

PLAT NOTES:

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

DECLARANT RESERVES PERMANENT CUT/FILL SLOPE EASEMENT ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD RIGHT OF WAY FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY WEBER COUNTY.

OWNER'S DEDICATION AND CONSENT TO RECORD:

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN HEREON AND NAME SAID TRACT, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE: NAME OF SUBDIVISION

"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."

"DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS."

"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."

"GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS."

"GRANT AND DEDICATE UNTO ALL OWNERS OF LOTS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION."

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

GWC CAPITOL

ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me (NAME OF DOCUMENT SIGNER), 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 he/she is the (TITLE OR OFFICE) OF (NAME OF CORPORATION), 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 (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP ROTARY PUBLIC

BOUNDARY DESCRIPTION

A parcel of land located in the southwest quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows:

Beginning at a point which is on the southwest common corner of Parcel 22-023-0173, said point being North 88°21'55" East 698.86 feet along the South section line of Section 29, thence North 1°38'05" West 708.29' from the found monument at the Southwest Corner of said Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, and running thence:

North 00°38'43" East 635.03 feet; thence North 89°33'56" East 535.62 feet; thence South 04°33'34" West 11.11 feet; thence South 89°31'36" East 1,124.87 feet; thence South 89°41'49" East 273.35 feet; thence South 01°20'16" West 129.43 feet to a point on a 15.00 foot radius non-tangent curve to the left, the center of which bears North 88°39'44" West; thence Northwesterly 15.57' feet along the arc of said curve through a central angle of 59°29'28" (chord bears North 28°24'28" West 14.88 feet) to a point on a 75.00 foot radius reverse curve to the right, the center of which bears North 31°50'48" East; thence Northwesterly 22.17' feet along the arc of said curve through a central angle of 16°58'23" (chord bears North 49°41'00" West 22.09 feet) to a point on a 225.00 foot radius compound curve to the right, the center of which bears North 48°47'11" East; thence Northwesterly 48.35 feet along the arc of said curve through a central angle of 12°18'41" (chord bears North 35°03'28" West 48.25 feet) to a point on a 25.00 foot radius reverse curve to the left, the center of which bears South 81°05'53" West; thence Northwesterly 26.53 feet along the arc of said curve through a central angle of 60°47'42" (chord bears North 59°17'58" West 25.30 feet); thence North 89°41'49" West 91.37 feet to a point on a 35.00 foot radius curve to the left, the center of which bears South 00°18'11" West; thence Southwesterly 51.29 feet along the arc of said curve through a central angle of 83°57'19" (chord bears South 48°19'31" West 46.82 feet); thence South 06°20'52" West 30.42 feet to a point on a 75.00 foot radius curve to the right, the center of which bears North 83°39'08" West; thence Southwesterly 76.56 feet along the arc of said curve through a central angle of 58°29'05" (chord bears South 35°35'25" West 73.28 feet) to a point on a 105.00 foot radius compound curve to the right, the center of which bears North 25°10'03" West; thence Westerly 19.09 feet along the arc of said curve through a central angle of 10°24'52" (chord bears South 70°02'23" West 19.06 feet); thence South 75°14'48" West 1,730.42 feet to the Point of Beginning.

Containing 702,405 square feet or 16.13 acres, more or less.

Creating 23 Lots, 1 Parcel and 7 Common Parcels.

**Basis of Bearing:**  
North 88°21'55" West 2,682.69 feet between the Southwest Corner and the South Quarter Corner of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS NORDIC VILLAGE PHASE 1B SUBDIVISION.



WILLIS D. LONG, PLS 10708886



**LAYTON SURVEYS LLC**

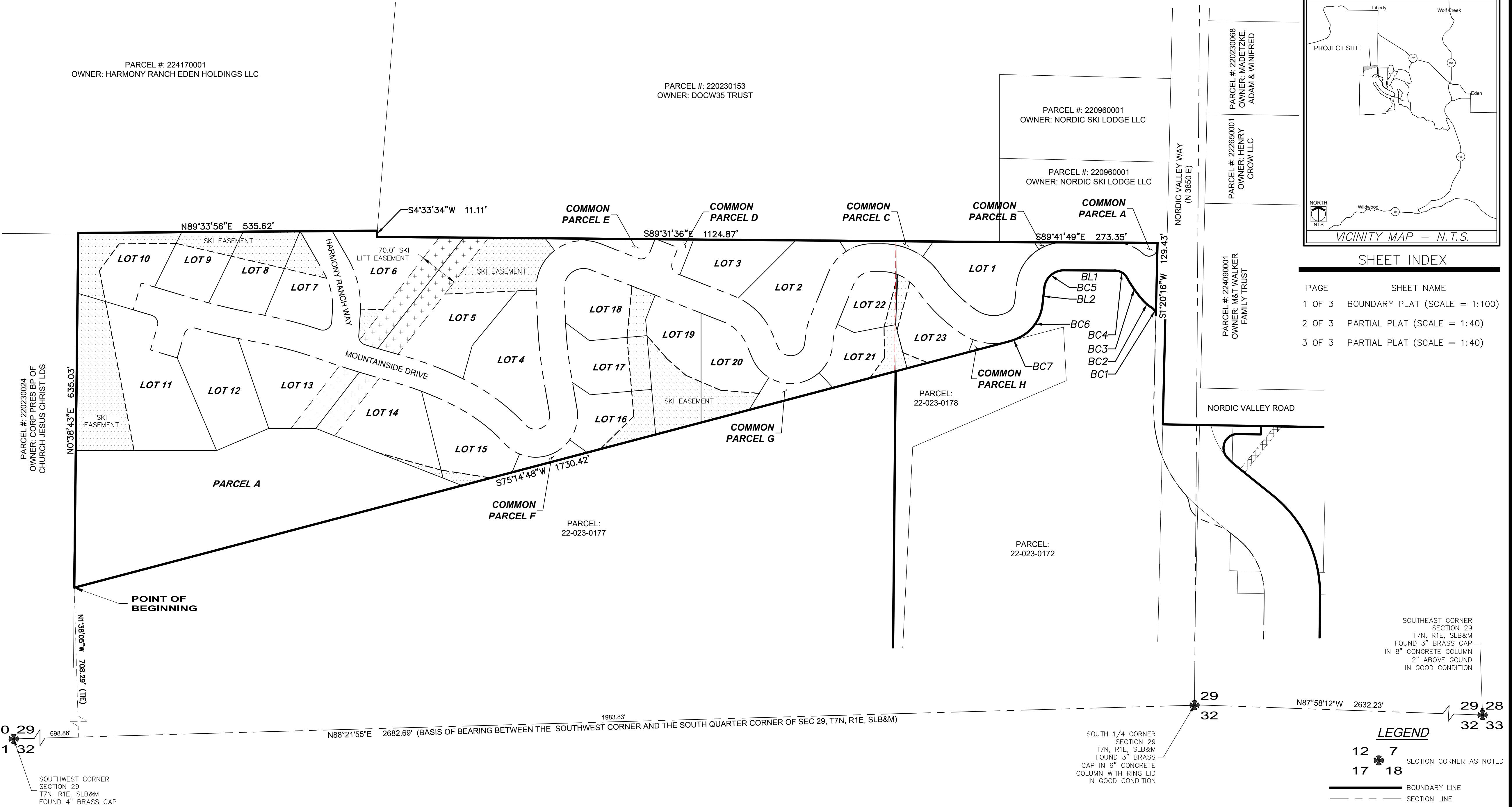
Professional Land Surveying

(801) 663-1641 | willis.long@laytonsurveys.com

837 S 500 W Suite 201  
Woodcross, UT 84010

file name: Nordic Valley Phase 1B Plat.dwg | plot date: September 17, 2025 | plotted by: Ron path: D:\MDS Dropbox\Projects\106\_Nordic Valley\04\_Survey\07\_Phase 1B Plat\

**NORDIC VILLAGE PHASE 1B PLAT**  
**A PARCEL OF LAND AT NORDIC VILLAGE SITUATED SOUTHWEST QUARTER OF SECTION 29**  
**TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH**  
**\_\_\_/\_\_\_/ 2025 - CORNERS TO BE SET UPON PRELIMINARY APPROVAL**



BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH BEARING	CH DIST
BC1	15.00'	15.57'	59°29'28"	N28°24'28"W	14.88'
BC2	75.00'	22.17'	16°56'23"	N49°41'00"W	22.09'
BC3	225.00'	48.35'	12°18'41"	N35°03'28"W	48.25'
BC4	25.00'	26.53'	60°47'42"	N59°17'58"W	25.30'
BC5	35.00'	51.29'	83°57'19"	S48°19'31"W	46.82'
BC6	75.00'	76.56'	58°29'05"	S35°35'25"W	73.28'
BC7	105.00'	19.09'	10°24'52"	S70°02'23"W	19.06'

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
BL1	91.37'	N89°41'49"W
BL2	30.42'	S6°20'52"W

**LEGEND**

12 7  
17 18

SECTION CORNER AS NOTED

--- BOUNDARY LINE  
--- SECTION LINE  
--- LOT LINE  
--- RIGHT OF WAY LINE  
--- SKI EASEMENT  
--- SKI LIFT EASEMENT

DRAFT

SHEET 1 OF 3

WEBER COUNTY SURVEYOR	COUNTY COMMISSIONER'S	COUNTY ENGINEER	APPROVAL AS TO FORM	COUNTY PLANNING COMMISSION	WEBER-MORGAN COUNTY HEALTH DEPARTMENT	COUNTY RECORDER
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF 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.	THIS PLAT IS APPROVED AS TO FORM BY THE COMMISSIONERS OF WEBER COUNTY, UTAH  THIS _____ DAY OF _____, 20____  CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____  TITLE: _____	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.  DATE _____ WEBER COUNTY ENGINEER	APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____  WEBER COUNTY ATTORNEY	REVIEWED AND ACCEPTED BY THE OFFICE OF THE WEBER COUNTY PLANNING COMMISSIONER THIS _____ DAY OF _____, 20____  WEBER COUNTY PLANNING COMMISSION	ACCEPTED THIS _____ DAY OF _____, 20____  WEBER-MORGAN COUNTY HEALTH DEPARTMENT DIRECTOR	

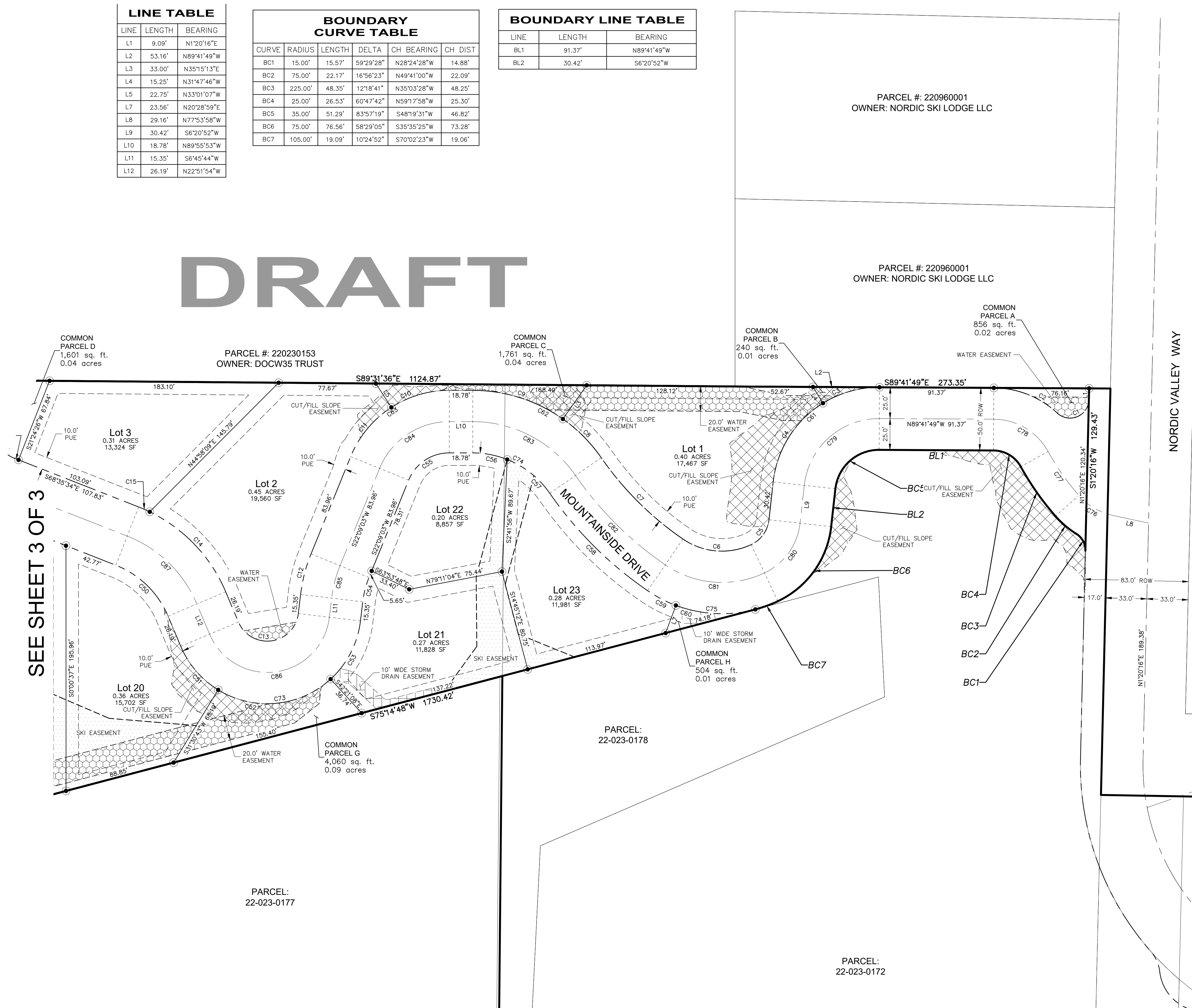









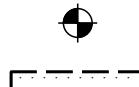
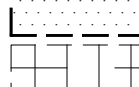
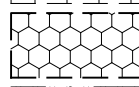

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	CH BEARING	CH DIST
C1	15.00'	34.46'	131°37'52"	S67°09'12"W	27.37'
C2	75.00'	55.85'	423°59'57"	N68°21'51"W	54.57'
C3	85.00'	47.48'	32°00'24"	N74°17'59"E	46.87'
C4	85.00'	77.07'	51°56'55"	N32°19'20"E	74.45'
C5	25.00'	25.52'	58°29'05"	S35°35'25"W	24.43'
C6	55.00'	57.24'	59°37'29"	N85°21'18"W	54.69'
C7	255.00'	92.68'	20°49'29"	N45°07'49"W	92.17'
C8	125.00'	43.75'	20°03'15"	S44°44'43"E	43.53'
C9	125.00'	76.71'	35°09'33"	S72°22'24"W	75.51'
C10	85.00'	48.95'	32°59'34"	S73°34'20"W	48.27'
C11	85.00'	51.81'	34°55'30"	S39°36'48"W	51.01'
C12	125.00'	33.57'	15°23'18"	S14°22'24"W	33.47'
C13	25.00'	65.61'	150°22'21"	S81°56'55"W	48.34'
C14	125.00'	90.11'	41°18'12"	N43°31'00"W	4945.37'
C15	125.00'	9.65'	4°25'28"	N66°22'50"W	4944.59'
C16	75.00'	59.86'	45°43'40"	S45°43'44"E	58.28'
C17	75.00'	46.58'	35°35'17"	S40°39'33"E	45.84'
C18	75.00'	96.89'	74°01'08"	N84°32'14"E	90.29'
C19	75.00'	53.36'	40°45'56"	N27°08'42"E	52.24'
C20	75.00'	20.14'	15°23'18"	N14°22'24"E	20.08'
C21	35.00'	41.49'	67°55'04"	N56°06'35"E	39.10'
C22	75.00'	28.22'	21°33'19"	S79°09'14"E	28.05'
C23	75.00'	44.06'	33°39'29"	S51°32'50"E	43.43'
C24	305.00'	110.85'	20°49'29"	S45°07'49"E	110.25'
C25	105.00'	25.60'	1°35'08"SE	S62°31'37"E	25.53'
C26	105.00'	64.58'	35°14'32"	S87°07'55"E	63.57'
C27	85.00'	124.55'	83°57'19"	N48°19'31"E	113.70'
C28	125.00'	120.46'	55°12'48"	S61°21'29"E	115.85'
C29	85.00'	100.76'	67°55'04"	N56°06'35"E	94.96'
C30	75.00'	196.84'	150°22'21"	S81°56'55"W	145.01'
C31	75.00'	72.27'	55°12'48"	N62°19'29"W	69.51'
C32	105.00'	109.27'	59°37'29"	N85°21'18"W	104.40'
C33	50.00'	32.01'	36°41'09"	S59°33'23"E	31.47'
C34	277	200.00'	42.98'	N12°18'41"	42.89'
C35	50.00'	53.05'	60°47'42"	N59°17'58"W	50.60'
C36	79.00'	87.92'	83°57'19"	S48°19'31"E	80.26'
C37	50.00'	51.04'	58°29'05"	S35°35'25"W	48.85'
C38	80.00'	83.25'	59°37'29"	N85°21'18"W	79.55'
C39	280.00'	101.77'	20°49'29"	N45°07'49"W	101.21'
C40	100.00'	96.37'	55°12'48"	N62°19'29"W	92.68'
C41	80.00'	71.12'	67°55'04"	S56°06'35"E	67.03'
C42	100.00'	31.66'	15°23'18"	S14°22'24"W	26.78'
C43	50.00'	126.82'	150°22'21"	S81°56'55"W	96.68'
C44	100.00'	79.81'	45°43'40"	N45°43'44"W	77.71'

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.09'	N120°16'E
L2	53.16'	N89°41'49"W
L3	33.00'	N35°15'13"E
L4	15.25'	N31°47'46"W
L5	22.75'	N33°01'07"W
L7	23.56'	N20°28'59"W
L8	29.16'	N77°53'58"W
L9	30.42'	S6°20'52"W
L10	18.78'	N89°55'53"W
L11	15.35'	S6°45'44"W
L12	26.19'	N22°51'54"W

BOUNDARY CURVE TABLE					
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BL2	30.42'	S6°20'52"W



<u><b>LEGEND</b></u>	
12	7
17	18
	SECTION CORNER AS NOTED
	BOUNDARY LINE
	SECTION LINE
	LOT LINE
	RIGHT OF WAY LINE
	SET REBAR AND CAP MARKED "1070886"
	SET STREET MONUMENT
	SKI EASEMENT
	STORM DRAIN EASEMENT
	WATER EASEMENT
	CUT/FILL SLOPE EASEMENT

***SHEET 2 OF 3***

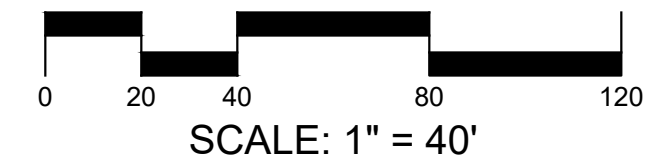
COUNTY RECORDER



file name: Nordic Valley Phase 1B Plat.dwg | plot date: September 17, 2025 | plotted by: Ron  
path: D:\MDS Dropbox\Projects\106, Nordic Valley\04 Survey\07 Phase 1B Plat\



**A PARCEL OF LAND AT NORDIC VILLAGE SITUATED SOUTHWEST QUARTER OF SECTION 29**  
**TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH**  
**\_\_\_\_/\_\_\_\_/2025 - CORNERS TO BE SET UPON PRELIMINARY APPROVAL**



LINE TABLE		
LINE	LENGTH	BEARING
L6	27.55'	N37°45'46"W
L13	43.50'	N74°00'51"W
L14	40.90'	N78°42'26"W



12 7  
17 18

SECTION CORNER AS NOTED

BOUNDARY LINE

SECTION LINE

LOT LINE

RIGHT OF WAY LINE

SET REBAR AND CAP MARK  
"1070886"

SET STREET MONUMENT

SKI EASEMENT

WATER EASEMENT

ACCESS & UTILITY EASEMENT

CUT/FILL SLOPE EASEMENT

COUNTY RECORDER

