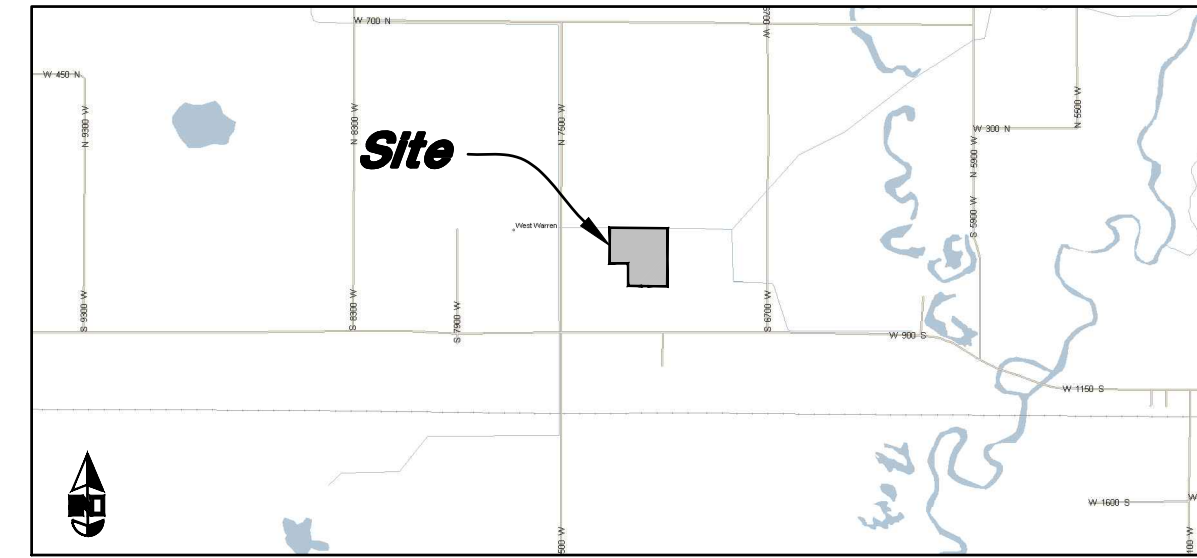


Vaquero Village Cluster Subdivision Phase 2

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



VICINITY MAP
Not to Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Pat Burns for the purpose of subdividing said parcel into fifteen (15) residential lots and two (2) open space parcels.

A Line between Monuments in the Southwest and South Quarter of Section 14 with a line bearing South 89°13'19" East was used as the Basis of Bearings for this Subdivision Plat.

Property Corners are Monumented as depicted on this survey. For more information see Record of Survey Entry No. 6625.

DESCRIPTION

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 along the Quarter Section line, said point being 1345.24 feet North 0°38'37" East from the East Quarter Corner of Section 14 (Basis of Bearing being South 89°13'19" East measured from the Southwest Corner to the East Quarter Corner of said Section and running thence along the Northerly boundary of Vaquero Village Cluster Subdivision - 1st Amendment for the following three (3) courses: (1) North 89°13'19" West 889.59 feet; (2) North 512.81 feet (3) and West 423.93 feet along said Subdivision to the West one-sixteenth Section line of the Northeast Quarter of the Southwest Quarter of said Section; Thence North 0°43'00" East along said one-sixteenth line a distance of 811.52 feet to the North Quarter line of the Southwest Quarter of said Section; thence South 89°31'06" East along said Quarter Section line to the East Quarter Section line of the Southwest Quarter of said Section; thence South 0°38'37" West along said Quarter Section 1325.34 feet to the Point of Beginning.

Contains 35.030 acres, more or Less

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.

Place exploration pit data for phase 2

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 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 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 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

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 1,525,943.79 sq.ft.
Right of Way Area 83,445.87 sq.ft.
Lot Area 378,315 sq.ft.
Open Space 1,064,811 sq.ft (69.74% Open Space)
Subdivision area information
Gross Acreage 1,525,943.79 sq ft
Right of way area 83,445.87 sq ft
Area unsuitable for development (25% of the pond are may be counted toward Net Developable Area).

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

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

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 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 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 affect. 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 hereon in accordance with Section 17-23-7 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 ____ day of _____, 2020.

6242920

License No.

Andy Hubbard

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 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.

Signed this ____ Day of _____, 2020.

- Lync Construction, LLC -

Pat Burns - Owner

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

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

Residing At: _____

A Notary Public commissioned in Utah

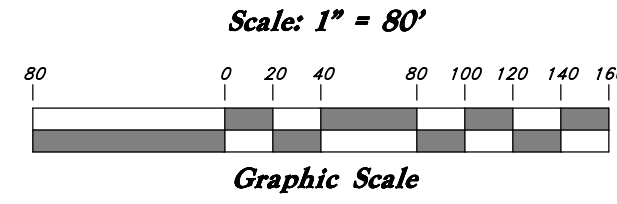
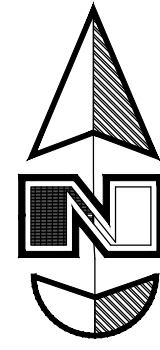
Commission Number: _____

Commission Expires: _____

Print Name

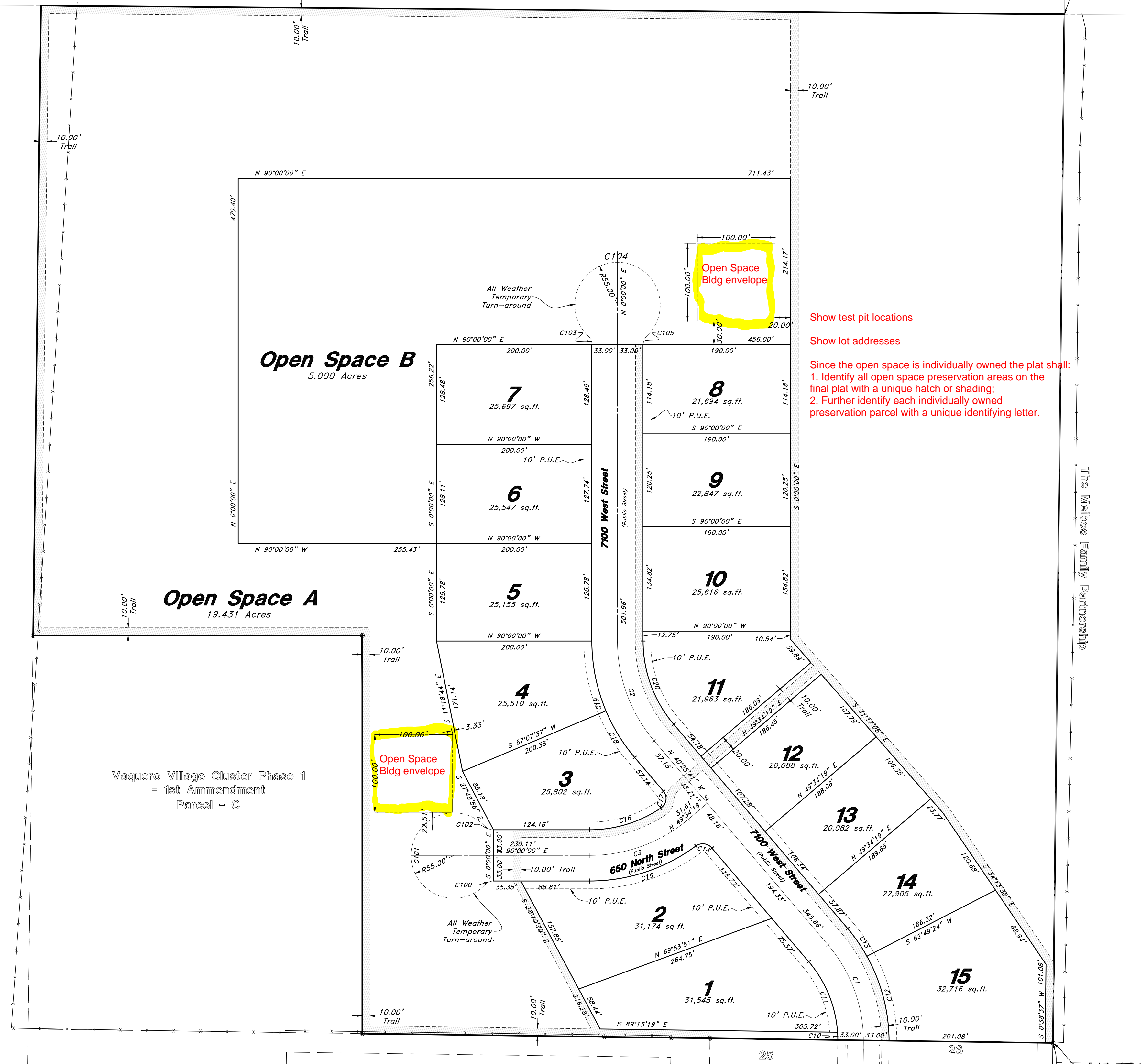
Vaquero Village Cluster Subdivision Phase 2

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



North Quarter Corner of Section 14,
T6N, R3W, SLB&M, U.S. Survey
(No Record Monument)

Warren Irrigation Company



Show test pit locations

Show lot addresses

Since the open space is individually owned the plat shall:
1. Identify all open space preservation areas on the final plat with a unique hatch or shading;
2. Further identify each individually owned preservation parcel with a unique identifying letter.

Centerline Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	41°10'09"	189.85'	136.41'	N 19°50'36" W	133.50'
C2	40°25'41"	198.37'	139.97'	N 20°12'51" W	137.08'
C3	40°25'41"	196.07'	138.35'	N 69°47'09" E	135.50'

Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C10	3°40'34"	156.08'	10.01'	N 2°03'36" W	10.01'
C11	35°53'40"	156.08'	97.78'	N 21°50'43" W	96.19'
C12	28°48'29"	226.09'	113.68'	N 14°42'30" W	112.48'
C13	11°00'51"	226.09'	43.46'	N 34°37'10" W	43.39'
C14	85°52'04"	15.36'	23.03'	N 81°57'59" W	20.93'
C15	36°36'20"	229.07'	146.35'	N 71°41'50" E	143.87'
C16	34°05'16"	163.07'	97.02'	S 72°57'22" W	95.59'
C17	96°40'06"	14.64'	24.69'	N 9°01'29" E	21.87'
C18	17°33'18"	231.37'	70.89'	N 31°39'02" W	70.61'
C19	22°52'23"	231.37'	92.37'	N 11°26'12" W	91.75'
C20	40°25'41"	165.37'	116.69'	N 20°12'51" W	114.28'

Easement Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	46°14'52"	15.00'	12.11'	S 66°12'52" W	11.78'
C101	27°32'50"	55.00'	262.46'	N 0°12'02" W	75.43'
C102	47°07'38"	15.00'	12.34'	S 67°03'19" E	11.99'
C103	46°14'52"	15.00'	12.11'	N 23°47'06" W	11.78'
C104	27°32'50"	55.00'	262.46'	N 89°48'00" E	75.43'
C105	47°07'38"	15.00'	12.34'	S 22°56'43" W	11.99'

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
- Buildable area
- 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

Vaquero Village Cluster Phase 1
- 1st Amendment
Parcel - C

Erving J. & Velsyne B. Davis Revocable Trust

Southwest Corner of Section 14,
T6N, R3W, SLB&M, U.S. Survey
(Found 3" Weber County Brass Cap
Monument in Good Condition 7" below
road surface)

South Quarter Corner of Section 14,
T6N, R3W, SLB&M, U.S. Survey
(Found 3" Weber County Brass Cap Monument
in Poor Condition 6" below road surface)
Point of Beginning

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY