

PLAT NOTES:

EDIT...

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 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, 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:

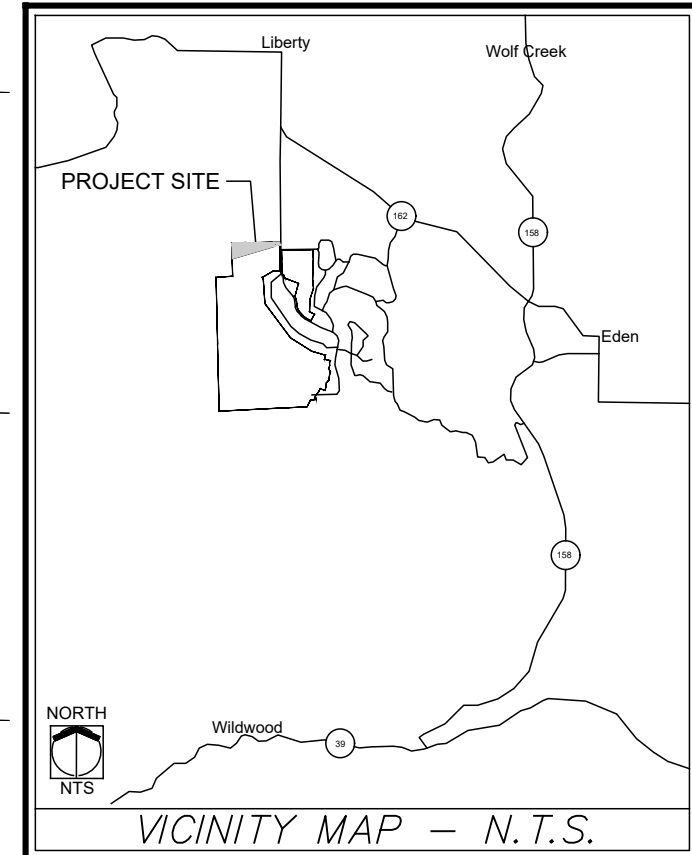
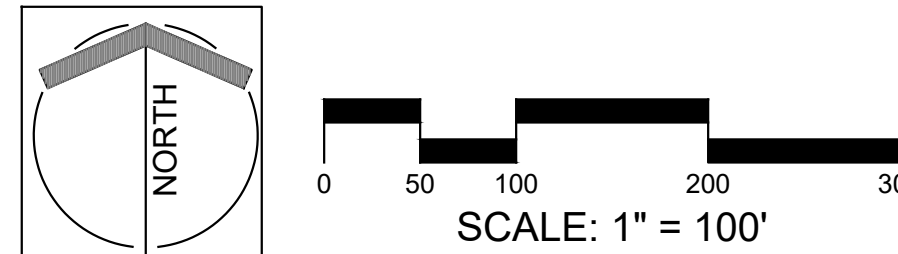
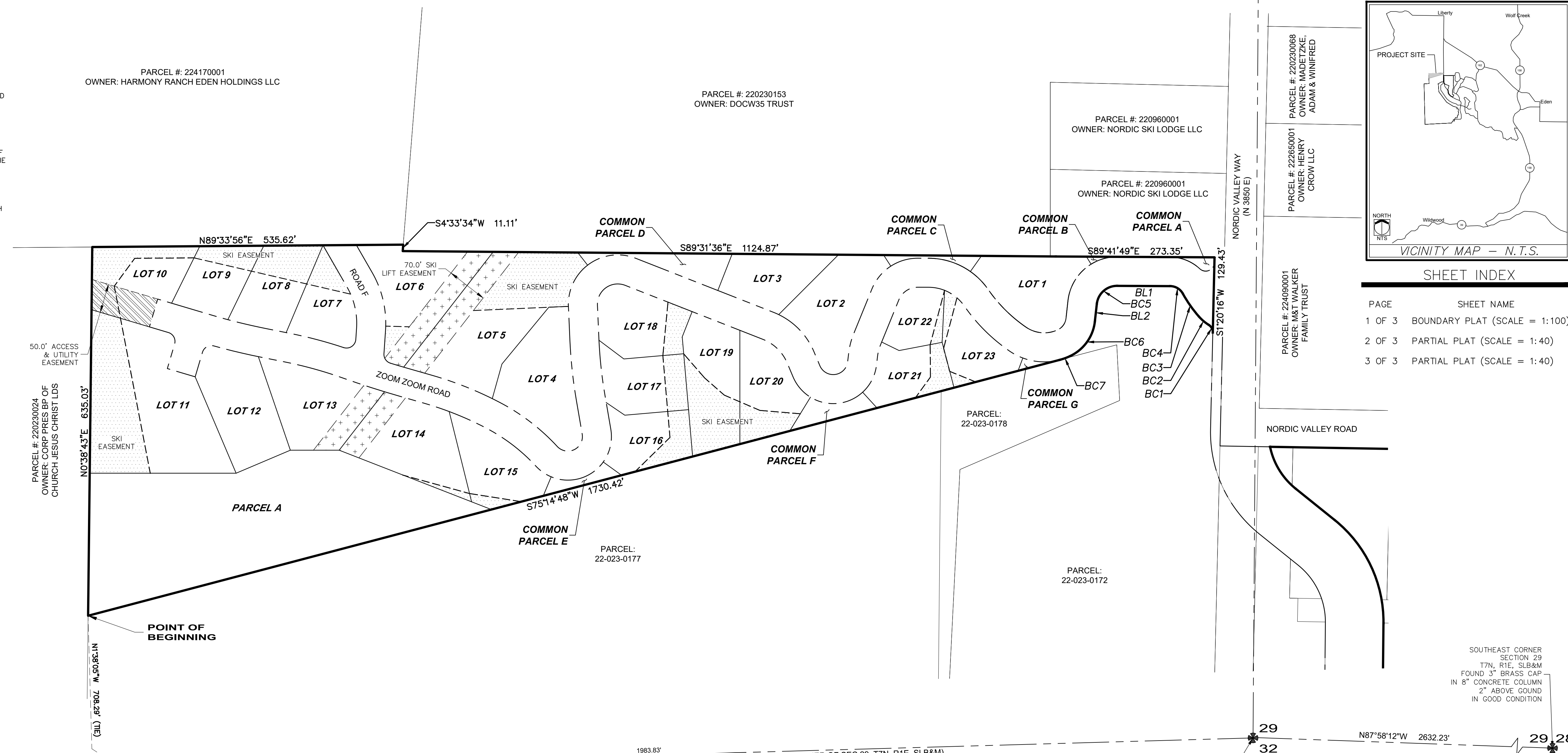
I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED 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 logo and contact information: 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



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).

LEGEND table defining symbols for Boundary Line, Section Line, Lot Line, Right of Way Line, Access & Utility Easement, Ski Easement, Ski Lift Easement, Storm Drain Easement, and Utility Easement.

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

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

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. Each column contains a signature line and a date field.

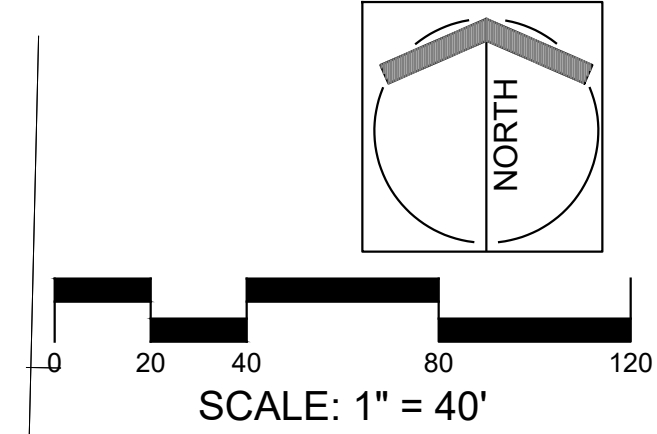
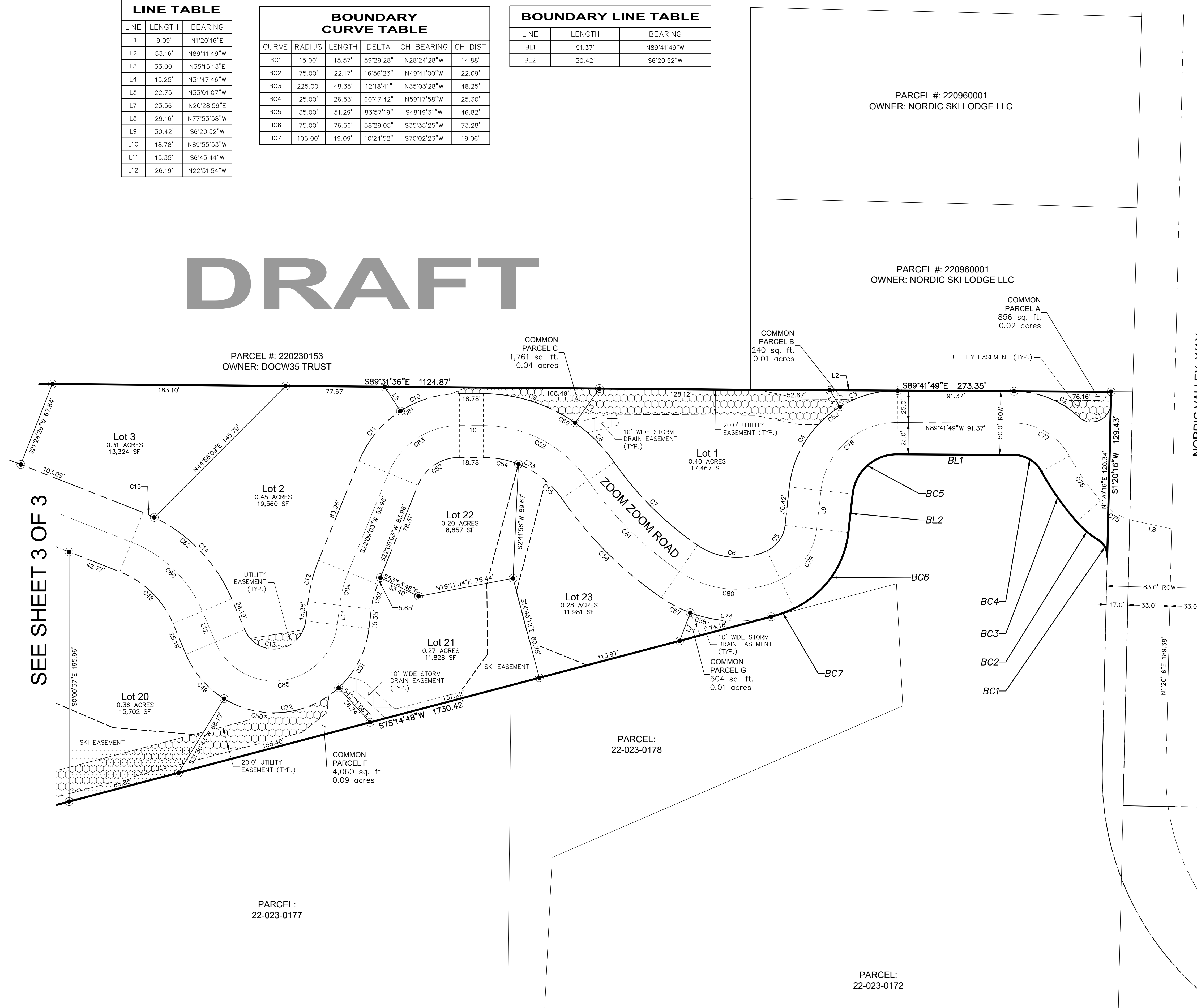
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH BEARING	CH DIST
C1	15.00'	34.46'	131°37'52"	S67°09'12"W	27.37'
C2	75.00'	55.85'	42°39'57"	N68°21'51"W	54.57'
C3	85.00'	47.48'	32°00'24"	N74°17'59"E	46.87'
C4	85.00'	77.07'	51°56'55"	N32°19'20"E	74.45'
C5	25.00'	25.52'	58°29'05"	S35°35'25"W	24.43'
C6	55.00'	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°21'07"E	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°27'24"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'
C48	75.00'	59.86'	45°43'40"	S45°43'44"E	58.28'
C49	75.00'	46.58'	35°35'17"	S40°39'33"E	45.84'
C50	75.00'	96.89'	74°01'08"	N84°32'14"E	90.29'
C51	75.00'	53.36'	40°45'56"	N27°08'42"E	52.24'
C52	75.00'	20.14'	15°23'18"	N14°27'24"E	20.08'
C53	35.00'	41.49'	67°55'04"	N56°06'35"E	39.10'
C54	75.00'	28.22'	21°33'19"	S79°09'14"E	28.05'
C55	75.00'	44.06'	33°39'29"	S51°32'50"E	43.43'
C56	305.00'	110.85'	20°49'29"	S45°07'49"E	110.25'
C57	105.00'	25.60'	13°58'06"	S62°31'37"E	25.53'
C58	105.00'	64.58'	35°14'32"	S87°07'55"E	63.57'
C59	85.00'	124.55'	83°57'19"	N48°19'31"E	113.70'
C60	125.00'	120.46'	55°12'48"	S62°19'29"E	115.85'
C61	85.00'	100.76'	67°55'04"	N56°06'35"E	94.96'
C62	125.00'	99.76'	45°43'40"	S45°43'44"E	97.14'
C72	75.00'	196.84'	150°22'21"	S81°56'55"W	145.01'
C73	75.00'	72.27'	55°12'48"	N62°19'29"E	69.51'
C74	105.00'	109.27'	59°37'29"	N85°21'18"W	104.40'
C75	50.00'	32.01'	36°41'09"	N59°33'23"W	31.47'
C76	200.00'	42.98'	12°18'41"	N35°03'28"W	42.89'
C77	50.00'	53.05'	60°47'42"	N59°17'58"W	50.60'
C78	60.00'	87.92'	83°57'19"	S48°19'31"W	80.26'
C79	50.00'	51.04'	58°29'05"	S35°35'25"W	48.85'
C80	80.00'	83.25'	59°37'29"	N85°21'18"W	79.55'
C81	280.00'	101.77'	20°49'29"	N45°07'49"W	101.21'
C82	100.00'	96.37'	55°12'48"	N62°19'29"W	92.68'
C83	60.00'	71.12'	67°55'04"	S56°06'35"W	67.03'
C84	100.00'	26.86'	15°23'18"	S14°27'24"W	26.78'
C85	50.00'	131.22'	150°22'21"	S81°56'55"W	96.68'
C86	100.00'	79.81'	45°43'40"	N45°43'44"W	77.71'

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.09'	N1°20'16"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"E
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					
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

DRAFT



SEE SHEET 3 OF 3

LEGEND	
12	7 SECTION CORNER AS NOTED
17	18
---	BOUNDARY LINE
- - -	SECTION LINE
---	LOT LINE
- - -	RIGHT OF WAY LINE
●	SET REBAR AND CAP MARKED "1070886"
+	SET STREET MONUMENT
▨	SKI EASEMENT
▧	STORM DRAIN EASEMENT
▩	UTILITY EASEMENT

SHEET 2 OF 3

COUNTY RECORDER

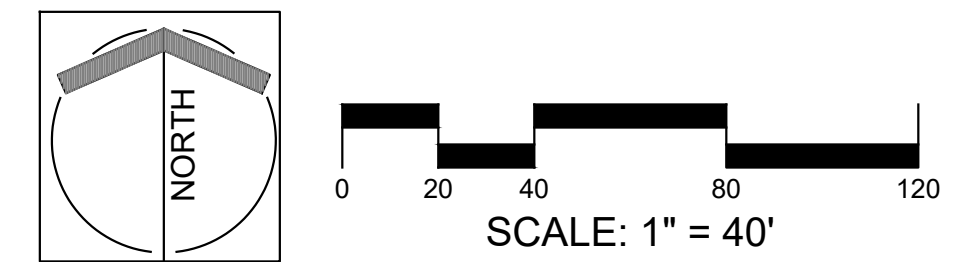
LAYTON SURVEYS LLC

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 (801) 663-1641 willis.long@laytonsurveys.com Woodcross, UT 84010

File name: Nordic Valley Phase 1B Plat.dwg | plot date: January 31, 2025 | plotted by: Ron
 path: D:\MDS Dropbox\Projects\106_Nordic Valley\04_Survey\07_Phase 1B Plat

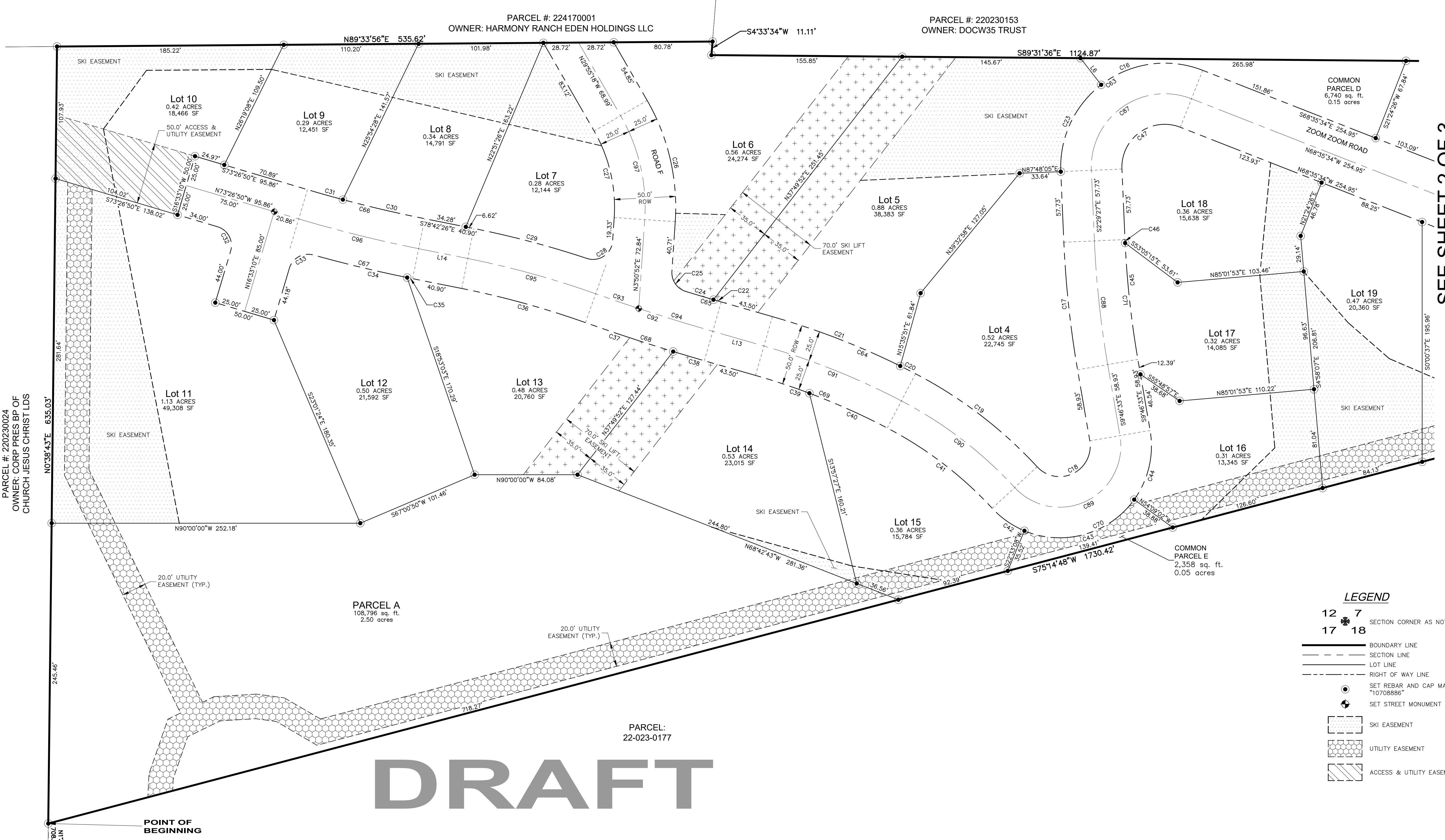
NORDIC VILLAGE PHASE 1B PLAT

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH BEARING	CH DIST
C16	85.00'	87.63'	59°04'11"	S81°52'21"W	83.80'
C17	825.00'	104.90'	7°17'06"	S6°08'00"E	104.83'
C18	25.00'	84.17'	147°03'57"	S63°45'25"W	47.95'
C19	365.00'	125.74'	19°44'15"	N52°34'44"W	125.12'
C20	625.00'	14.00'	1°17'01"	N63°05'22"W	14.00'
C21	625.00'	112.17'	10°16'59"	N68°52'22"W	112.02'
C22	1575.00'	6.58'	0°14'22"	N73°53'41"W	6.58'
C23	85.00'	81.34'	54°49'43"	S24°55'24"W	78.27'
C24	1575.00'	23.68'	0°51'41"	N73°20'39"W	23.68'
C25	16.00'	21.44'	76°45'41"	N34°31'58"W	19.87'
C26	175.00'	103.14'	33°46'10"	N13°02'13"W	101.66'
C27	125.00'	73.67'	33°46'10"	S13°02'13"W	72.61'
C28	16.00'	29.19'	104°31'12"	S56°06'28"W	25.31'
C29	775.00'	95.70'	7°04'29"	S75°10'11"E	95.64'
C30	1075.00'	68.62'	3°39'26"	N76°52'43"W	68.60'
C31	1075.00'	30.07'	1°36'10"	N74°14'55"W	30.07'
C32	16.00'	25.13'	90°00'00"	S28°26'50"E	22.63'
C33	16.00'	24.85'	88°59'19"	N61°02'49"E	22.43'
C34	1125.00'	78.82'	4°00'52"	S76°27'57"E	78.81'
C35	1125.00'	4.60'	0°14'02"	S78°35'24"E	4.60'
C36	725.00'	104.91'	8°17'28"	N74°33'42"E	104.82'
C37	1625.00'	75.51'	2°39'45"	S71°44'50"E	75.50'
C38	1625.00'	26.54'	0°56'09"	S73°32'47"E	26.54'
C39	575.00'	46.38'	4°37'17"	S71°42'13"E	46.36'
C40	575.00'	69.70'	6°56'43"	S65°55'13"E	69.66'
C41	315.00'	108.51'	19°44'15"	S52°34'44"E	107.98'
C42	75.00'	32.36'	24°43'28"	S55°04'20"E	32.11'
C43	75.00'	100.59'	76°50'52"	N74°08'30"E	93.22'
C44	75.00'	59.55'	45°29'37"	N12°58'15"E	58.00'
C45	775.00'	95.74'	7°04'40"	N61°14'13"W	95.67'
C46	775.00'	2.80'	0°12'26"	N2°35'40"W	2.80'
C47	35.00'	69.58'	113°53'54"	N54°27'29"E	58.67'
C48	85.00'	168.97'	113°53'54"	N54°27'29"E	142.49'
C49	625.00'	126.17'	11°34'00"	S68°13'51"E	125.96'
C50	1575.00'	30.26'	1°06'03"	S73°27'50"E	30.26'
C51	1075.00'	98.69'	5°15'35"	S76°04'38"E	98.65'
C52	1125.00'	83.42'	4°14'54"	N76°34'58"W	83.40'
C53	1625.00'	102.05'	3°35'54"	N72°12'54"W	102.04'
C54	575.00'	116.06'	11°34'00"	N68°13'51"W	115.88'
C55	75.00'	192.51'	147°03'57"	S63°45'25"W	143.85'
C56	775.00'	98.54'	7°17'06"	S6°08'00"E	98.47'
C57	60.00'	119.27'	113°53'54"	S54°27'29"W	100.58'
C58	800.00'	101.72'	7°17'06"	S6°08'00"E	101.65'
C59	50.00'	128.34'	147°03'57"	S63°45'25"W	95.90'
C60	340.00'	117.13'	19°44'15"	N52°34'44"W	116.55'
C61	600.00'	121.12'	11°34'00"	N68°13'51"W	120.92'
C62	1600.00'	100.48'	3°35'54"	N72°12'54"W	100.47'
C63	1600.00'	37.19'	1°19'54"	N71°04'55"W	37.19'
C64	1600.00'	63.29'	2°16'00"	N72°52'51"W	63.29'
C65	750.00'	108.53'	8°17'28"	N74°33'42"W	108.44'
C66	1100.00'	100.98'	5°15'35"	N76°04'38"W	100.95'
C67	150.00'	88.41'	33°46'10"	N13°02'13"W	87.13'

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



DRAFT

LEGEND

- 12 * 7 SECTION CORNER AS NOTED
- 17 * 18 SECTION CORNER AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- LOT LINE
- - - RIGHT OF WAY LINE
- SET REBAR AND CAP MARKED "10708886"
- ⊕ SET STREET MONUMENT
- SKI EASEMENT
- UTILITY EASEMENT
- ACCESS & UTILITY EASEMENT

SOUTHWEST CORNER SECTION 29 T7N, R1E, SLB&M FOUND 4" BRASS CAP

1 (31) 62°50' N 508.61' 698.86' 30 29 31 32

1883.83' 29 32

SOUTH 1/4 CORNER SECTION 29 T7N, R1E, SLB&M FOUND 3" BRASS CAP IN 6" CONCRETE COLUMN WITH RING LID IN GOOD CONDITION

N88°21'55"E 2682.69' (BASIS OF BEARING BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SEC 29, T7N, R1E, SLB&M)

LAYTON SURVEYS LLC

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(801) 663-1641 willis.long@laytonsurveys.com Woodcross, UT 84010

SHEET 3 OF 3

COUNTY RECORDER

File name: Nordic Village Phase 1B Plat.dwg | Plot date: January 31, 2025 | Plotted by: Ron
Path: D:\MDS Dropbox\Projects\106_Nordic Village\04_Survey\07_Phase 1B Plat