

ASGARD HEIGHTS SUBDIVISION

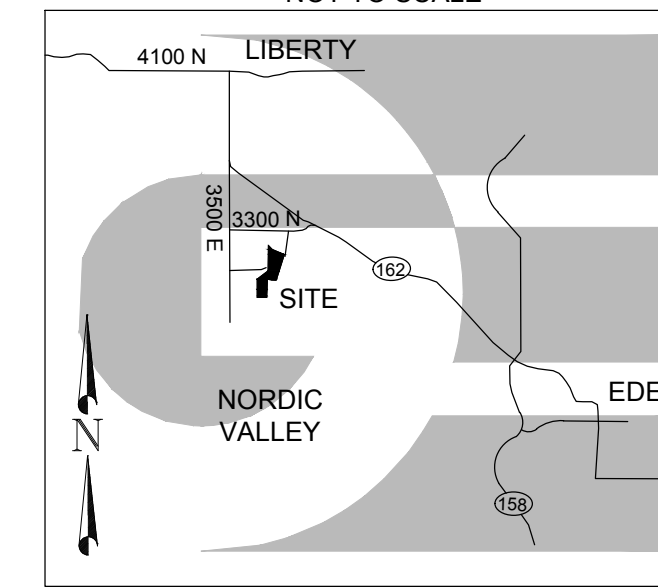
LOCATED IN THE EAST HALF OF SECTION 29,

TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

WEBER COUNTY, UTAH, JULY 2021

VICINITY MAP

NOT TO SCALE

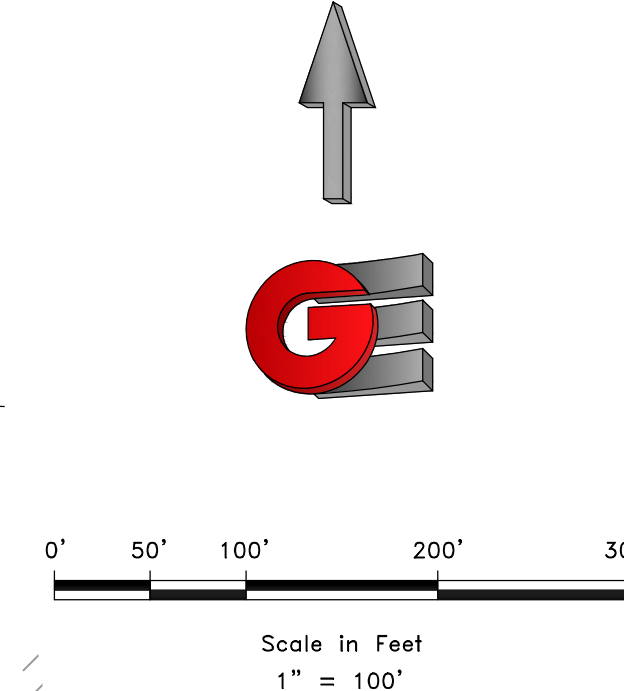


BOUNDARY DESCRIPTION

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 00°23'55" EAST 991.66 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION AND NORTH 90°00'00" EAST 956.93 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 00°06'16" EAST 681.02 FEET TO THE COMMON BOUNDARY WITH NORDIC MEADOWS SUBDIVISION PHASE 2; THENCE ALONG SAID COMMON BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°53'02" EAST 9.92 FEET; (2) NORTH 52°32'05" EAST 495.59 FEET; (3) NORTH 00°42'35" EAST 944.40 FEET; THENCE SOUTH 43°16'19" EAST 205.53 FEET; THENCE SOUTH 56°04'38" EAST 489.88 FEET; THENCE SOUTH 17°37'38" WEST 983.63 FEET TO THE COMMON BOUNDARY WITH ABBEYTON ESTATES NO. 2; THENCE ALONG SAID COMMON BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°26'49" WEST 191.69 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 365.16 FEET; (5) SOUTH 01°46'28" WEST 233.05 FEET; (6) SOUTH 04°08'15" 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 13.40 FEET; (2) NORTH 89°01'58" WEST 342.05 FEET TO THE POINT OF BEGINNING, CONTAINING 815,500 SQ. FT. OR 18.72 AC. MORE OR LESS.

Per LUC Sec. 106-1-8.20(a)(1)c.: Where a subdivision complies with the connectivity-incentivized subdivision provisions specified in LUC Sec. 106-2-4, the final plat shall provide the following subtitle under the subdivision name: "A Connectivity Incentivized Subdivision." This subdivision will need this subtitle added.



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	70.71	100.00	40°30'47"	S70°34'03"W	69.24
C2	402.36	412.50	55°53'17"	S78°15'18"W	386.60
C3	72.05	100.00	41°16'58"	S85°33'28"W	70.50
C4	40.22	70.00	32°55'27"	S66°46'24"W	39.67
C5	431.63	442.50	55°53'17"	S78°15'18"W	414.72
C6	50.44	70.00	41°16'58"	S85°33'28"W	49.35
C7	91.92	130.00	40°30'47"	S70°34'03"W	90.02
C8	373.10	382.50	55°53'17"	S78°15'18"W	358.49
C9	79.51	130.00	35°02'40"	S88°40'37"W	78.28
C10	146.97	382.50	22°00'54"	S84°48'30"E	146.07
C11	226.13	382.50	33°52'23"	N67°14'51"E	222.85
C12	163.92	442.50	21°13'27"	S84°24'47"E	162.98
C13	267.71	442.50	34°39'50"	N67°38'35"E	263.65

WASTEWATER SITE AND SOILS EVALUATION #14600

Exploration Pit #1 (UTM Zone 12 Nad 83 428164 E 4574075 N)	0-20" Loam, Granular Structure
20-59" Gravelly Coarse Sandy Loam, Blocky Structure, 60% Gravel	
59-85" Gravelly Coarse Sandy Loam, Massive Structure, 60% Gravel, Few Red Mottles	
Exploration Pit #2 (UTM Zone 12 Nad 83 428242 E 4574079 N)	0-21" Loam, Granular Structure
21-62" Gravelly Coarse Sandy Loam, Blocky Structure, 50% Gravel	
62-95" Gravelly Coarse Sandy Loam, Massive Structure, 50% Gravel, Common Red Mottling	
Exploration Pit #3 (UTM Zone 12 Nad 83 428216 E 4574001 N)	0-20" Loam, Granular Structure
20-49" Gravelly Coarse Sandy Loam, Blocky Structure, 60% Gravel	
49-79" Gravelly Coarse Sandy Loam, Massive Structure, 60% Gravel	
Exploration Pit #4 (UTM Zone 12 Nad 83 428150 E 4573968 N)	0-22" Loam, Granular Structure
22-53" Gravelly Loam, Blocky Structure, 40% Gravel	
53-77" Gravelly Sandy Loam, Massive Structure, 40% Gravel, Common Red Mottling	
Exploration Pit #5 (UTM Zone 12 Nad 83 428036 E 4573721 N)	0-20" Loam, Granular Structure
20-49" Gravelly Sandy Loam, Blocky Structure, 40% Gravel, Common Red Mottling	
49-72" Gravelly Sandy Loam, Massive Structure, 50% Gravel, Common Red Mottling	
Exploration Pit #6 (UTM Zone 12 Nad 83 427993 E 4573722 N)	0-30" Loam, Granular Structure
30-58" Gravelly Coarse Sandy Loam, Granular/Blocky Structure, 65% Gravel, Common Red	
58-76" Gravelly Coarse Sandy Loam, Massive Structure, 50% Gravel, Common Red Mottling	

NOTES

- ZONE FV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 20', REAR 30'
- SUBJECT PROPERTY CURRENTLY FALLS WITHIN FEMA FLOOD ZONE "A" - AS SHOWN HEREON PER FEMA MAP NO. 49057C0228F AND 49057C0236F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- BASE FLOOD ELEVATIONS SHOWN HEREIN HAVE BEEN COMPUTED IN A STUDY BY HANSEN ALLEN & LUCE INC.

Per LUC Sec. 106-1-8.20(b)(1). A note on the plat shall indicate the subdivision boundary and the lot corners are set as required by state code and county ordinances.

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, 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 ___ DAY OF ___, 2021

DIRECTOR WEBER-MORGAN HEALTH DEPT.

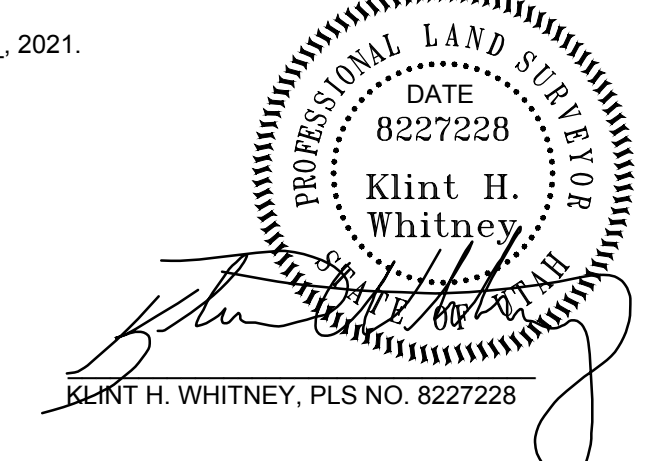
NARRATIVE

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 NOTED HEREON THE BASIS OF BEARING IS THE WEST LINE OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°23'55" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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. 8227228 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, HEREAFTER TO BE KNOWN AS ASGARD HEIGHTS SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE 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 ___ DAY OF ___, 2021.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON 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 THE 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF ___, 2021.

BY: _____

Per LUC Sec. 106-1-8.20(b)(5), A connectivity-incentivized subdivision shall have the following plat note: "This subdivision was allowed flexible lot area and width in exchange for superior street connectivity. A subdivision amendment within any part of the overall subdivision boundary shall comply with Section 106-2-4(b) of the Weber County Code."

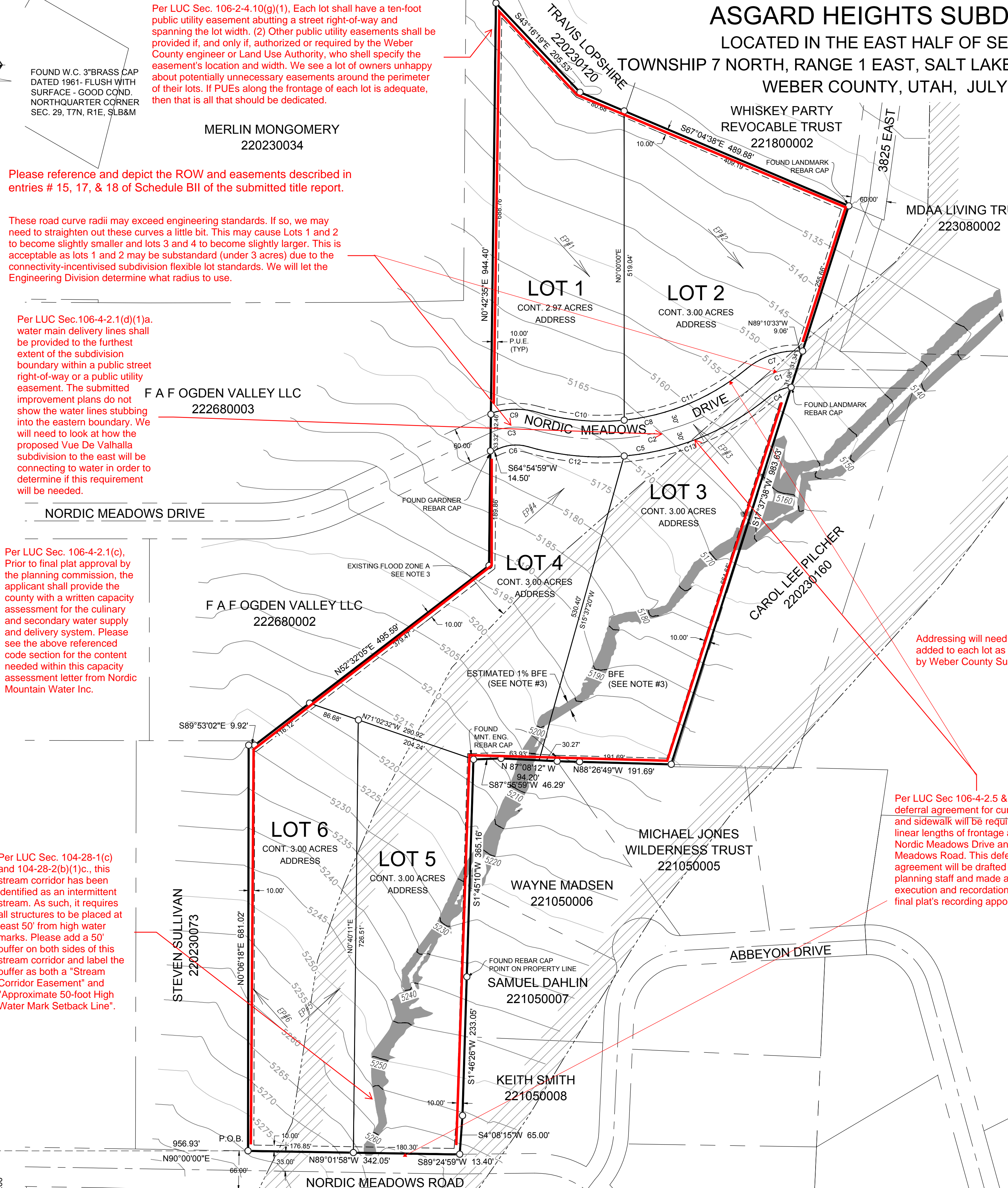
Per LUC Sec. 106-1-8.20(b)(8), Pursuant to section 106-4-2.1, a lot that will have landscaping and watering restrictions shall have a note placed on the final recorded plat that generally explains the landscaping and watering restrictions per lot, and references the recorded covenant, or if applicable, covenants, and specifies the automatic watering system requirements of Section 106-4-2.1, if applicable.

- Since this subdivision is limited to a maximum of 5,000 sq. ft. of landscaping per lot (see the culinary water will-serve letter), this plat note requirement will be needed. A restrictive covenant will be generated and recorded immediately prior to the final mylar to this affect. Please include blank spaces in this plat note for the recording number, book, and page of this covenant document to be written onto the final mylar with mylar pen prior to the mylar's recording.

Please add a plat note indicating that all future structures constructed within the subdivision are subject to the outdoor lighting requirements found in LUC Sec. 108-16.

STAMP

NOTARY PUBLIC



Per LUC Sec. 106-2-4.10(g)(1), Each lot shall have a ten-foot public utility easement abutting a street right-of-way and spanning the lot width. (2) Other public utility easements shall be provided if, and only if, authorized or required by the Weber County engineer or Land Use Authority, who shall specify the easement's location and width. We see a lot of owners unhappy about potentially unnecessary easements around the perimeter of their lots. If PUEs along the frontage of each lot is adequate, then that is all that should be dedicated.

Please reference and depict the ROW and easements described in entries # 15, 17, & 18 of Schedule BII of the submitted title report.

These road curve radii may exceed engineering standards. If so, we may need to straighten out these curves a little bit. This may cause Lots 1 and 2 to become slightly smaller and lots 3 and 4 to become slightly larger. This is acceptable as lots 1 and 2 may be substandard (under 3 acres) due to the connectivity-incentivized subdivision flexible lot standards. We will let the Engineering Division determine what radius to use.

Per LUC Sec. 106-4-2.1(d)(1)a, water main delivery lines shall be provided to the furthest extent of the subdivision boundary within a public street right-of-way or a public utility easement. The submitted improvement plans do not show the water lines stubbing into the eastern boundary. We will need to look at how the proposed Vue De Valhalla subdivision to the east will be connecting to water in order to determine if this requirement will be needed.

Per LUC Sec. 106-4-2.1(c), Prior to final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system. Please see the above referenced code section for the content needed within this capacity assessment letter from Nordic Mountain Water Inc.

Per LUC Sec. 104-28-1(c) and 104-28-2(b)(1)c., this stream corridor has been identified as an intermittent stream. As such, it requires all structures to be placed at least 50' from high water marks. Please add a 50' buffer on both sides of this stream corridor and label the buffer as both a "Stream Corridor Easement" and "Approximate 50-foot High Water Mark Setback Line".

Per LUC Sec 106-4-2.5 & 2.6, A deferral agreement for curb, gutter, and sidewalk will be required for the linear lengths of frontage along Nordic Meadows Drive and Nordic Meadows Road. This deferral agreement will be drafted by planning staff and made available for execution and recordation during the final plat's recording appointment.

Per LUC Sec. 106-1-8.20(a)(11), In lieu of a signature block on the final plat for the culinary water authority..., the applicant may submit a final plat approval letter from this entity. The final approval letter shall indicate the water authority's unconditional approval of the final plat and the proposed improvements for their respective facilities, and shall include a copy of the final plat and final improvement drawings for which they are granting approval.

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 HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED SURVEYOR FROM THE OBLIGATION TO EXECUTE THIS PLAT AND/OR LIABILITIES THEREWITH.

OF ___, 2021.

SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ___ DAY OF ___, 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 AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ___ DAY OF ___, 2021.

COUNTY ENGINEER

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.

SIGNED THIS ___ DAY OF ___, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____ NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF ___, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, 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 ___ DAY OF ___, 2021

DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER: LIBERTY LAND AND LIVESTOCK LLC DAN MABYE 1715 CANYON CIRCLE FARMINGTON UTAH	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____
GARDNER ENGINEERING CIVIL - LAND PLANNING SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	COUNTY RECORDER	FILED FOR AND RECORDED _____
		AT _____ IN BOOK _____ OF OFFICIAL _____
GARDNER ENGINEERING	COUNTY RECORDER	RECORDS, PAGE _____ RECORDED _____
		FOR _____
BY: _____		COUNTY RECORDER