

# ASGARD HEIGHTS SUBDIVISION

A CONNECTIVITY INCENTIVIZED SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 29,

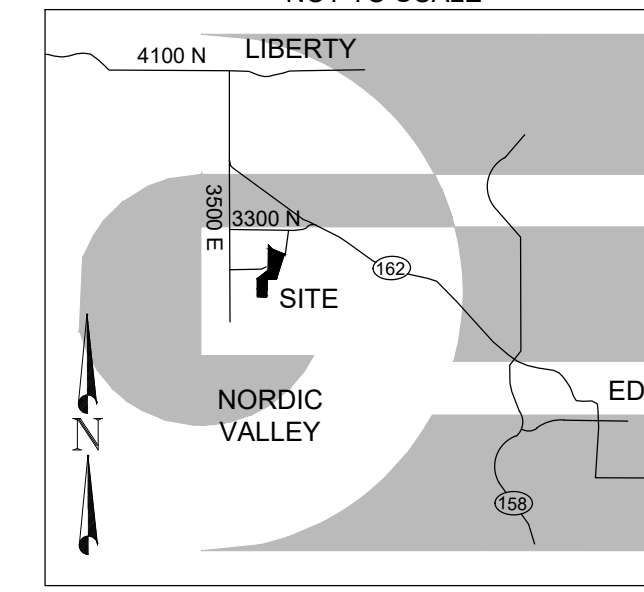
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

WHISKEY PARTY WEBER COUNTY, UTAH, JULY 2021

REVOCABLE TRUST  
221800002

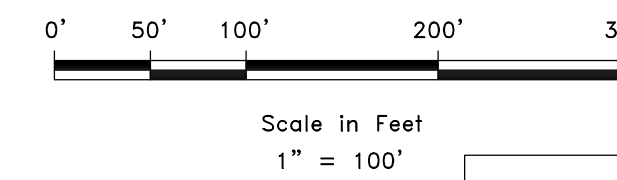
MDAA LIVING TRUST  
223080002

VICINITY MAP  
NOT TO SCALE



### LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - 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)



CURVE TABLE					
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 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 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. ALSO, REFER TO THE LOMA DETERMINATION DOCUMENT WITH A CASE NO. OF 21-08-1057A, DATED SEPTEMBER 09, 2021.
- 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 AS FOUND IN LUC SEC. 108-16. SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCES PER SEC. 106-1-8.20.
- 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.
- 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.

### 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.

### BOUNDARY DESCRIPTION

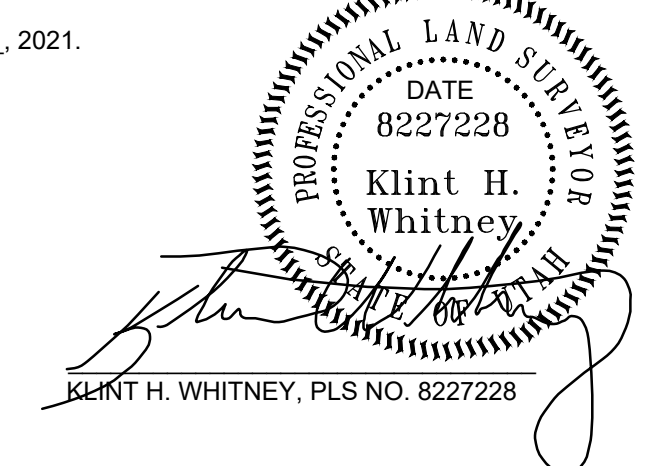
A PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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°23'55" 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 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.

LIBERTY LAND AND LIVESTOCK, LLC

BY: DANNY L MABEY / CO-OWNER

BY: LINDA B MABEY / CO-OWNER

### ACKNOWLEDGEMENT

STATE OF UTAH )  
 COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me DANNY 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 he/she 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 DANNY L MABEY & LINDA B MABEY acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

DEVELOPER:  
LIBERTY LAND AND LIVESTOCK LLC  
DANN 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: \_\_\_\_\_



FOUND W.C. 3"BRASS CAP DATED 1961- FLUSH WITH SURFACE - GOOD COND. NORTHQUARTER CORNER SEC. 29, T7N, R1E, SLB&M

MERLIN MONGOMERY  
220230034

F A F OGDEN VALLEY LLC  
222680003

NORDIC MEADOWS DRIVE

F A F OGDEN VALLEY LLC  
222680002

STEVEN SULLIVAN  
220230073

LOT 6  
CONT. 3.00 ACRES  
3662 EAST NORDIC VALLEY ROAD

LOT 5  
CONT. 3.00 ACRES  
3688 EAST NORDIC VALLEY ROAD

WAYNE MADSEN  
221050006

SAMUEL DAHLIN  
221050007

KEITH SMITH  
221050008

MICHAEL JONES  
WILDERNESS TRUST  
221050005

ABBAYON DRIVE

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

WEBER COUNTY PLANNING COMMISSION APPROVAL

WEBER - MORGAN HEALTH DEPARTMENT

FOUND W.C. 3"BRASS CAP DATED 2021 - 6IN BELOW SURFACE - GOOD COND. SOUTHQUARTER CORNER SEC. 29, T7N, R1E, SLB&M

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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

COUNTY SURVEYOR

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.

COUNTY ATTORNEY

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

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

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

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.