

VICINITY MAP
SCALE: NONE

PHASE 1 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:

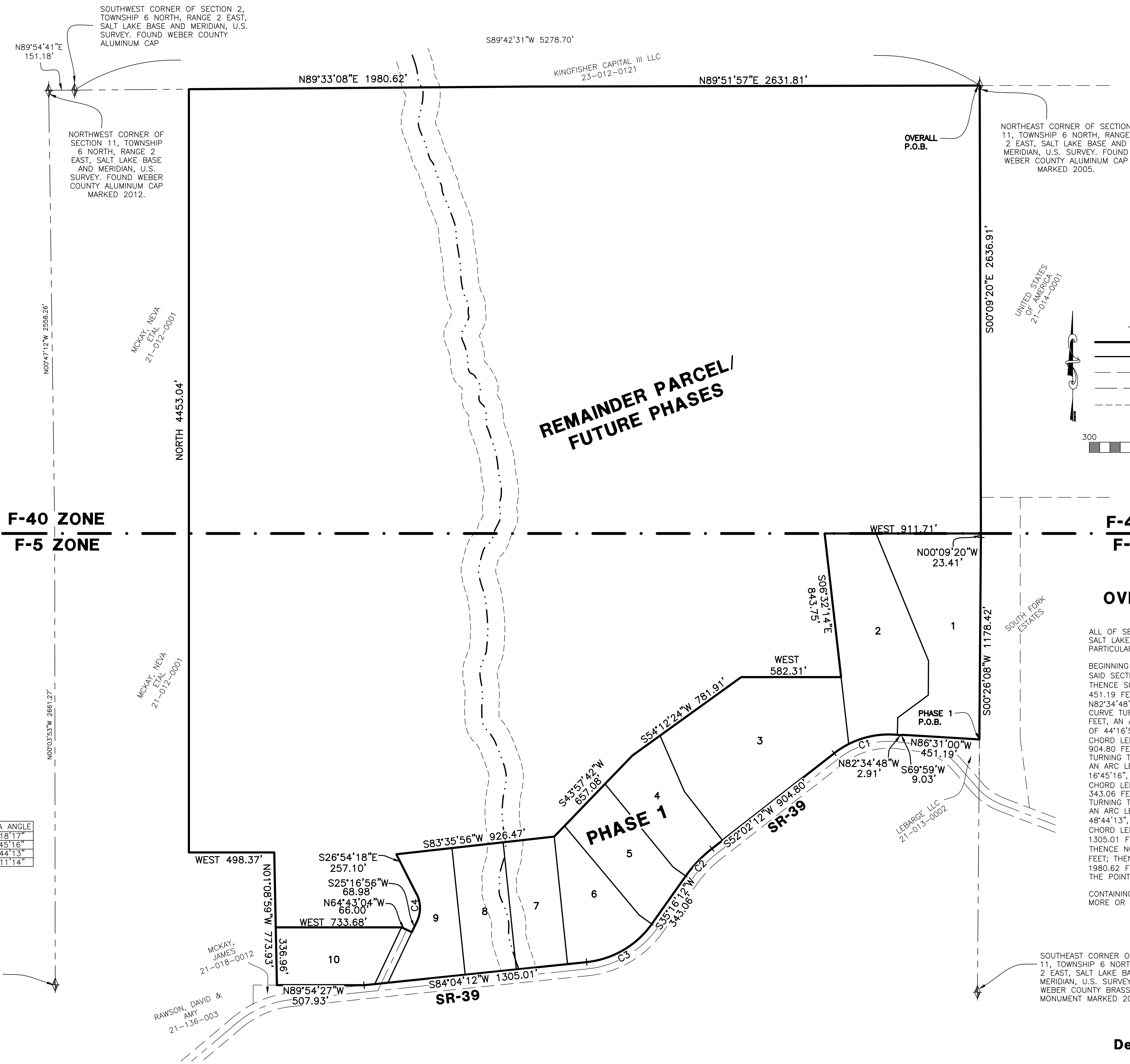
BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING N00°26'08"E 1474.64 FEET FROM SOUTHEAST CORNER OF SAID SECTION 11; THENCE N00°26'08"E 1178.42 FEET; THENCE N00°09'20"W 23.41 FEET; THENCE WEST 911.71 FEET; THENCE S06°32'14"E 843.75 FEET; THENCE WEST 582.31 FEET; THENCE S54°12'24"W 781.91 FEET; THENCE S43°57'42"W 657.08 FEET; THENCE S83°35'56"W 926.47 FEET; THENCE S26°54'18"E 257.10 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 166.68 FEET, A DELTA ANGLE OF 52°11'14", A CHORD BEARING OF S00°48'41"E, AND A CHORD LENGTH OF 160.98 FEET; THENCE S25°16'56"W 68.98 FEET; THENCE N64°43'04"W 66.00 FEET; THENCE WEST 733.68 FEET; THENCE S01°08'59"E 336.96 FEET; THENCE S89°54'27"E 507.93 FEET; THENCE N84°04'12"E 1305.01 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT 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 N59°42'06"E, AND A CHORD LENGTH OF 440.41 FEET; THENCE N35°16'12"E 343.06 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT 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 N43°38'51"E, AND A CHORD LENGTH OF 220.52 FEET; THENCE S35°16'12"W 343.06 FEET; THENCE N52°02'12"E 904.80 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 518.33 FEET, AN ARC LENGTH OF 412.74 FEET, A DELTA ANGLE OF 45°37'28", A CHORD BEARING OF N74°50'58"E, AND A CHORD LENGTH OF 401.92 FEET; THENCE N82°34'48"W 2.91 FEET; THENCE N69°59'00"E 9.03 FEET; THENCE S86°31'00"E 451.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,301,739 SQUARE FEET OR 75.798 ACRES MORE OR LESS.

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"
C4	183.00'	166.68'	160.98'	89.63'	N00°48'41"W	52°11'14"

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.



LEGEND

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

Scale: 1" = 300'

OVERALL 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.

Gateway Estates Subdivision - Phase 1

Weber County, Utah

Reeve & Associates, Inc.
 4160 S. 1500 W., RIVERDALE, UTAH 84405
 TEL: (801) 648-8229
 FAX: (801) 648-8229
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
08-17-21	FIRE/WELL MODS

Gateway Estates Subdivision - Phase 1
 ALL OF SECTION 11, T. 6N., R. 2E., S. 13B. & M., U.S. SURVEY
 WEBER COUNTY, UTAH

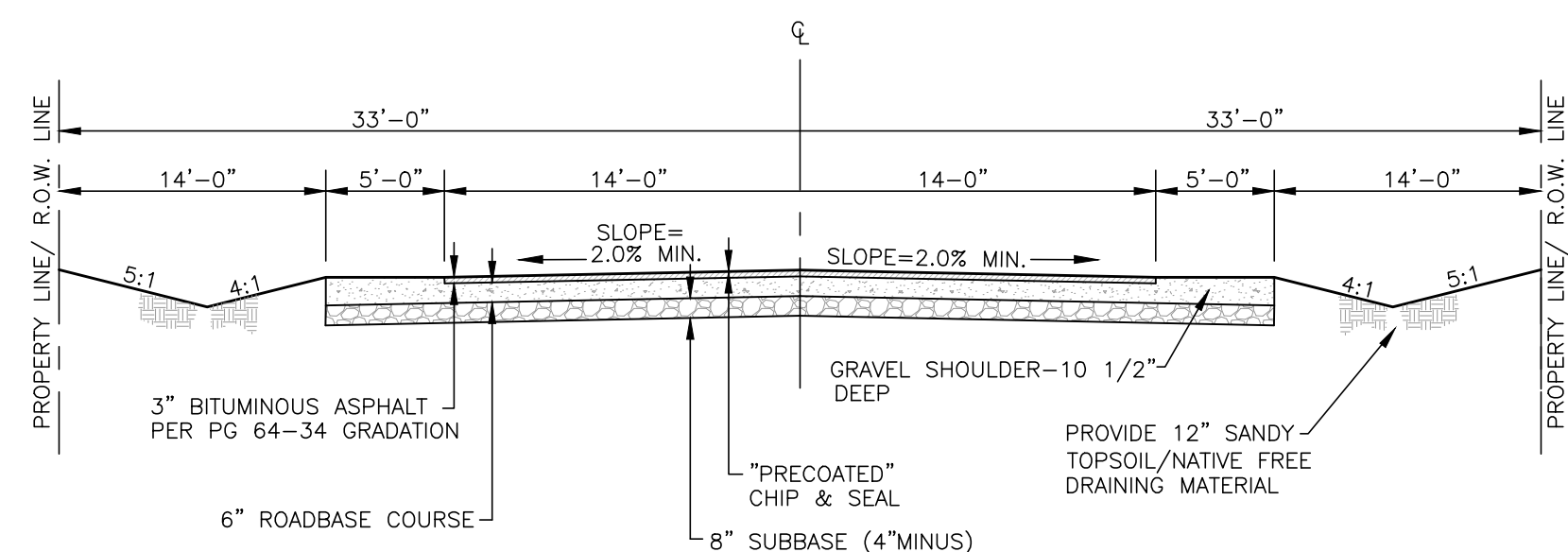
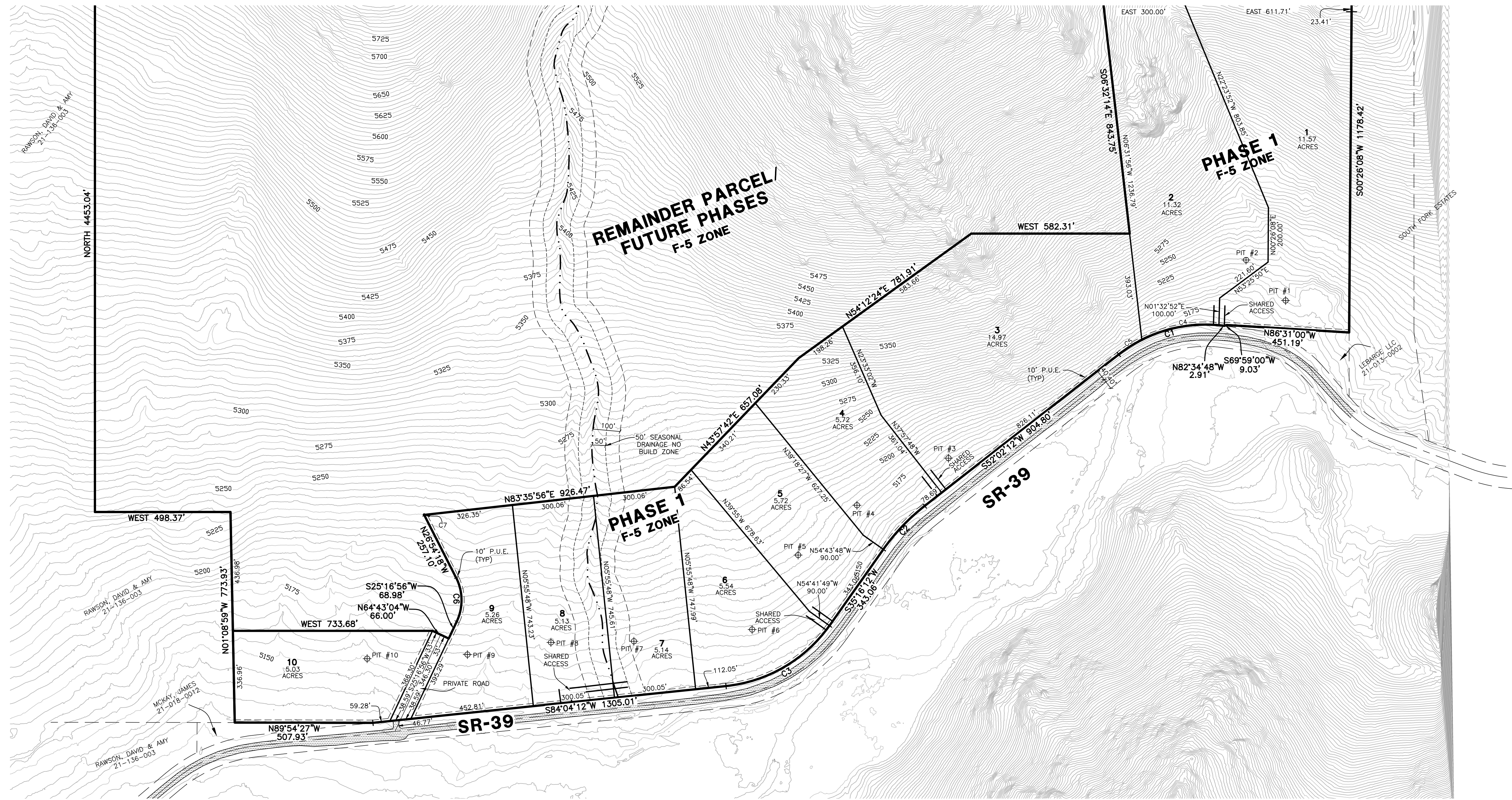
Preliminary Design

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

Sheet **3**
1 Sheets

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PRIVATE ROADWAY SECTION (66' R.O.W.)

SCALE: NONE

NOTES

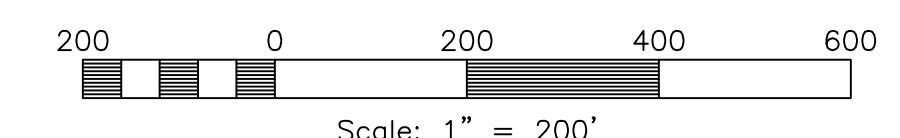
1. CONTOURS ARE SHOWN IN 5 FOOT INTERVALS
2. LOTS WILL HAVE WELLS WITH A 100' RADIUS PROTECTION ZONE
3. LOTS WILL HAVE SEPTIC TANKS
4. EACH INDIVIDUAL RESIDENTIAL HOME TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED.
5. LOTS 1 AND 2 WILL SHARE A COMMON WELL THAT WILL BE LOCATED ON LOT 2, LOTS 3-5 WILL SHARE A COMMON WELL THAT WILL BE LOCATED ON LOT 4 AND LOTS 6-9 WILL SHARE A COMMON WELL THAT WILL BE LOCATED ON LOT 7.

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"
C4	518.30'	309.37'	304.79'	159.44'	S80°14'31"W	34°11'56"
C5	518.30'	100.46'	100.31'	50.39'	S57°35'23"W	11°06'21"
C6	183.00'	166.68'	160.98'	89.63'	N00°48'41"W	52°11'14"
C7	117.00'	2.02'	2.02'	1.01'	N26°24'35"W	0°59'25"

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 SEPTIC/WELL PROJECTION ZONE



Gateway Estates Subdivision - Phase 1

Weber County, Utah

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IRA
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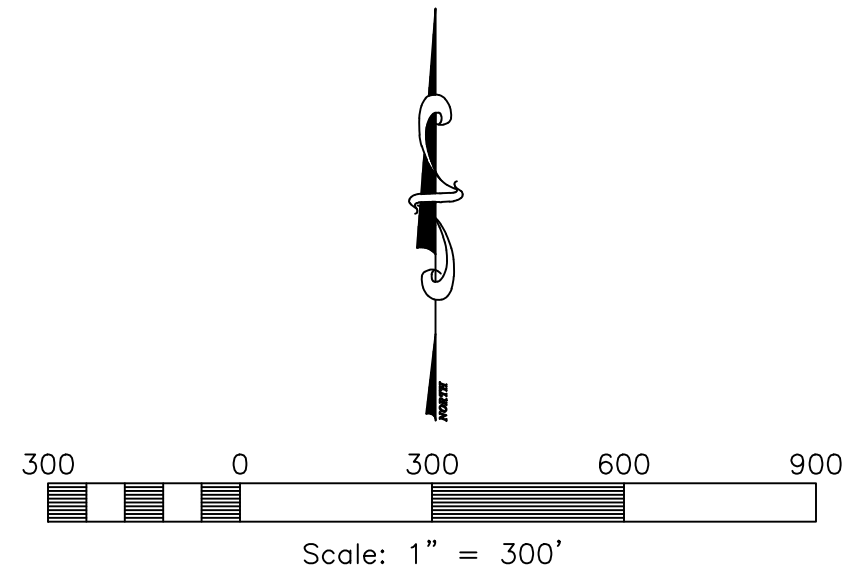
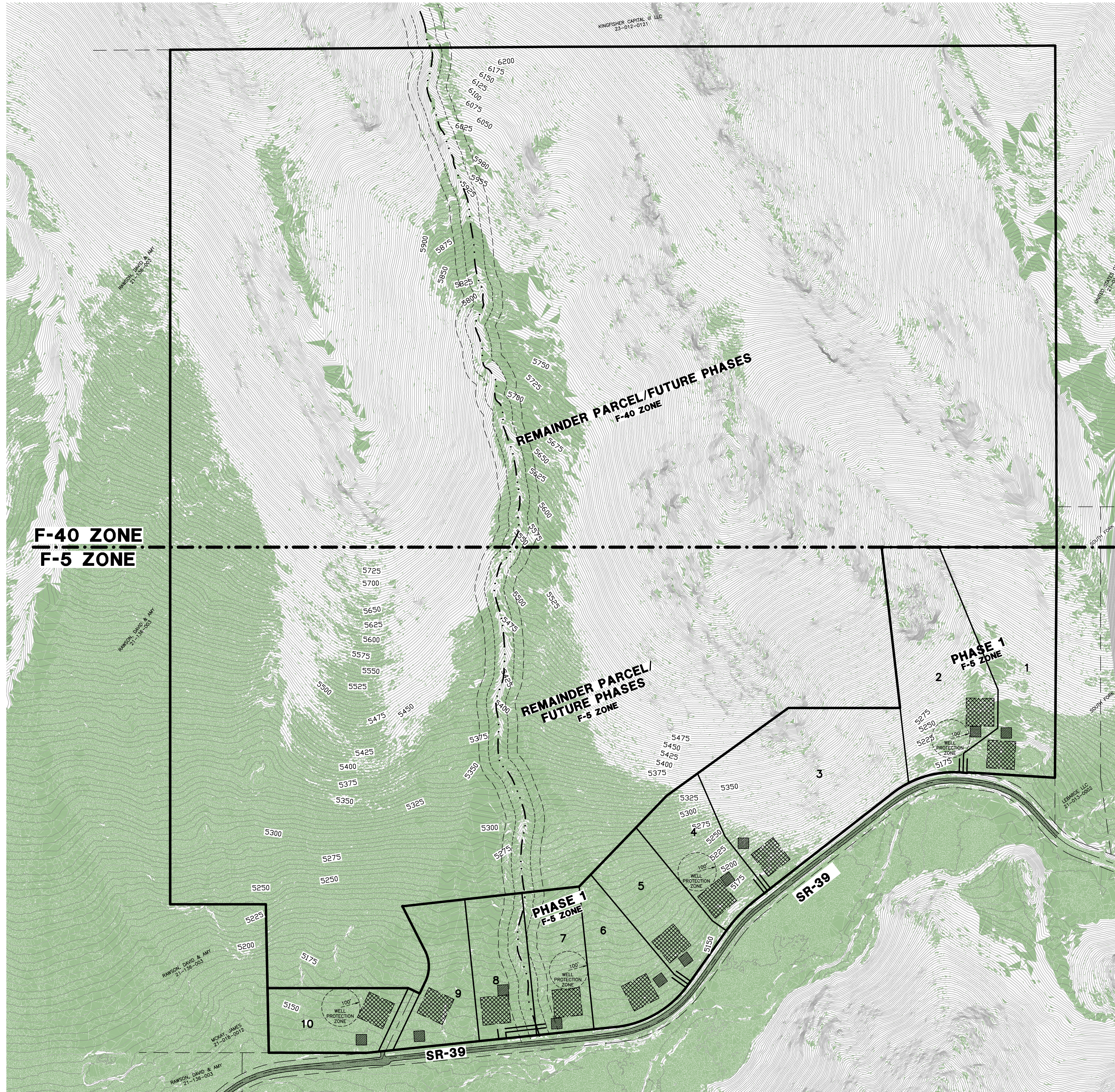
REVISIONS	DATE	DESCRIPTION
08-17-21		FIRE/WELL MODS

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. Cave
Begin Date: 2-18-21
Name: GATEWAY ESTATES SUBDIVISION
Number: 4825-26

Sheet	3
2	Sheets



LEGEND

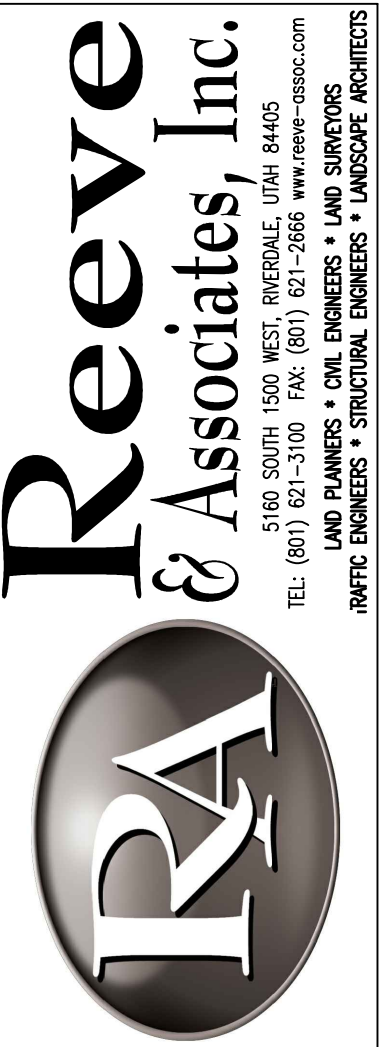
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- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT
- = SEASONAL DRAINAGE STREAM
- = 50' SEASONAL DRAINAGE NO BUILD ZONE
- = 100' SEASONAL DRAINAGE NO BUILD ZONE
- = 20,000 S.F. SEPTIC FIELD
- = MIN. 3,000 S.F. BUILDABLE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



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

Gateway Estates Subdivision - Phase 1
 ALL OF SECTION 11, T.6N., R.2E., S.13B. & M., U.S. SURVEY
 WEBER COUNTY, UTAH

Slope Analysis

Project Info.
 Engineer: N. Reeve
 Designer: C. Cave
 Begin Date: 2-18-21
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