

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,

WHISKEY PARTY WEBER COUNTY, UTAH, JULY 2021

REVOCABLE TRUST
221800002

MDAA LIVING TRUST
223080002

LOT 1
CONT. 2.73 ACRES

LOT 2
CONT. 2.72 ACRES

LOT 3
CONT. 3.30 ACRES

LOT 4
CONT. 3.24 ACRES

LOT 5
CONT. 3.00 ACRES

LOT 6
CONT. 3.00 ACRES

MICHAEL JONES
WILDERNESS TRUST
221050005

WAYNE MADSEN
221050006

SAMUEL DAHLIN
221050007

KEITH SMITH
221050008

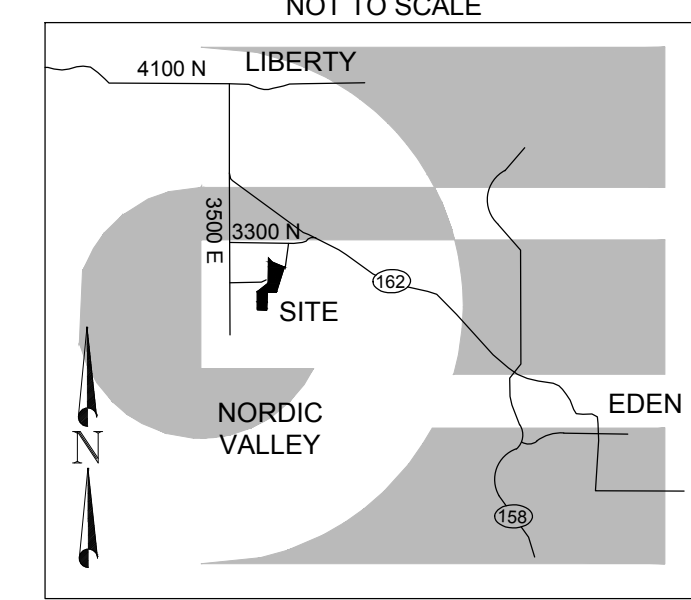
MERLIN MONGOMERY
220230034

F A F OGDEN VALLEY LLC
222680003

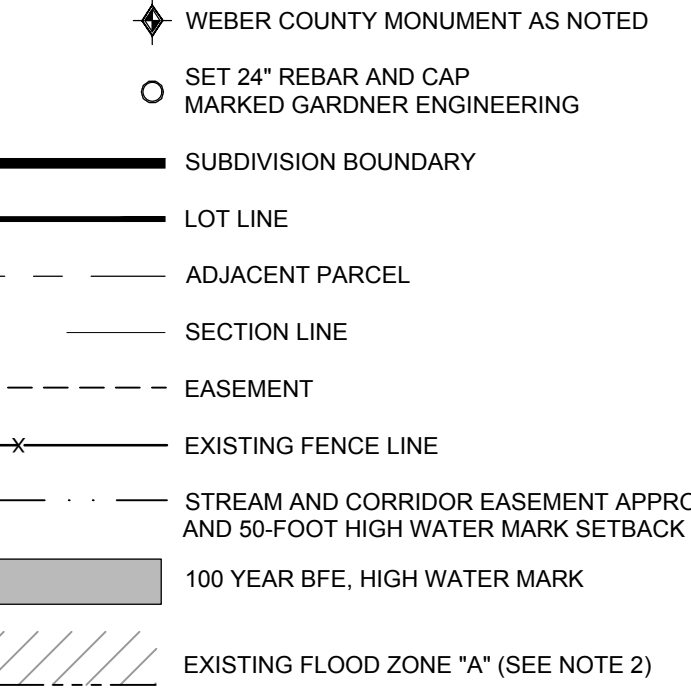
F A F OGDEN VALLEY LLC
222680002

STEVEN SULLIVAN
220230073

VICINITY MAP



NOT TO SCALE



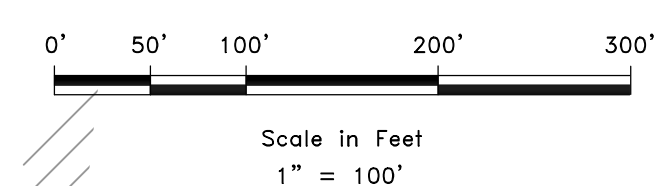
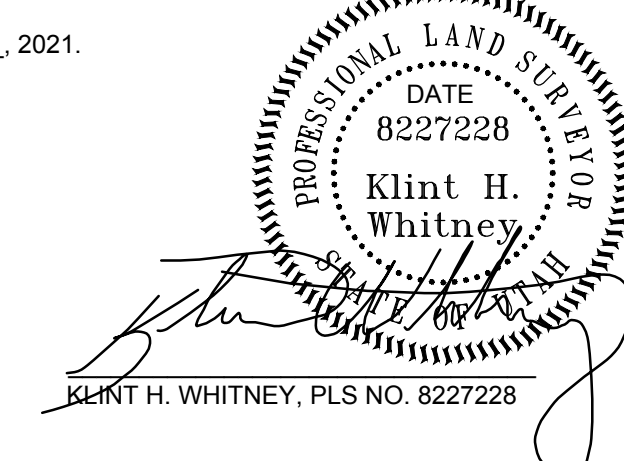
BOUNDARY DESCRIPTION

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 0°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 0°06'18" 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 67°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°46'26" 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.

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 PLAN, 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.



Scale in Feet
1" = 100'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	527.24	1710.83	17°39'26"	N78° 13' 20"E	525.16
C2	228.95	1740.83	7°32'07"	N73° 32' 46"E	228.78
C3	307.10	1740.83	10°06'27"	N82° 22' 02"E	306.70
C4	230.65	1645.78	8°01'48"	N72° 41' 16"E	230.46
C5	288.17	1645.78	10°01'57"	N81° 43' 08"E	287.81
C6	263.62	1710.83	8°49'43"	N73° 48' 28"E	263.36
C7	263.62	1710.83	8°49'43"	N82° 38' 12"E	263.36

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 Sandy Loam, Blocky Structure, 40% Gravel, Common Red Mottling
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 Mottling
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 (BFE) SHOWN HEREIN HAVE BEEN COMPUTED IN A STUDY BY HANSEN ALLEN & LUCE INC.
- 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.
- ALL FUTURE STRUCTURES CONSTRUCTED WITHIN THE SUBDIVISION ARE SUBJECT TO THE OUTDOOR LIGHTING REQUIREMENTS FOUND IN LUC SEC. 108-16.
- SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCES PER SEC. 106-1-13-20.
- 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.

LINE #	LENGTH	BEARING
L1	69.11	S64° 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	S56° 14' 17"W
L8	74.40	S31° 36' 00"W
L9	71.66	S79° 38' 48"W
L10	118.95	S31° 07' 13"W
L11	51.11	S33° 38' 26"W
L12	34.44	S89° 27' 29"W
L13	21.84	S0° 00' 00"W
L14	45.28	S44° 37' 04"W
L15	27.61	S23° 03' 32"W
L16	70.45	S25° 29' 32"W
L17	105.06	S32° 08' 06"W
L18	104.15	S25° 44' 43"W
L19	98.25	S37° 01' 01"W
L20	39.05	S10° 37' 53"W
L21	39.74	S29° 51' 56"W
L22	40.72	S2° 50' 42"W

LINE #	LENGTH	BEARING
L23	51.56	S35° 44' 06"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	96.98	S42° 32' 56"W
L29	45.22	S70° 30' 57"W
L30	84.89	S34° 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	S65° 16' 11"W
L35	35.29	S6° 20' 03"W
L36	44.77	N26° 59' 08"E
L37	60.24	N3° 23' 51"W
L38	62.80	N15° 06' 46"E
L39	52.43	N34° 16' 15"E
L40	52.47	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 PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2021.

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 _____, 2021.

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.

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.

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.

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.

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. THE RIGHT-OF-WAY FOR NORDIC VALLEY ROAD WAS ESTABLISHED FROM THE DEDICATED PLAT NORDIC VALLEY ROAD.

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

S1
1

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R1343 - DAN MABEY SURVEYOR/DAN MABEY SIX LOT SUBDIVISION UPDATE.DWG