
C5	97°27'16"	55.00'	93.55'	S 19°32'58" W	82.67'
C6	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	Bearing	Length
L1	S 0°38'43" W	77.27
L2	S 41°56'05" E	77.27
L3	S 41°36'05" E	77.46
L4	S 0°44'28" W	77.46

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.

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



Sheet 2 of 2

WEBER COUNTY RECORDER
ENTRY NO. 3996191 FEE PAID
RECORDED 26 OCT 2020 AT
IN BOOK 89 OF OFFICIAL RECORDS, PAGE 02403 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

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

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 hereon 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 20th Day of August, 2020.

See Sheet 2 for ADDITIONAL SIGNATURES



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 Parcel, 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 # 8810, and # _____ in the Weber County Surveyors Office).

Property Corners are Monument as depicted on this survey.

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this 20 day of Aug 2020 by Patrick Burns - Lync Construction LLC

Residing At: Ordin, UT
Commission Number: 710105
Commission Expires: 3/20/24
Sandy Espinoza
A Notary Public commissioned in Utah
SANDY ESPINOZA
Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 21 day of Sept 2020 by Sally Larson & Michael Larson - Owners

Residing At: Roy, Utah
Commission Number: 708775
Commission Expires: 11-26-23
Laura Hall
A Notary Public commissioned in Utah
Laura Hall
Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 14th day of August 2020 by Dawn Barnes - Owner

Residing At: Weber County, UT
Commission Number: 694017
Commission Expires: April 10th 2021
Tiffany C. Olsen
A Notary Public commissioned in Utah
Tiffany C. Olsen
Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 19th day of August 2020 by Cidney Barrow

Residing At: Weber County, UT
Commission Number: 705178
Commission Expires: 03/13/2023
Jayden Hess
A Notary Public commissioned in Utah
Jayden Hess
Print Name

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)

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:

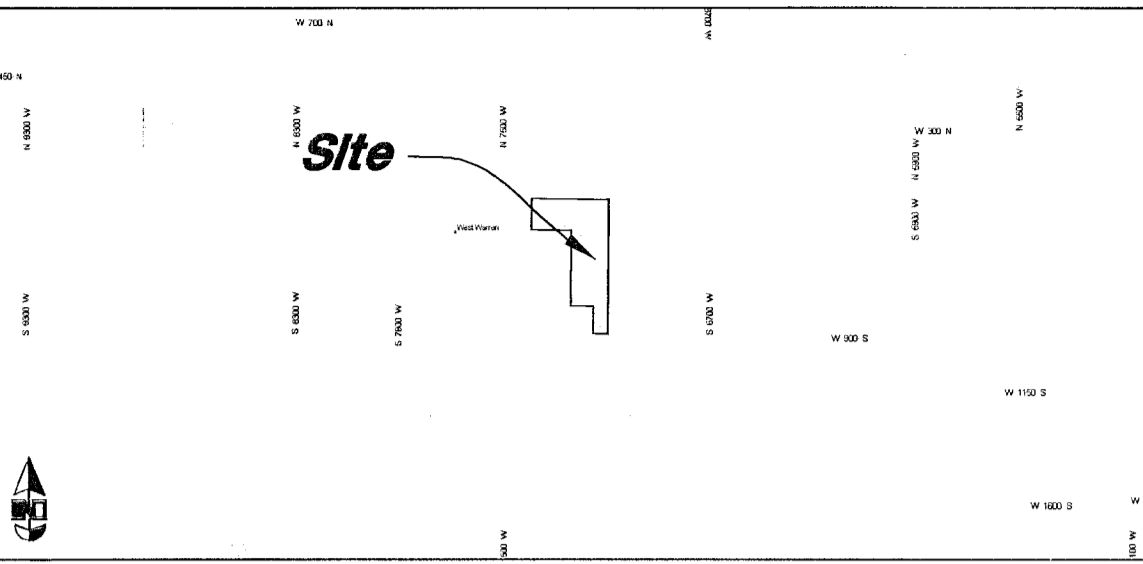
AGRICULTURE OPERATION AREA NOTE

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 28 day of SEPTEMBER 2020.

Chairman, Weber County Planning Commission



VICINITY MAP
Not to Scale

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 22 day of October 2020 by Heather D. Treece & Michael A. Treece

Residing At: Ordin, UT
Commission Number: 109193
Commission Expires: 12/23/2023
Angela Martin
A Notary Public commissioned in Utah
Angela Martin
Print Name

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this 2 day of Sept 2020 by Curtis and Sally Dalton - Owner

Residing At: Ordin, UT
Commission Number: 710105
Commission Expires: 3/20/24
Sandy Espinoza
A Notary Public commissioned in Utah
SANDY ESPINOZA
Print Name

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this 19 day of August 2020 by Whitney N. and Bryce D. Perry - Owner

Residing At: Clinton, Utah
Commission Number: 690009
Commission Expires: 08/10/2021
Clay Bennington
A Notary Public commissioned in Utah
Clay Bennington
Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this 19th day of August 2020 by Carole Cook - Owner

Residing At: Weber County, UT
Commission Number: 705178
Commission Expires: 03/13/2023
Jayden Hess
A Notary Public commissioned in Utah
Jayden Hess
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 28th day of SEPTEMBER, 2020.

P. R.
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.

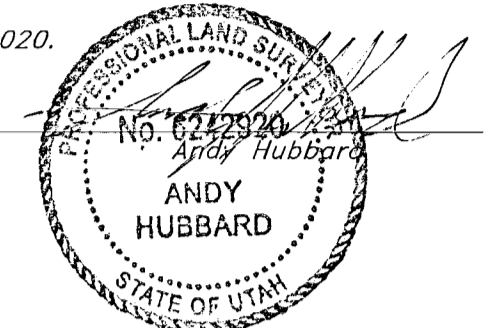
Weber County Attorney

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 hereon 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 31st day of July, 2020.

6242920
License No.



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 South 89°13'19" East 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 Excepting all Lots 14, Vaquero Village Cluster Subdivision Weber County Recorder's Office Entry #2917416, in Containing a Net of 17.071 Acres, More or Less. Book 83, page 25.

Carole Cook
- Lot 28 -
Pat Burns - Owner
- Lync Construction -
Lots 16, 22, 25-27
Curtis Dalton
Curtis Dalton - Owner
- Lots 14, 19-21 - 17
Sally Dalton
Sally Dalton - Owner
- Lots 14, 19-21 - 17
Whitney N. Perry - Owner
- Lot 18 -
Bryce D. Perry - Owner
- Lot 18 -
Whitney N. Perry - Owner
- Lot 18 -
Cidney Barrow
Heather D. Treece
Heather D. Treece - OWNER
- Lot 29
Michael A. Treece
Michael A. Treece - OWNER
- Lot 29
Sally Larson & Michael Larson - Owners
Jayden Hess
Jayden Hess - OWNER
- Lot 15 -
Carole Cook
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 2nd day of October, 2020.

James Taylor
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 25th day of September, 2020.

Crissy Myers
Weber County Engineer

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 RECORDER
ENTRY NO. 3096191 FEE PAID
152-20 FILED FOR RECORD AND
RECORDED 24 OCT 2020 AT 3:50 PM
IN BOOK 89 OF OFFICIAL
RECORDS, PAGE 06405. RECORDED
FOR LYNC CONSTRUCTION LLC
LEANN H. KILTS
WEBER COUNTY RECORDER
BY: Julie
DEPUTY