

**VICINITY MAP**  
SCALE: NONE

SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY ALUMINUM CAP

NORTHWEST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY ALUMINUM CAP MARKED 2012.

NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY ALUMINUM CAP MARKED 2005.

**F-40 ZONE**  
**F-5 ZONE**

**F-40 ZONE**  
**F-5 ZONE**

**REMAINDER PARCEL/  
FUTURE PHASES**

**BOUNDARY DESCRIPTION**

ALL OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

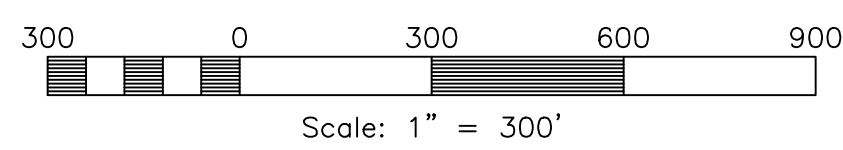
BEGINNING AT A POINT ON THE NORTHEAST CORNER OF SAID SECTION 11; THENCE S00°09'20"E 2636.91 FEET; THENCE S00°26'08"W 1178.42 FEET; THENCE N86°31'00"W 451.19 FEET; S69°59'00"W 9.03 FEET; THENCE N82°34'48"W 2.91 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 545.15 FEET, AN ARC LENGTH OF 421.33 FEET, A DELTA ANGLE OF 44°16'58". A CHORD BEARING OF S74°44'34"W, AND A CHORD LENGTH OF 410.92 FEET; THENCE S52°02'12"W 904.80 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 756.80 FEET, AN ARC LENGTH OF 221.31 FEET, A DELTA ANGLE OF 16°45'16", A CHORD BEARING OF S43°38'51"W, AND A CHORD LENGTH OF 220.52 FEET; THENCE S35°16'12"W 343.06 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 533.70 FEET, AN ARC LENGTH OF 453.98 FEET, A DELTA ANGLE OF 48°44'13", A CHORD BEARING OF S59°42'06"W, AND A CHORD LENGTH OF 440.41 FEET; THENCE S84°04'12"W 1305.01 FEET; THENCE N89°54'27"W 507.93 FEET; THENCE N01°08'59"W 773.93 FEET; THENCE WEST 498.37 FEET; THENCE NORTH 4453.04 FEET; THENCE N89°33'08"E 1980.62 FEET; THENCE N89°51'57"E 2631.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 21430145 SQUARE FEET OR 491.968 ACRES MORE OR LESS.

SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT MARKED 2010.

**LEGEND**

- = SECTION CORNER
- = BOUNDARY LINE/PHASE LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = 100' SEASONAL DRAINAGE PROTECTION ZONE



**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	518.30'	409.83'	399.24'	216.30'	S74°41'21"W	45°18'17"
C2	756.80'	221.31'	220.52'	111.45'	S43°38'51"W	16°45'16"
C3	533.70'	453.98'	440.41'	241.74'	S59°42'06"W	48°44'13"

SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT MARKED 1989.

WEST 498.37'  
N01°08'59"W 773.93'

RAWSON, DAVID & AMY  
21-136-003

MCKAY, JAMES  
21-018-0012

MCKAY, NEVA  
21-012-0001

MCKAY, NEVA  
21-012-0001

N00°47'12"W 2558.26'  
N00°03'53"W 2661.27'

NORTH 4453.04'

S89°42'31"W 5278.70'

N89°33'08"E 1980.62'

KINGFISHER CAPITAL III LLC  
23-012-0121

N89°51'57"E 2631.81'

P.O.B.

S00°09'20"E 2636.91'

UNITED STATES OF AMERICA  
21-014-0001

S00°26'08"W 1178.42'

SOUTH FORK ESTATES

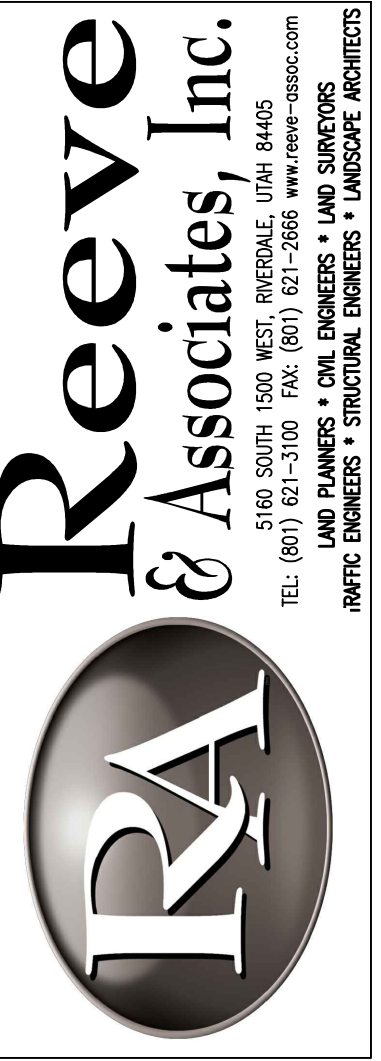
LEBARCE LLC  
21-013-0002

**Gateway Estates Subdivision - Phase 1**

Weber County, Utah

**Developer:**

Matt Lowe  
6028 S. Ridgeline Dr., Ste. 200  
Ogden, UT. 84405  
(801) 648-8229



REVISIONS	DESCRIPTION
DATE	08-17-21
	FIRE/WELL MCHS

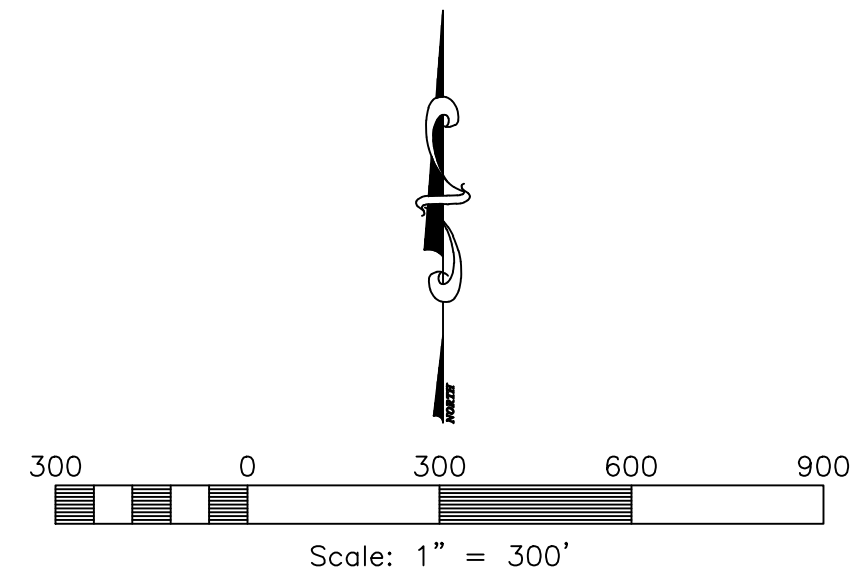
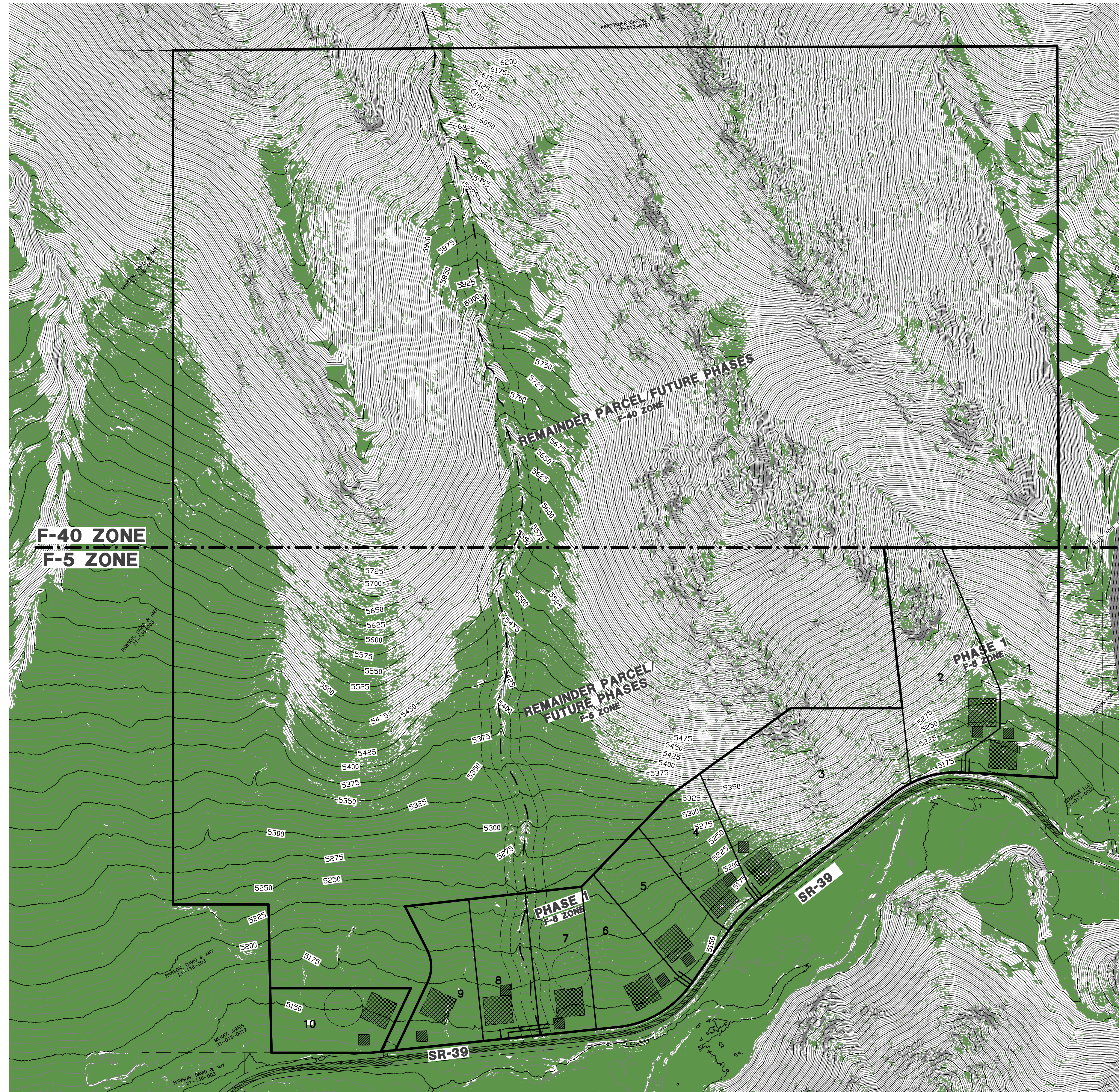
**Gateway Estates Subdivision - Phase 1**  
ALL OF SECTION 11, T.6N., R.2E., S.11B. & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Preliminary Design**

**Project Info.**  
Engineer: N. Reeve  
Designer: C. Cove  
Begin Date: 2-18-21  
Name: GATEWAY ESTATES SUBDIVISION  
Number: 4825-26

Sheet **3**  
**1** Sheets





**LEGEND**

- = BOUNDARY LINE/PHASE LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT
- = SEASONAL DRAINAGE STREAM
- = 50' SEASONAL DRAINAGE NO BUILD ZONE
- = 100' SEASONAL DRAINAGE NO BUILD ZONE
- = 20,000 S.F. SEPTIC FIELD
- = MIN. 3,000 S.F. BUILDABLE AREA
- = 100' WELL PROTECTION ZONE

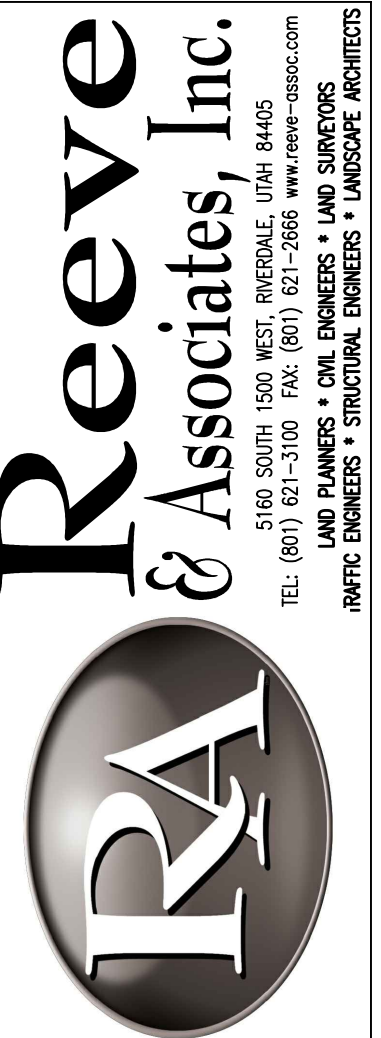
SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	25.00%	

# Gateway Estates Subdivision - Phase 1

Weber County, Utah

**Developer:**

Matt Lowe  
 6028 S. Ridgeline Dr., Ste. 200  
 Ogden, UT. 84405  
 (801) 648-8229



**Reeve & Associates, Inc.**  
 5160 S. 1500 WEST RIVERDALE, UTAH 84405  
 TEL: (801) 621-1100 FAX: (801) 621-2666 WWW: REEVE-ASSOC.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	08-17-21	FIRE/WELL MCHS

**Gateway Estates Subdivision - Phase 1**  
 ALL OF SECTION 11, T.6N., R.2E., S.11B. & M., U.S. SURVEY  
 WEBER COUNTY, UTAH

**Slope Analysis**

**Project Info.**

Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	2-18-21
Name:	GATEWAY ESTATES SUBDIVISION
Number:	4825-26

Sheet	<b>3</b>
<b>3</b>	Sheets