

PLAT NOTES:

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 GRANTEEES 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 GRANTEEES, 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 ERRECTED 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) (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 NOTARY 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 61°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 48.82 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, XX Parcels and XX Open Space

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.

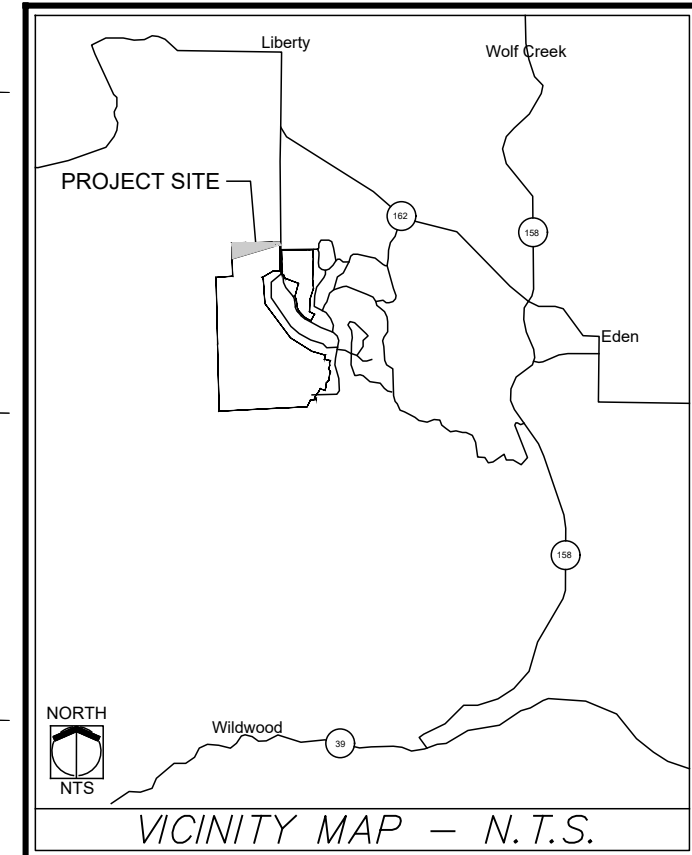
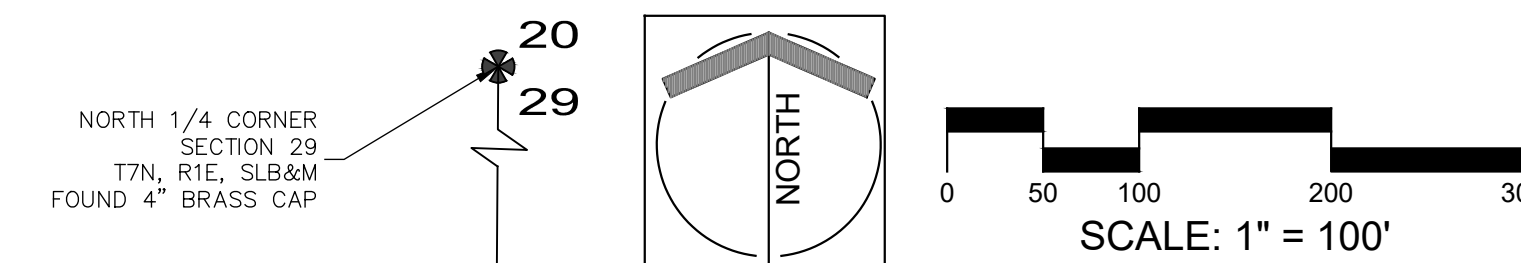
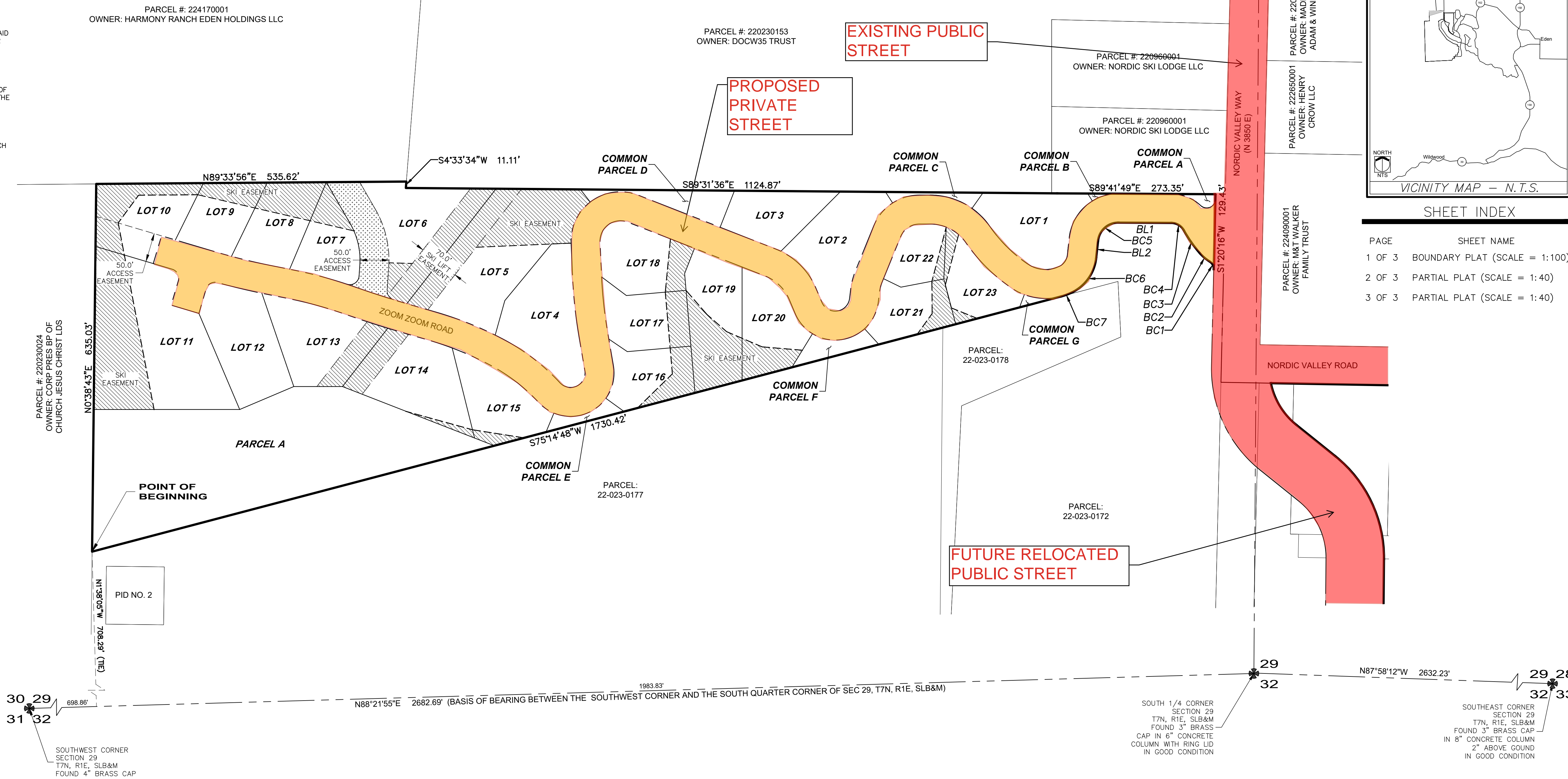


WILLIS D. LONG, PLS 10708886

LAYTON SURVEYS LLC Professional Land Surveying 837 S 500 W Suite 201 Woodcross, UT 84010 (801) 663-1641 willis.long@laytonsurveys.com

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

PUBLIC STREET CONNECTIVITY PLAN



SHEET INDEX table with columns for PAGE and SHEET NAME. Includes entries for Boundary Plat (Scale 1:100), Partial Plat (Scale 1:40), and another Partial Plat (Scale 1:40).

EXISTING PUBLIC STREET

PROPOSED PRIVATE STREET

FUTURE RELOCATED PUBLIC STREET

BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CH BEARING, CH DIST. Lists curves BC1 through BC7.

BOUNDARY LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines BL1 through BL2.

LEGEND defining symbols for SECTION CORNER AS NOTED, BOUNDARY LINE, SECTION LINE, LOT LINE, RIGHT OF WAY LINE, ACCESS EASEMENT, and SKI EASEMENT.

DRAFT

Approval table with columns for WEBER COUNTY SURVEYOR, COUNTY COMMISSIONER'S, COUNTY ENGINEER, APPROVAL AS TO FORM, COUNTY PLANNING COMMISSION, WEBER-MORGAN COUNTY HEALTH DEPARTMENT, and COUNTY RECORDER. Includes signature lines and dates.

File name: Nordic Valley Phase 1B Plat.dwg | plot date: January 28, 2025 | plotted by: Ron path: D:\MDS Dropbox\Projects\106_Nordic Valley\04_Survey\07_Phase 1B Plat