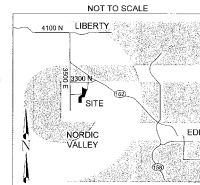


# ASGARD HEIGHTS SUBDIVISION

A CONNECTIVITY INCENTIVIZED SUBDIVISION  
 LOCATED IN THE EAST HALF OF SECTION 29,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH, JULY 2021

VICINITY MAP  
 NOT TO SCALE



LEGEND  
 WEBER COUNTY MONUMENT AS NOTED  
 SET 2" REBAR AND CAP  
 MARKED GARDNER ENGINEERING  
 SUBDIVISION BOUNDARY  
 LOT LINE  
 ADJACENT PARCEL  
 SECTION LINE  
 EASEMENT  
 EXISTING FENCE LINE  
 STREAM AND CORRIDOR EASEMENT APPROXIMATE  
 AND 50-FOOT HIGH WATER MARK SETBACK LINE  
 FLOOD ZONE 'A' (SEE NOTE 2)

BOUNDARY DESCRIPTION  
 A PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORDIC MEADOWS ROAD BEING LOCATED NORTH 09°23'55" EAST 991.66 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION AND NORTH 90°00'00" EAST 958.93 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION, RUNNING THENCE NORTH 09°09'18" EAST 881.02 FEET TO THE COMMON BOUNDARY WITH NORDIC MEADOWS SUBDIVISION, PHASE 2; THENCE ALONG SAID COMMON BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 18°30'00" EAST 932 FEET; (2) NORTH 10°52'00" EAST 861.02 FEET; (3) NORTH 00°42'00" EAST 844.00 FEET; THENCE SOUTH 43°16'19" EAST 205.53 FEET; THENCE SOUTH 07°20'00" EAST 493.39 FEET TO THE PROPOSED WEST BOUNDARY LINE OF VUE DE VALHALLA SUBDIVISION; THENCE ALONG SAID WEST BOUNDARY LINE FOLLOWING SIX (6) COURSES: (1) SOUTH 18°18'30" WEST 318.71 FEET; (2) NORTH 88°21'32" WEST 4.18 FEET; (3) SOUTH 19°15'51" WEST 198.35 FEET; (4) SOUTH 17°12'02" WEST 107.80 FEET; (5) SOUTH 17°05'43" WEST 229.42 FEET; (6) SOUTH 17°20'24" WEST 132.06 FEET TO THE COMMON BOUNDARY WITH ABLEYTON ESTATES NO. 2; THENCE ALONG SAID COMMON BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°31'41" WEST 185.53 FEET; (2) NORTH 87°08'12" WEST 94.20 FEET; (3) SOUTH 87°55'59" WEST 46.29 FEET; (4) SOUTH 01°45'10" WEST 386.16 FEET; (5) SOUTH 04°26'28" WEST 233.05 FEET; (6) SOUTH 34°16'15" WEST 65.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORDIC MEADOWS ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°24'59" WEST 13.49 FEET; (2) NORTH 86°01'58" WEST 342.05 FEET TO THE POINT OF BEGINNING, CONTAINING 811.841 SQ. FT. OR 63.3 AC. MORE OR LESS.

\* (Record South 16° 41' West 1015.27 Feet)

## SURVEYOR'S CERTIFICATE

I, Klint H. Whitney, do hereby certify that I am a licensed professional land surveyor in the state of Utah and that I hold certificate no. 9227228 in accordance with title 58, chapter 22, of the professional engineers and land surveyors act. I further certify that by authority of the owners I have completed a survey of the property as shown and described on this plat, and have subdivided said property into lots and streets, together with easements, hereinafter to be known as ASGARD HEIGHTS SUBDIVISION, IN ACCORDANCE WITH SECTION 17-21-1, AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO REINFORCE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 17<sup>th</sup> DAY OF November 2021.



## OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

## ASGARD HEIGHTS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES; STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 17<sup>th</sup> DAY OF November 2021.

## LIBERTY LAND AND LIVESTOCK, LLC

BY: DANIEL L. MABEY / CO-OWNER

BY: LINDA B. MABEY / CO-OWNER

## ACKNOWLEDGEMENT

STATE OF UTAH )  
 COUNTY OF WEBER )

On this 17<sup>th</sup> day of November 2021, personally appeared before me DANIEL L. MABEY & LINDA B. MABEY, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn, affirmed, did say that herein is the co-owner of LIBERTY LAND AND LIVESTOCK, LLC; and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said DANIEL L. MABEY & LINDA B. MABEY acknowledged to me that said Corporation executed the same.

STAMP: PAMELA PETROFF, Notary Public, Commission No. 79888, COMEA, EXP. 08-18-2025.  
 Notary Public: Pamela Petroff

## NARRATIVE

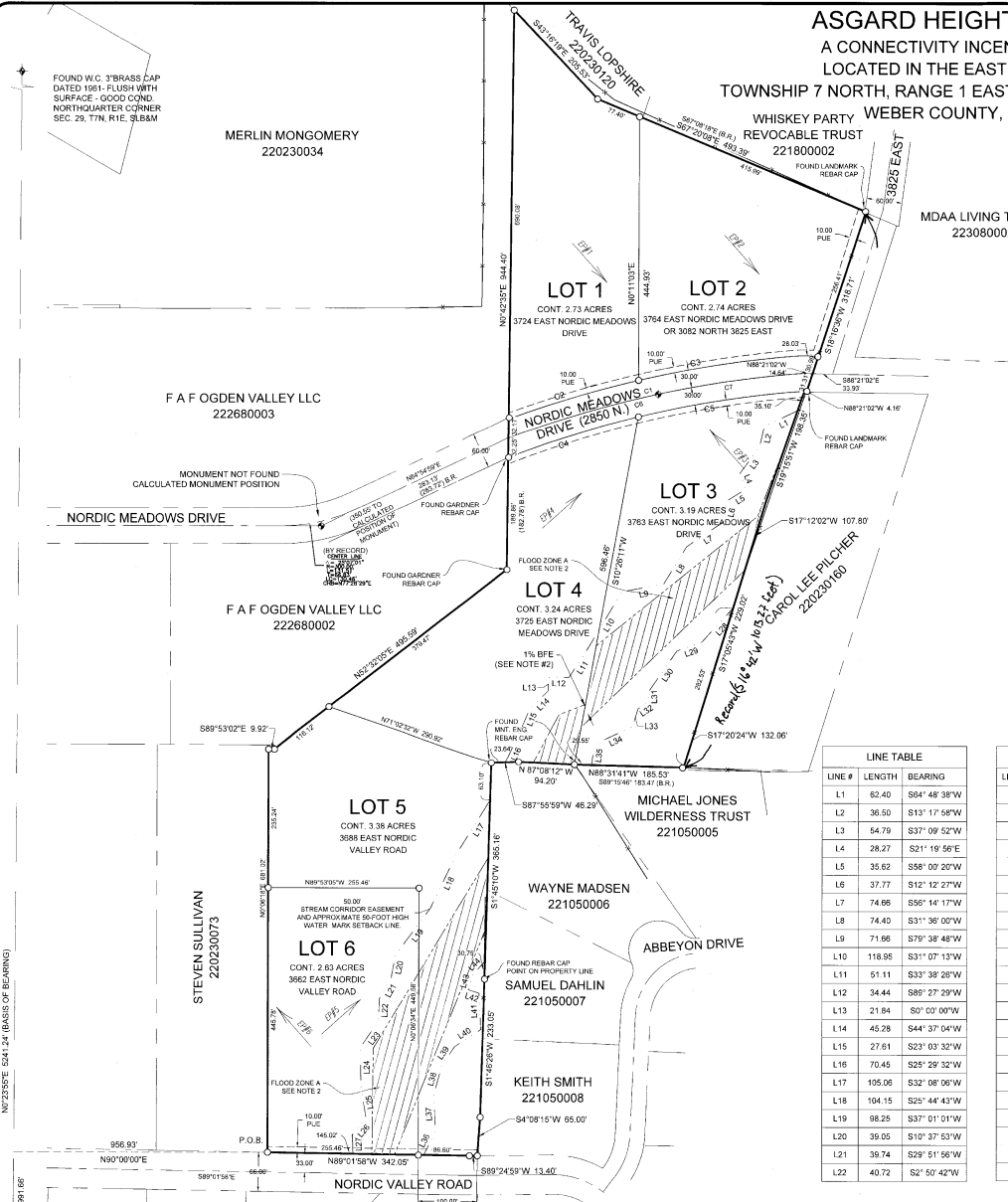
THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIX LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LIBERTY LAND AND LIVESTOCK, LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND DESCRIBED ON THE BASIS OF RECORDS. THE WEST LINE OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 09°23'55" EAST WEBER COUNTY UTAH NORTH 1/4, NAD 83 STATE PLANE GRID BEARING, THE RIGHT-OF-WAY FOR NORDIC VALLEY ROAD, WAS ESTABLISHED FROM THE DEDICATED PLAT NORDIC VALLEY ROAD.

### LINE TABLE

| LINE # | LENGTH | BEARING        |
|--------|--------|----------------|
| L1     | 62.40  | S84° 48' 38" W |
| L2     | 36.50  | S13° 17' 58" W |
| L3     | 54.79  | S37° 09' 52" W |
| L4     | 28.27  | S21° 19' 56" E |
| L5     | 35.62  | S58° 00' 20" W |
| L6     | 37.77  | S12° 12' 27" W |
| L7     | 74.66  | S55° 14' 17" W |
| L8     | 44.50  | S31° 36' 00" W |
| L9     | 71.66  | S79° 38' 48" W |
| L10    | 118.95 | S31° 07' 13" W |
| L11    | 51.11  | S33° 38' 28" W |
| L12    | 34.44  | S89° 27' 29" W |
| L13    | 21.84  | S0° 03' 00" W  |
| L14    | 45.28  | S44° 37' 04" W |
| L15    | 27.61  | S31° 36' 00" W |
| L16    | 70.45  | S25° 29' 32" W |
| L17    | 105.05 | S32° 08' 06" W |
| L18    | 104.15 | S25° 44' 43" W |
| L19    | 98.25  | S37° 01' 01" W |
| L20    | 39.55  | S10° 37' 53" W |
| L21    | 39.74  | S29° 51' 56" W |
| L22    | 40.72  | S2° 50' 42" W  |

### LINE TABLE

| LINE # | LENGTH | BEARING        |
|--------|--------|----------------|
| L23    | 51.56  | S35° 44' 00" W |
| L24    | 68.49  | S1° 05' 53" E  |
| L25    | 52.89  | S9° 24' 25" E  |
| L26    | 35.98  | S40° 40' 27" W |
| L27    | 31.98  | S2° 24' 53" E  |
| L28    | 77.80  | S42° 32' 56" W |
| L29    | 45.22  | S70° 30' 57" W |
| L30    | 84.89  | S54° 49' 29" W |
| L31    | 16.72  | S0° 39' 32" E  |
| L32    | 20.68  | S56° 52' 58" W |
| L33    | 31.32  | S17° 16' 53" W |
| L34    | 71.83  | S95° 10' 11" W |
| L35    | 35.26  | S6° 20' 03" W  |
| L36    | 44.77  | N02° 59' 08" E |
| L37    | 69.24  | N3° 23' 51" W  |
| L38    | 52.80  | N15° 09' 46" E |
| L39    | 38.43  | N34° 16' 15" E |
| L40    | 54.72  | N57° 11' 11" E |
| L41    | 61.88  | N2° 34' 36" W  |
| L42    | 18.89  | N72° 18' 50" W |
| L43    | 25.54  | N15° 25' 27" E |
| L44    | 32.09  | N41° 39' 33" E |



WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS THEREON APPROVED BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO SUBMITTED THIS PLAT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.  
 SIGNED THIS 17<sup>th</sup> DAY OF November 2021.  
 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 THEREIN AND IN MY FORCE AND EFFECT.  
 SIGNED THIS 22<sup>nd</sup> DAY OF November 2021.  
 COUNTY ATTORNEY

WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE MONUMENT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
 SIGNED THIS 22<sup>nd</sup> DAY OF November 2021.  
 COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE LOCALITY, STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
 SIGNED THIS 22<sup>nd</sup> DAY OF November 2021.  
 COUNTY COMMISSIONER

WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
 SIGNED THIS 22<sup>nd</sup> DAY OF November 2021.  
 COUNTY PLANNING COMMISSIONER

WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOLS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
 SIGNED THIS 22<sup>nd</sup> DAY OF November 2021.  
 COUNTY HEALTH DEPARTMENT

DEVELOPER: LIBERTY LAND AND LIVESTOCK LLC  
 DAN MABEY  
 1715 CANYON CIRCLE  
 FARMINGTON UTAH

COUNTY RECORDER  
 ENTRY NO. 319922 FEE PAID \$12.00  
 FILED FOR AND RECORDED 23-Nov-21  
 AT 2:30pm BOOK 91 OF OFFICIAL RECORDS PAGE 96 RECORDED FOR LIBERTY LAND & LIVESTOCK  
 COUNTY RECORDER

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING  
 2150 SOUTH 375 EAST OGDEN, UT  
 84202 PH: 437-6202 FAX: 437-6206

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