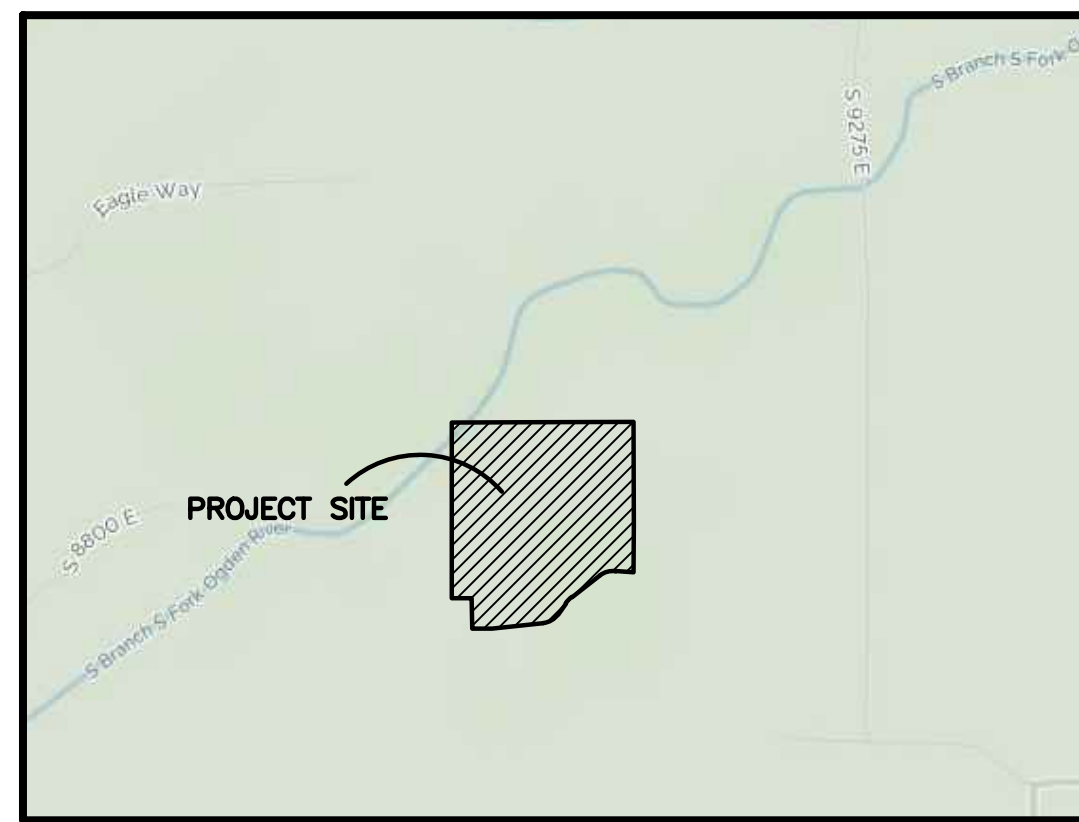
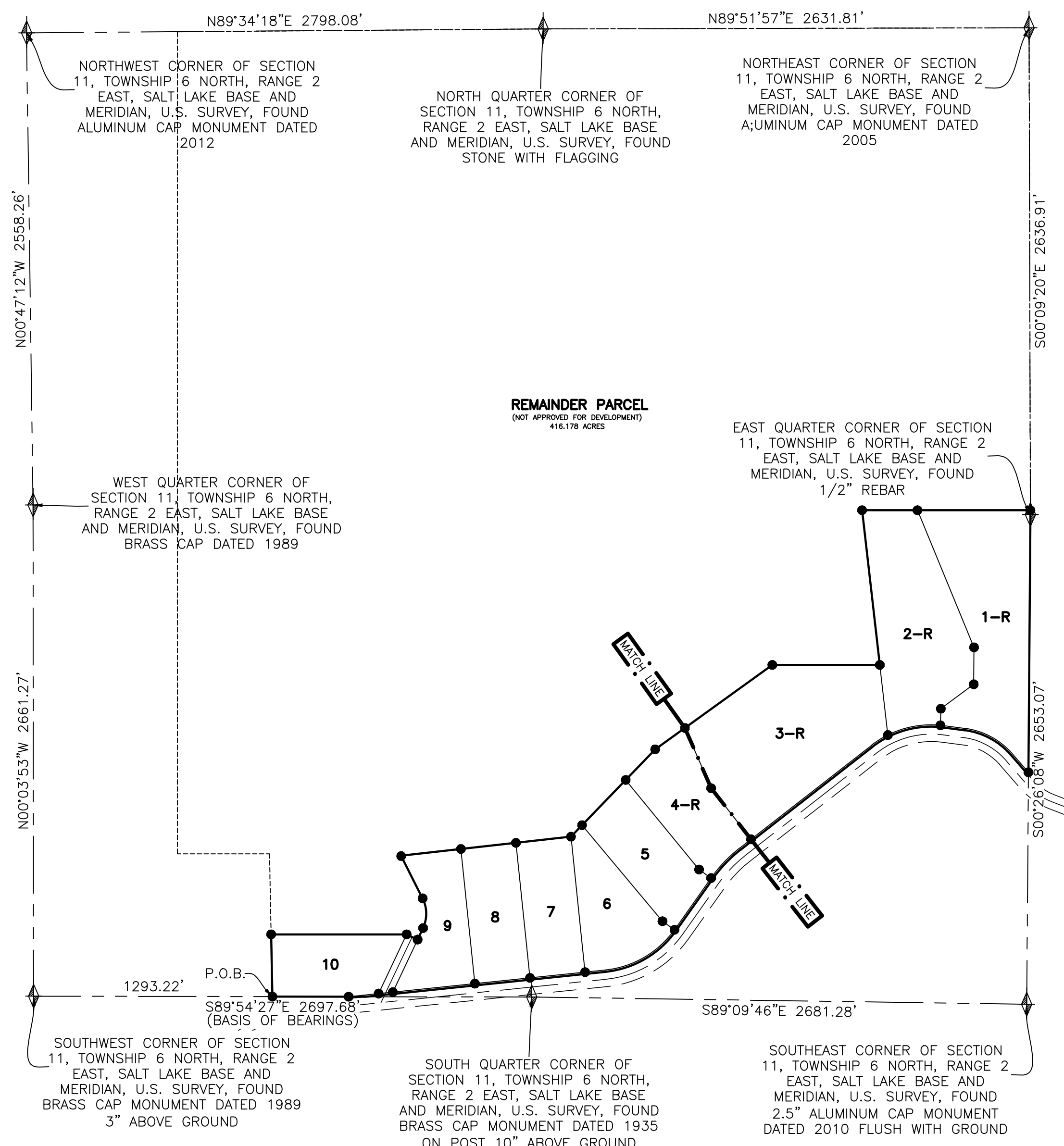


# GATEWAY ESTATES SUBDIVISION PHASE 1

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2022



VICINITY MAP  
SCALE: NONE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S64°43'04"E	66.00	L48	N50°41'33"E	71.00
L2	N25°16'56"E	68.98	L49	S39°18'27"E	71.00
L3	N40°58'48"W	145.08	L50	S50°41'33"W	71.00
L4	N82°34'48"W	116.55	L51	N39°18'27"W	71.00
L5	S06°52'15"W	258.74	L52	N50°41'33"E	20.00
L6	S17°41'17"E	220.35	L53	S50°05'00"W	145.00
L7	S03°11'42"W	91.86	L54	N25°16'56"E	145.00
L8	S13°12'48"E	187.89	L55	N50°05'00"E	145.00
L9	N83°27'11"E	199.73	L56	S39°55'00"E	145.00
L10	N83°27'11"E	159.09	L57	S27°49'28"E	145.00
L11	S00°09'20"E	23.41	L58	S62°10'32"W	145.00
L12	S03°29'00"W	71.00	L59	N27°49'28"W	145.00
L13	N86°31'00"W	71.00	L60	N62°10'32"E	145.00
L14	N03°29'00"E	71.00	L61	S50°05'00"W	109.72
L15	S86°31'00"E	71.00	L62	S05°55'48"E	145.00
L16	N86°31'00"W	145.00	L63	S84°04'12"W	145.00
L17	N03°29'00"E	145.00	L64	N05°55'48"W	145.00
L18	S86°31'00"W	145.00	L65	N84°04'12"E	145.00
L19	S03°29'00"W	145.00	L66	S84°04'12"W	51.91
L20	N89°33'52"W	213.43	L67	N84°04'12"E	145.00
L21	N89°33'52"W	212.55	L68	S05°55'48"E	145.00
L22	S00°26'08"W	145.00	L69	S84°04'12"W	145.00
L23	N89°33'52"W	145.00	L70	N05°55'48"W	145.00
L24	N00°26'08"E	145.00	L71	S84°04'12"W	28.00
L25	S89°33'52"E	145.00	L72	N50°41'33"E	100.52
L26	N89°33'52"W	71.00	L73	N84°04'12"E	99.99
L27	N00°26'08"E	71.00	L74	N00°00'00"W	100.00
L28	N89°33'52"W	71.00	L75	N25°16'56"E	145.00
L29	S00°26'08"W	71.00	L76	S64°43'04"E	145.00
L30	N36°34'10"W	15.00	L77	S25°16'56"W	145.00
L31	N89°33'52"W	20.00	L78	N64°43'04"W	145.00
L32	S37°57'48"E	93.49	L79	S64°43'04"E	30.00
L33	S37°57'48"E	66.38	L80	S25°16'56"W	145.00
L34	N00°04'27"W	71.00	L81	N64°43'04"W	145.00
L35	N89°55'33"E	71.00	L82	N25°16'56"E	145.00
L36	S00°04'27"E	71.00	L83	S64°43'04"E	145.00
L37	S89°55'33"W	71.00	L84	N64°43'04"W	30.00
L38	N52°02'12"E	145.00	L85	S01°32'52"W	39.98
L39	S37°57'48"E	145.00	L86	S01°32'52"W	50.00
L40	S52°02'12"W	145.00	L87	S37°57'48"E	141.17
L41	N37°57'48"W	145.00	L88	S37°57'48"E	50.00
L42	N52°02'12"E	15.00	L89	S54°43'48"E	80.00
L43	N52°02'12"E	49.18	L90	S54°43'48"E	96.47
L44	N50°41'33"E	145.00	L91	S54°41'49"E	30.00
L45	S39°18'27"E	145.00	L92	S54°41'48"E	50.00
L46	S50°41'33"W	145.00	L93	S07°44'19"E	40.79
L47	N39°18'27"W	145.00	L94	S07°44'19"E	21.21

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	183.00'	166.68'	160.98'	89.63'	N00°48'41"W	52°11'14"
C2	399.30'	288.95'	282.68'	151.13'	N61°50'58"W	41°27'39"
C3	518.30'	409.83'	399.24'	216.30'	S74°41'21"W	45°18'17"
C4	756.80'	221.31'	220.52'	111.45'	S43°38'51"W	16°45'16"
C5	533.70'	453.98'	440.41'	241.74'	S59°42'06"W	48°44'13"
C6	117.00'	2.02'	2.02'	1.01'	N26°24'35"W	0°59'25"
C7	523.70'	445.46'	432.16'	237.21'	N59°42'07"E	48°44'11"
C8	766.80'	224.23'	223.43'	112.92'	N43°38'51"E	16°45'16"
C9	528.30'	106.22'	106.04'	53.29'	N57°47'47"E	11°31'10"

**LOT RESTRICTION NOTE**  
"R" LOTS ARE RESTRICTED AND MUST HAVE HILLSIDE REVIEW PRIOR TO BUILDING PERMIT BEING ISSUED.

**SOIL TEST PIT INFORMATION**  
LOT 1, 2, 5, 6, 7, & 9: ANTICIPATED GROUND WATER TABLES NOT TO EXCEED 75 INCHES, FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF A CONVENTIONAL WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM TRENCH DEPTH IS LIMITED TO 24 INCHES. THE ABSORPTION SYSTEM IS TO BE DESIGNED USING A MAXIMUM LOADING RATE OF 0.45 GAL/SQ. FT. /DAY AS REQUIRED FOR A SANDY CLAY LOAM, BLOCKY STRUCTURE SOIL HORIZON WITH A DOCUMENTED PERCOLATION RATE OF LESS THAN 60 MINUTES PER INCH.  
LOT 3, 4, 8, 9, & 10: ANTICIPATED GROUND WATER TABLES NOT TO EXCEED 75 INCHES, FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF A PACKED BED MEDIA WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM TRENCH DEPTH IS LIMITED TO 24 INCHES. THE ABSORPTION SYSTEM IS TO BE DESIGNED USING A MAXIMUM LOADING RATE OF 0.4 GAL/SQ. FT. /DAY AS REQUIRED FOR A SANDY CLAY LOAM, MASSIVE STRUCTURE SOIL HORIZON WITH A DOCUMENTED PERCOLATION RATE BETWEEN 60-80 MINUTES PER INCH.

**BOUNDARY DESCRIPTION**  
PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 11, SAID POINT BEING S89°54'27"E 1293.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE N01°08'59"W 336.96 FEET; THENCE EAST 733.68 FEET; THENCE S64°43'04"E 66.00 FEET; THENCE N25°16'56"E 68.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT 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 N00°48'41"W, AND A CHORD LENGTH OF 160.98 FEET; THENCE N26°54'18"W 257.10 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 2.02 FEET, A DELTA ANGLE OF 0°59'25", A CHORD BEARING OF N26°24'35"W, AND A CHORD LENGTH OF 2.02 FEET; THENCE N83°35'56"E 926.47 FEET; THENCE N43°57'42"E 657.08 FEET; THENCE N54°12'24"E 781.91 FEET; THENCE EAST 582.31 FEET; THENCE N06°32'14"W 843.75 FEET; THENCE EAST 911.71 FEET; THENCE S00°09'20"E 23.41 FEET; THENCE S00°26'08"W 1411.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R. 39; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: (1) N40°58'48"W 145.08 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 399.30 FEET, AN ARC LENGTH OF 288.95 FEET, A DELTA ANGLE OF 41°27'39", A CHORD BEARING OF N61°50'58"W, AND A CHORD LENGTH OF 282.68 FEET; (3) N82°34'48"W 116.55 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 518.30 FEET, AN ARC LENGTH OF 409.83 FEET, A DELTA ANGLE OF 45°18'17", A CHORD BEARING OF S74°41'21"W, AND A CHORD LENGTH OF 399.24 FEET; (5) S52°02'12"W 904.80 FEET; (6) 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; (7) S35°16'12"W 343.06 FEET; (8) 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; AND (9) S84°04'12"W 1305.01 FEET; THENCE N89°54'27"W 507.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 76.766 ACRES MORE OR LESS.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°54'27"E

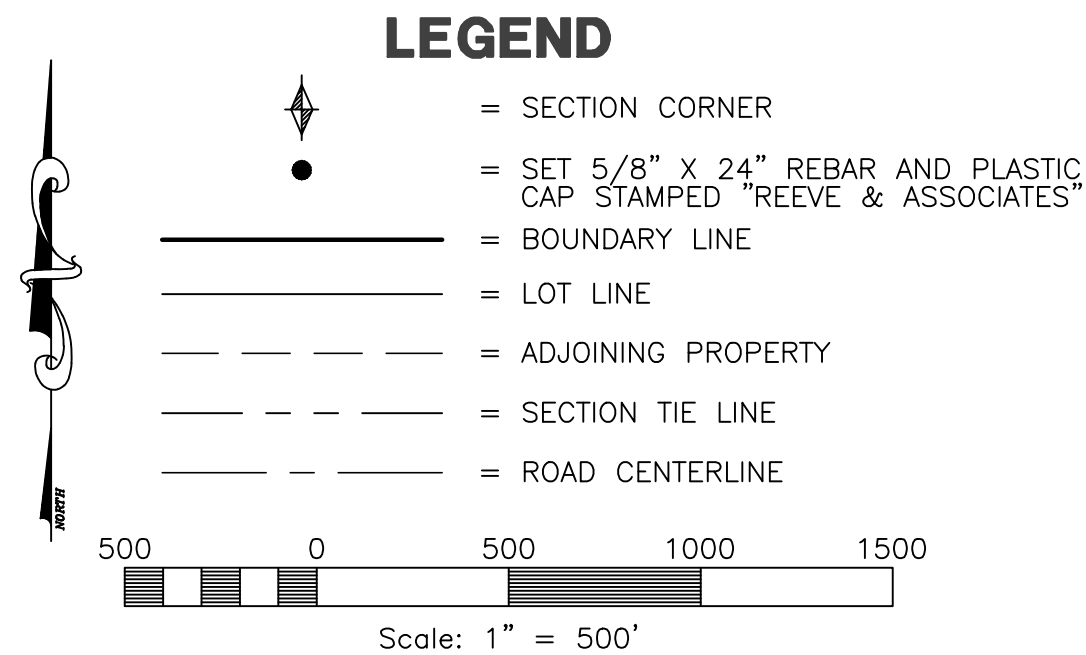
### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED FROM FOUND SECTION CORNER MONUMENTS AS SHOWN.

Record of Survey #: \_\_\_\_\_

### DEVELOPER:

MATT LOWE  
6028 S. RIDGELINE DR., STE. 200  
OGDEN, UT. 84405  
(801) 648-8229

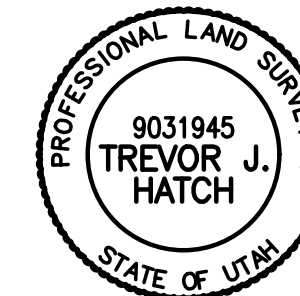


### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **GATEWAY ESTATES SUBDIVISION PHASE 1** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

9031945  
UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **GATEWAY ESTATES SUBDIVISION PHASE 1**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 AND ALSO 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 ROAD AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSOR, OR ASSIGNS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ **Current owners names need to be on the owners dedication and the acknowledgement(s)**

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 11-3-2021  
Name: GATEWAY ESTATES SUBDIVISION PHASE 1  
Number: 4825-26  
Revision:  
Scale: 1"=100'  
Checked:



**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
WEBER COUNTY ENGINEER

**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 \_\_\_\_\_, 20\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST \_\_\_\_\_ TITLE

**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 \_\_\_\_\_, 20\_\_\_\_  
WEBER COUNTY SURVEYOR

**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 \_\_\_\_\_, 20\_\_\_\_  
WEBER COUNTY ATTORNEY

**WEBER-MORGAN HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy: \_\_\_\_\_



# GATEWAY ESTATES SUBDIVISION PHASE 1

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2022

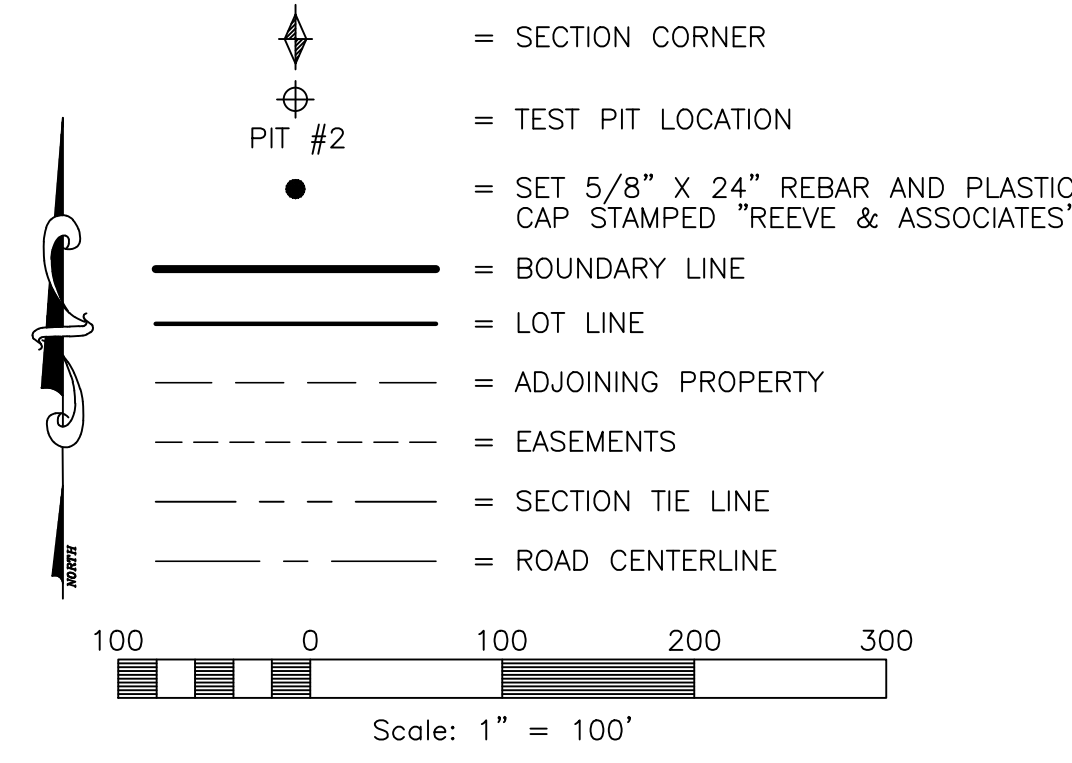
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S64°43'04"E	66.00	L48	N50°41'33"E	71.00
L2	N25°16'56"E	68.98	L49	S39°18'27"E	71.00
L3	N40°59'48"W	145.08	L50	S50°41'33"W	71.00
L4	N82°34'48"W	116.55	L51	S39°18'27"W	71.00
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L9	N83°27'11"E	199.73	L56	S39°55'00"E	145.00
L10	N83°27'11"E	159.09	L57	S27°49'28"E	145.00
L11	S00°09'20"E	23.41	L58	S62°10'32"W	145.00
L12	S03°29'00"W	71.00	L59	N27°49'28"W	145.00
L13	N86°31'00"W	71.00	L60	N62°10'32"E	145.00
L14	N03°29'00"E	71.00	L61	S50°05'00"W	109.72
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L19	S03°29'00"W	145.00	L66	S84°04'12"W	51.91
L20	N89°33'52"W	213.43	L67	N84°04'12"E	145.00
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L22	S00°26'08"W	145.00	L69	S84°04'12"W	145.00
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L24	N00°26'08"E	145.00	L71	S84°04'12"W	28.00
L25	S89°33'52"E	145.00	L72	N50°41'33"E	100.52
L26	N89°33'52"W	71.00	L73	N84°04'12"E	99.99
L27	N00°26'08"E	71.00	L74	N00°00'00"W	100.00
L28	N89°33'52"W	71.00	L75	N25°16'56"E	145.00
L29	S00°26'08"W	71.00	L76	S64°43'04"E	145.00
L30	N36°34'10"W	15.00	L77	S25°16'56"W	145.00
L31	N89°33'52"W	20.00	L78	N64°43'04"W	145.00
L32	S37°57'48"E	93.49	L79	S64°43'04"E	30.00
L33	S37°57'48"E	66.38	L80	S25°16'56"W	145.00
L34	N00°04'27"W	71.00	L81	N64°43'04"W	145.00
L35	N89°55'33"E	71.00	L82	N25°16'56"E	145.00
L36	S00°04'27"E	71.00	L83	S64°43'04"E	145.00
L37	S89°55'33"W	71.00	L84	N64°43'04"W	30.00
L38	N52°02'12"E	145.00	L85	S01°32'52"W	39.98
L39	S37°57'48"E	145.00	L86	S01°32'52"W	50.00
L40	S52°02'12"W	145.00	L87	S37°57'48"E	141.17
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L43	N52°02'12"E	49.18	L90	S54°43'48"E	96.47
L44	N50°41'33"E	145.00	L91	S54°41'49"E	30.00
L45	S39°18'27"E	145.00	L92	S54°41'48"E	50.00
L46	S50°41'33"W	145.00	L93	S07°44'19"E	40.79
L47	N39°18'27"W	145.00	L94	S07°44'19"E	21.21

CURVE TABLE

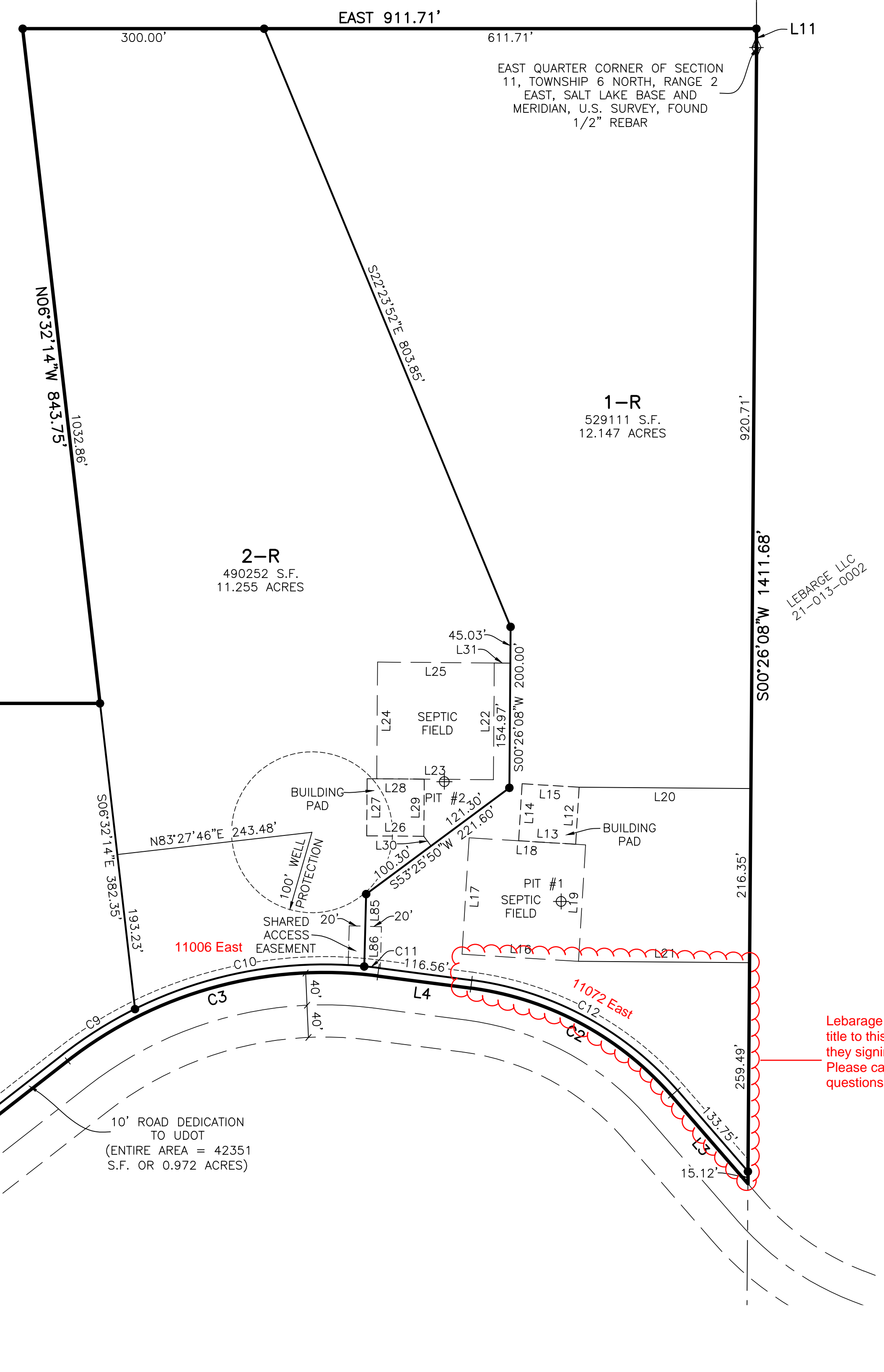
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	183.00'	166.68'	160.98'	89.63'	N00°48'41"W	52°11'14"
C2	399.30'	288.95'	282.68'	151.13'	N61°50'58"W	41°27'39"
C3	518.30'	409.83'	399.24'	216.30'	S74°41'21"W	45°18'17"
C4	756.80'	221.31'	220.52'	111.45'	S43°38'51"W	16°45'16"
C5	533.70'	453.98'	440.41'	241.74'	S59°42'06"W	48°44'13"
C6	117.00'	2.02'	2.02'	1.01'	N26°24'35"W	0°59'25"
C7	523.70'	445.46'	432.16'	237.21'	N59°42'07"E	48°44'11"
C8	766.80'	224.23'	223.43'	112.92'	N43°38'51"E	16°45'16"
C9	528.30'	106.22'	106.04'	53.29'	N57°47'47"E	11°31'10"
C10	528.30'	293.42'	289.66'	150.60'	N79°28'02"E	31°49'20"
C11	528.30'	18.11'	18.11'	9.05'	S83°38'23"E	1°57'50"
C12	409.30'	296.19'	289.77'	154.92'	S61°50'55"E	41°27'46"

LEGEND



Please show evidence of occupation (ex: fences)

Lebarage LLC holds title to this area? Are they signing this plat? Please call if there are questions.



REMAINDER PARCEL (NOT APPROVED FOR DEVELOPMENT)

SEE SHEET 3

**Reeve & Associates, Inc.**  
5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

**Project Info.**

Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	11-3-2021
Name:	GATEWAY ESTATES SUBDIVISION PHASE 1
Number:	4825-26
Revision:	
Scale:	1"=100'
Checked:	

**Weber County Recorder**

Entry No. _____	Fee Paid _____
And Recorded, _____	Filed For Record _____
At _____	In Book _____
Of The Official Records, Page _____	
Recorded For: _____	
Weber County Recorder _____	
Deputy _____	



# GATEWAY ESTATES SUBDIVISION PHASE 1

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2022

LINE TABLE

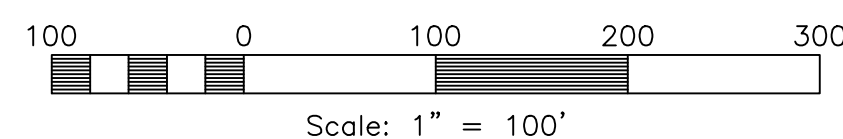
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S64°43'04"E	66.00	L48	N50°41'33"E	71.00
L2	N25°16'56"E	68.98	L49	S39°18'27"E	71.00
L3	N40°58'48"W	145.08	L50	S50°41'33"W	71.00
L4	N82°34'48"W	116.55	L51	N39°18'27"W	71.00
L5	S06°52'15"W	258.74	L52	N50°41'33"E	20.00
L6	S17°41'17"E	220.35	L53	S50°05'00"W	145.00
L7	S01°11'41"W	91.86	L54	N39°55'00"W	145.00
L8	S13°12'48"E	187.85	L55	N50°05'00"E	145.00
L9	N83°27'11"E	199.73	L56	S39°55'00"E	145.00
L10	N83°27'11"E	159.09	L57	S27°49'28"E	145.00
L11	S00°09'20"E	23.41	L58	S62°10'52"W	145.00
L12	S03°29'00"W	71.00	L59	N27°49'28"W	145.00
L13	N86°31'00"W	71.00	L60	N62°10'52"E	145.00
L14	N03°29'00"E	71.00	L61	S50°05'00"W	109.72
L15	S86°31'00"E	71.00	L62	S05°55'48"E	145.00
L16	N86°31'00"W	145.00	L63	S84°04'12"W	145.00
L17	N03°29'00"E	145.00	L64	N05°55'48"W	145.00
L18	S86°31'00"E	145.00	L65	N84°04'12"E	145.00
L19	S03°29'00"W	145.00	L66	S84°04'12"W	51.91
L20	N89°33'52"W	213.43	L67	N84°04'12"E	145.00
L21	N89°33'52"W	212.55	L68	S05°55'48"E	145.00
L22	S00°26'08"W	145.00	L69	S84°04'12"W	145.00
L23	N89°33'52"W	145.00	L70	N05°55'48"W	145.00
L24	N00°26'08"E	145.00	L71	S84°04'12"W	28.00
L25	S89°33'52"E	145.00	L72	N50°41'33"E	100.52
L26	N89°33'52"W	71.00	L73	N84°04'12"E	99.99
L27	N00°26'08"E	71.00	L74	N00°00'00"W	100.00
L28	N89°33'52"W	71.00	L75	N25°16'56"E	145.00
L29	S00°26'08"W	71.00	L76	S64°43'04"E	145.00
L30	N36°34'10"W	15.00	L77	S25°16'56"W	145.00
L31	N89°33'52"W	20.00	L78	N64°43'04"W	145.00
L32	S37°57'48"E	93.49	L79	S64°43'04"E	30.00
L33	S37°57'48"E	66.38	L80	S25°16'56"W	145.00
L34	N00°04'27"W	71.00	L81	N64°43'04"W	145.00
L35	N89°55'33"E	71.00	L82	N25°16'56"E	145.00
L36	S00°04'27"E	71.00	L83	S64°43'04"E	145.00
L37	S89°55'33"W	71.00	L84	N64°43'04"W	30.00
L38	N52°02'12"E	145.00	L85	S01°32'52"W	39.98
L39	S37°57'48"E	145.00	L86	S01°32'52"W	50.00
L40	S52°02'12"W	145.00	L87	S37°57'48"E	141.17
L41	N37°57'48"W	145.00	L88	S37°57'48"E	50.00
L42	N52°02'12"E	15.00	L89	S54°43'48"E	80.00
L43	N52°02'12"E	149.18	L90	S54°43'48"E	96.47
L44	N50°41'33"E	145.00	L91	S54°41'49"E	30.00
L45	S39°18'27"E	145.00	L92	S54°41'48"E	50.00
L46	S50°41'33"W	145.00	L93	S07°44'19"E	40.79
L47	N39°18'27"W	145.00	L94	S07°44'19"E	21.21

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	183.00'	166.68'	160.98'	89.63'	N00°48'41"W	52°11'14"
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LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = CENTER OF STREAM

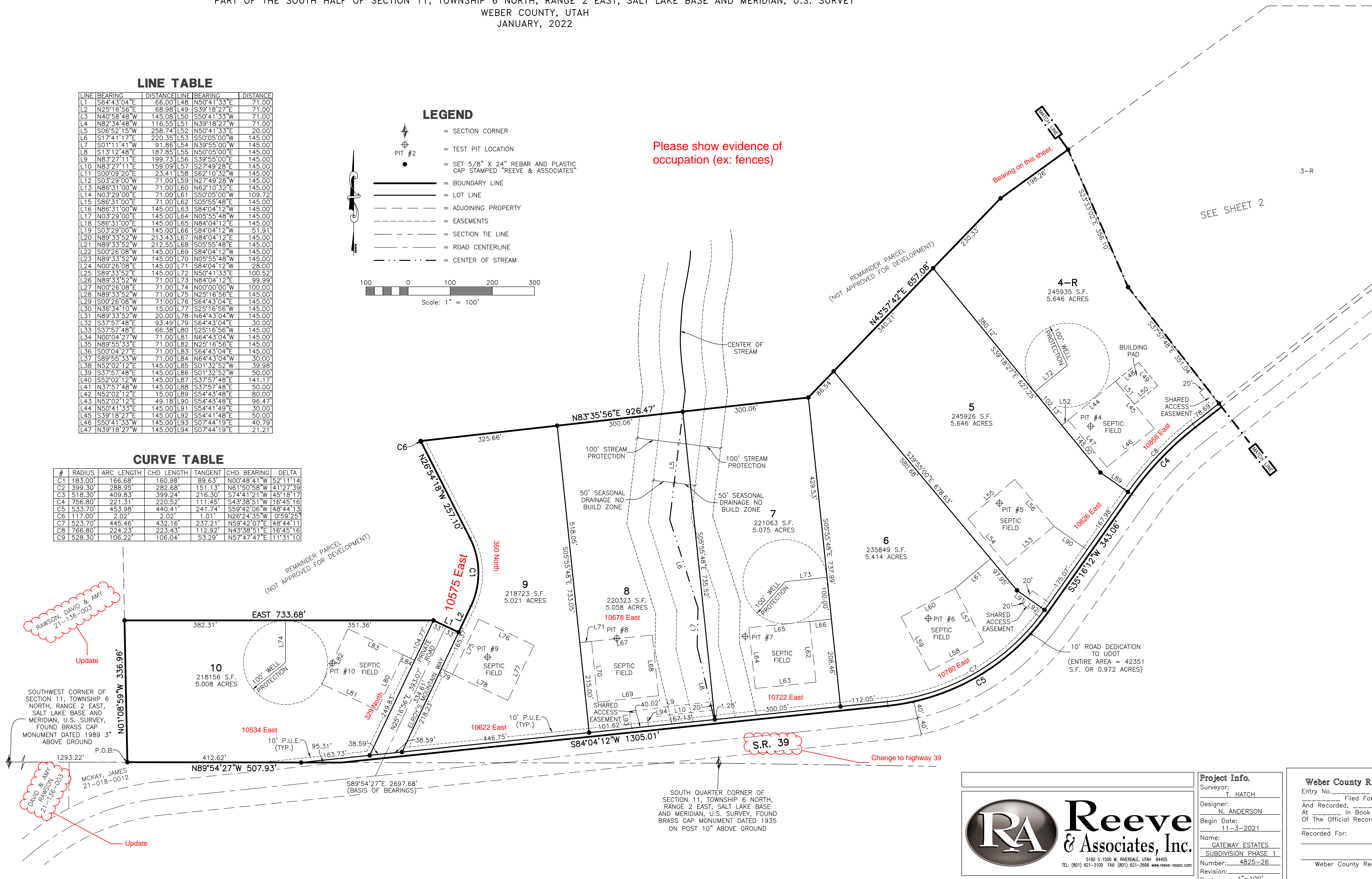


Please show evidence of occupation (ex: fences)

Update  
RAWSON, DAVID & AMY  
21-136-003

Update  
DAVID & AMY  
21-136-003

Update  
MCKAY, JAMES  
21-018-0012



**RA** Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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Of The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

Weber County Recorder \_\_\_\_\_ Deputy.