

ASGARD HEIGHTS SUBDIVISION

A CONNECTIVITY INCENTIVIZED SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 29,

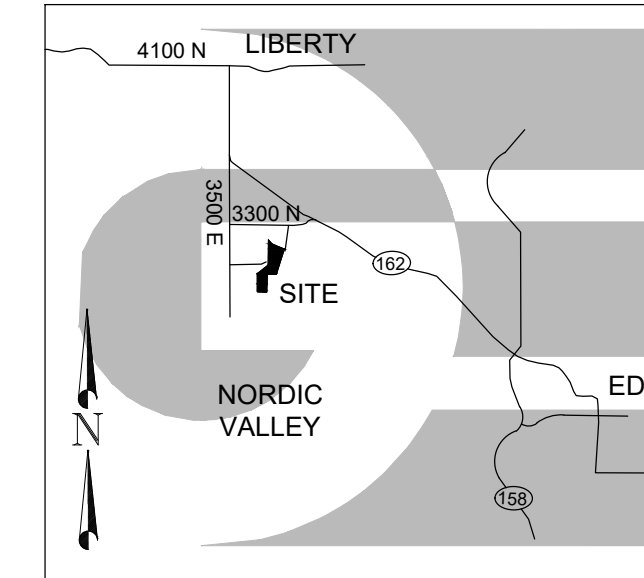
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

WHISKEY PARTY WEBER COUNTY, UTAH, JULY 2021

REVOCABLE TRUST
221800002

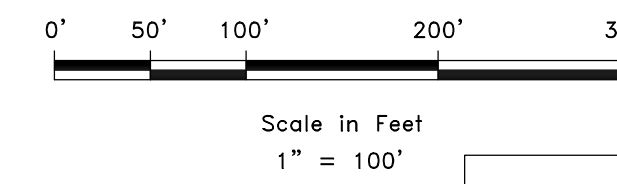
MDAA LIVING TRUST
223080002

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	283.92	1645.78	9°53'04"	N81° 38' 42"E	283.57
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" Gravely Coarse Sandy Loam, Blocky Structure, 60% Gravel
 59-85" Gravely 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" Gravely Coarse Sandy Loam, Blocky Structure, 50% Gravel
 62-95" Gravely 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" Gravely Coarse Sandy Loam, Blocky Structure, 60% Gravel
 49-79" Gravely 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" Gravely Loam, Blocky Structure, 40% Gravel
 53-77" Gravely 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" Gravely Sandy Loam, Blocky Structure, 40% Gravel, Common Red Mottling
 49-72" Gravely 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" Gravely Coarse Sandy Loam, Granular/Blocky Structure, 65% Gravel, Common Red Mottling
 58-76" Gravely 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 REGULATIONS 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

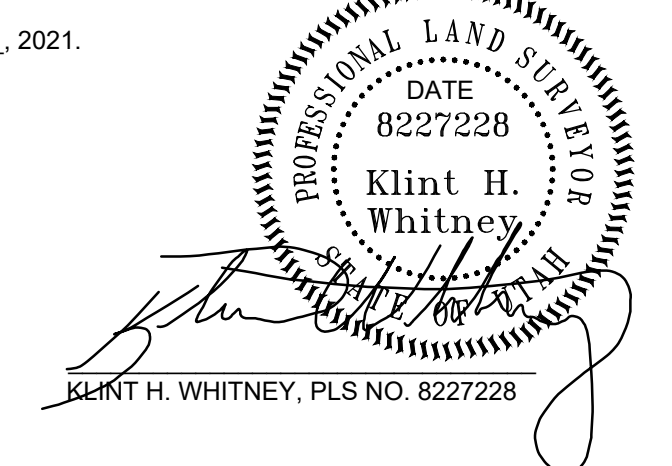
A PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°42'35" EAST 944.40 FEET; THENCE SOUTH 43°16'19" EAST 205.53 FEET; THENCE SOUTH 87°04'38" EAST 489.88 FEET; THENCE SOUTH 17°37'38" WEST 318.98 FEET; THENCE ALONG THE ARC OF A 1645.78 FOOT RADIUS CURVE TO THE LEFT 4.27 FEET, HAVING A CENTRAL ANGLE OF 0°08'55" WITH A CHORD BEARING SOUTH 86°39'39" WEST 4.27 FEET TO THE PROPOSED WEST BOUNDARY LINE OF VUE DE VALHALLA SUBDIVISION; THENCE ALONG SAID WEST BOUNDARY LINE FOLLOWING FOUR (4) COURSES: (1) SOUTH 19°15'51" WEST 195.79 FEET; (2) SOUTH 17°12'02" WEST 107.80 FEET; (3) SOUTH 17°05'43" WEST 229.02 FEET; (4) SOUTH 17°20'24" WEST 132.33 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 185.45 FEET; (2) NORTH 87°08'12" WEST 94.20 FEET; (3) SOUTH 87°55'58" 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 810,581 SQ. FT. OR 18.61 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 RESTRACE 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
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: _____



MERLIN MONGOMERY
220230034

F A F OGDEN VALLEY LLC
222680003

F A F OGDEN VALLEY LLC
222680002

STEVEN SULLIVAN
220230073

LOT 5
CONT. 3.38 ACRES
3688 EAST NORDIC
VALLEY ROAD

LOT 6
CONT. 2.63 ACRES
3662 EAST NORDIC
VALLEY ROAD

WAYNE MADSEN
221050006

SAMUEL DAHLIN
221050007

KEITH SMITH
221050008

MICHAEL JONES
WILDERNESS TRUST
221050005

ABBAYON DRIVE

LOT 1
CONT. 2.73 ACRES
3724 EAST NORDIC MEADOWS
DRIVE

LOT 2
CONT. 2.72 ACRES
3764 EAST NORDIC MEADOWS DRIVE
OR 3082 NORTH 3825 EAST

LOT 3
CONT. 3.19 ACRES
3763 EAST NORDIC MEADOWS
DRIVE

LOT 4
CONT. 3.24 ACRES
3725 EAST NORDIC
MEADOWS DRIVE

LINE TABLE		
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 TABLE		
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	52.80	N15° 06' 46"E
L39	38.43	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

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

RECORD OF SURVEY

_____ SIGNED THIS ___ DAY OF _____, 2021.

COUNTY SURVEYOR

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 LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF _____, 2021.

COUNTY ATTORNEY

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.

COUNTY ENGINEER

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.

CHAIRMAN, WEBER COUNTY COMMISSION

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.

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.