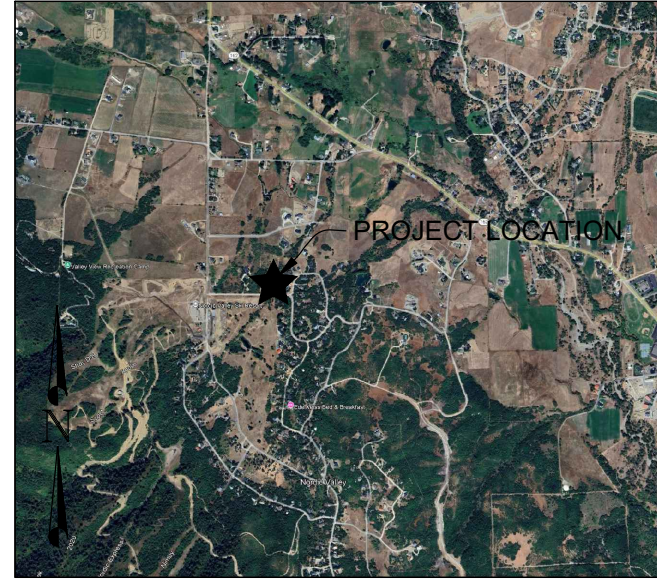


ASGARD HEIGHTS SUBDIVISION 1ST AMENDMENT  
AMENDING LOTS 5 AND 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2025

VICINITY MAP  
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF NORDIC VALLEY ROAD BEING LOCATED NORTH 00°23'55" EAST 991.66 FEET ALONG A LINE BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 29 AND NORTH 90°00'00" EAST 956.93 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE NORTH 00°06'18" EAST 681.02 FEET; THENCE SOUTH 89°52'59" EAST 9.92 FEET; THENCE NORTH 52°32'05" EAST 116.12 FEET; THENCE SOUTH 71°02'32" EAST 290.92 FEET; THENCE SOUTH 01°45'10" WEST 365.16 FEET; THENCE SOUTH 01°46'26" WEST 233.05 FEET; THENCE SOUTH 04°08'15" WEST 65.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE 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 6.000 ACRES.

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 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-73-504 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 \_\_\_\_, 2025.



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 1ST AMENDMENT

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 PUBLIC UTILITY EASEMENTS, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY (P.U.E.), 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, AND ALSO DEDICATE, GRANT AND CONVEY TO EACH INDIVIDUAL LOT OWNER WITHIN THIS DEVELOPMENT THE PORTIONS DESIGNATED AS STREETS TO BE USED IN COMMON FOR INGRESS EGRESS AND PUBLIC UTILITY EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

LIBERTY LAND AND LIFE STOCK, LLC

DANNY L MABEY / CO-OWNER

LINDA B MABEY / CO-OWNER

ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_, 2025, 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(S) 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  
DAN MABEY  
1715 CANYON CIRCLE  
FARMINGTON UTAH

S1  
2

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  
1580 W 2100S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - 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)
  - PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

WASTEWATER SITE AND SOILS EVALUATION #14600

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 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 AMEND LOTS 5 AND 6 ASGARD HEIGHTS SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAN MABEY. 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 LINE BETWEEN THE SOUTH AND NORTH QUARTER CORNERS 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. T

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 \_\_\_\_, 2025

DIRECTOR WEBER-MORGAN HEALTH DEPT.

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 \_\_\_\_, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 \_\_\_\_, 2025.

COUNTY ENGINEER

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 \_\_\_\_, 2025.

COUNTY ATTORNEY

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 \_\_\_\_, 2025.

COUNTY SURVEYOR

F A F OGDEN VALLEY LLC  
222680002

CHASE CARVER  
224020004

MICHAEL JONES  
221050005

CHALES MCLEAN  
221050006

SAMUEL DAHLIN  
221050007

KEITH SMITH  
221050008

STEVEN SULLIVAN  
220230073

PRIVATE DRIVE  
NAME

ABBEYON DRIVE

NORDIC VALLEY ROAD

NORDIC VILLAGE VENTURE LLC  
220230121

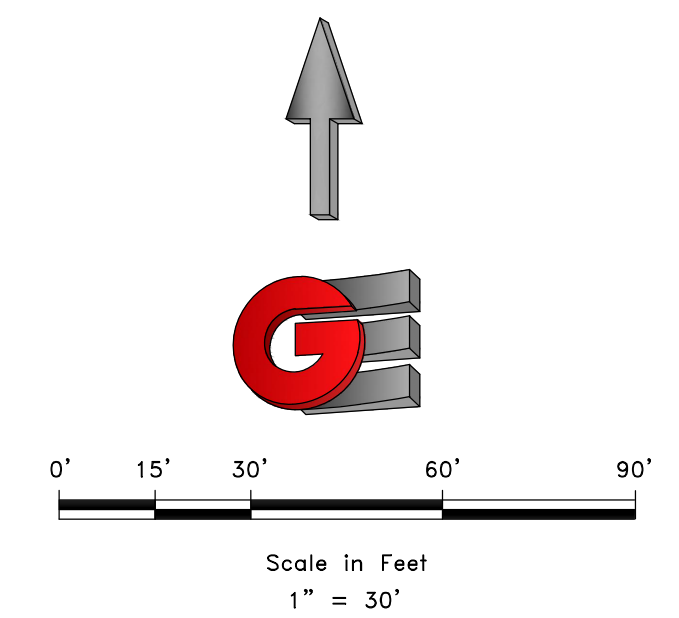
NORDIC VILLAGE VENTURE LLC  
220230125

NORDIC VILLAGE VENTURE LLC  
220230087

BRIAN BARBER  
220230041



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2025

PRIVET DRIVE  
NAME

◆ WEBER COUNTY MONUMENT AS NOTED

- SET 24" REBAR AND CAP  
MARKED GARDNER ENGINEERING

 SUBDIVISION BOUNDARY

■ LOT LINE

— — — — ADJACENT PARCEL

SECTION LINE

----- EASEMENT

—X— EXISTING FENCE LINE

— · — · — STREAM AND CORRIDOR EASEMENT APPROXIMATE  
AND 50-FOOT HIGH WATER MARK SETBACK LINE

FLOOD ZONE "A" (SEE NOTE 2)

 PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

S2
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2

COUNTY RECORDER

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RECORDS, PAGE \_\_\_\_\_. RECORDED

FOR \_\_\_\_\_

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COUNTY RECORDER

BY: \_\_\_\_\_

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**GARDNER  
ENGINEERING**

**CIVIL ■ LAND PLANNING**  
**MUNICIPAL ■ LAND SURVEYING**  
1580 W 2100S., WEST HAVEN, UT 84401  
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