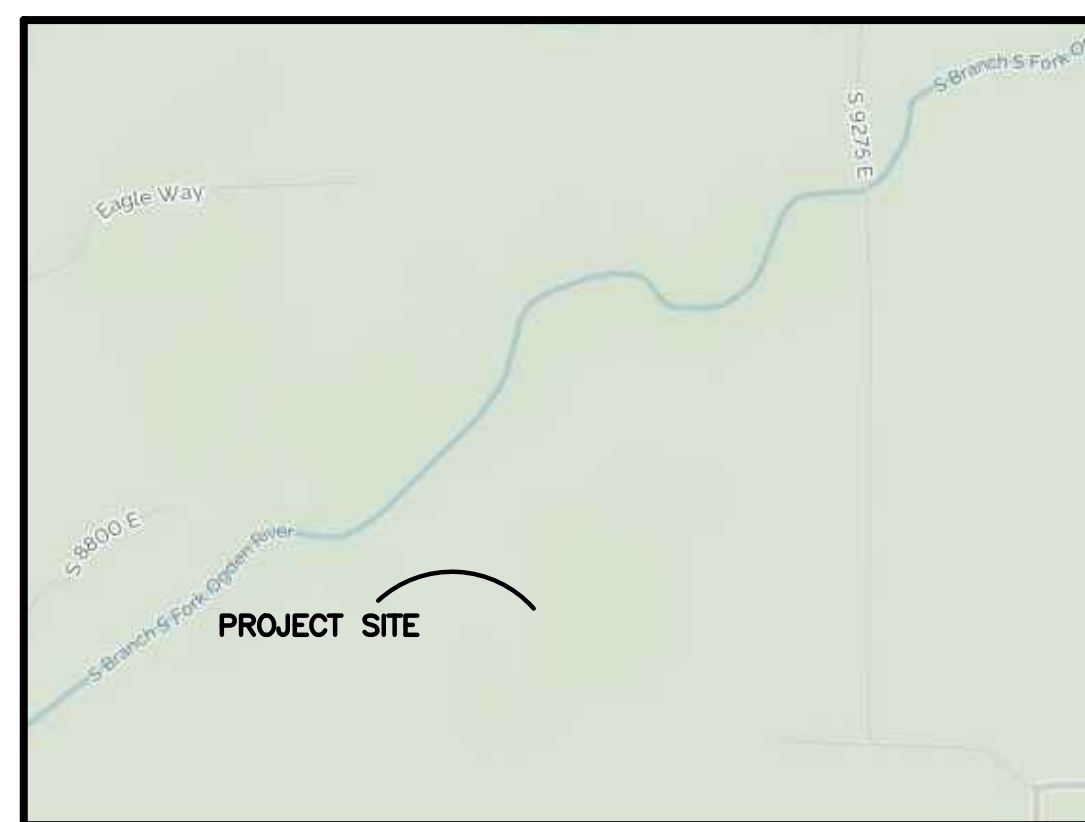


GATEWAY ESTATES SUBDIVISION PHASE 1D

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 JUNE, 2023



VICINITY MAP
 SCALE: NONE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°59'00"W	9.03'
L2	N82°34'48"W	2.91'
L3	S00°09'20"E	23.41'
L4	S01°32'52"W	39.98'
L5	S01°32'52"W	50.00'
L6	N82°34'48"W	95.77'
L7	S36°34'10"E	20.00'
L8	S86°31'00"E	145.00'
L9	S03°29'00"W	145.00'
L10	N86°31'00"W	145.00'
L11	N03°29'00"E	145.00'
L12	S00°26'08"W	145.00'
L13	N89°33'52"W	145.00'
L14	N00°26'08"E	145.00'
L15	S89°33'52"E	145.00'
L16	S41°13'59"E	102.13'
L17	N89°33'52"W	20.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	518.30'	309.25'	304.68'	159.38'	S80°14'55"W	34°11'10"
C2	528.30'	18.11'	18.11'	9.05'	N83°38'23"W	1°57'50"
C3	528.30'	293.42'	289.66'	150.60'	S79°28'02"W	31°49'20"

SOIL TEST PIT INFORMATION

LOT 109 AND 110: 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 EAST 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 NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 39, SAID POINT BEING SOUTH 89°09'46" EAST 1909.41 FEET AND NORTH 00°50'14" EAST 1436.57 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 11 (SOUTH QUARTER CORNER BEING SOUTH 89°54'27" EAST 2697.68 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11); THENCE NORTH 06°32'14" WEST 1236.75 FEET; THENCE DUE EAST 911.71 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 00°09'20" EAST 23.41 FEET ALONG SAID EAST LINE TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 00°26'08" WEST 1178.42 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 86°31'00" WEST 451.19 FEET; THENCE SOUTH 69°59'00" WEST 9.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 39; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 82°34'48" WEST 2.91 FEET; AND (2) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 518.30 FEET, AN ARC LENGTH OF 309.25 FEET, A DELTA ANGLE OF 34°11'10", A CHORD BEARING OF SOUTH 80°14'55" WEST, AND A CHORD LENGTH OF 304.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 996,974 SQUARE FEET OR 22.887 ACRES.

NOTES

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.

WELL LOCATIONS DELINEATED ON PLAT AND PER WELL APPROVAL DOCUMENTS WITH WEBER COUNTY.

DRAIN FIELDS AS DESIGNATED ON PLAT OR AS APPROVED BY THE WEBER/MORGAN HEALTH DEPARTMENT

FIRE SPRINKLER SUPPRESSION WITH PRIMARY RESIDENCES PER APPENDIX B, TABLE B105.1(2) MAY BE REQUIRED PER THE SIZE OF EACH PRIMARY STRUCTURE AND DISTANCE TO PROJECT FIRE HYDRANTS

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.

DEVELOPER:

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

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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

 WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

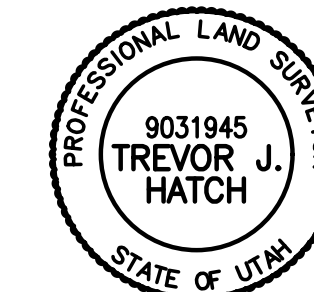
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 1D** 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 1D**, 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 ERECTED 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____.

OVB INVESTMENTS LLC

 NAME/TITLE

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 _____ OF SAID CORPORATION AND THAT THEY SIGNED _____ 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

Reeve & Associates, Inc.

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

Project Info.

Surveyor: T. HATCH

Designer: N. ANDERSON

Begin Date: 6-20-2023

Name: GATEWAY ESTATES SUBDIVISION PHASE 1D

Number: 4825-26

Revision: _____

Scale: 1"=100'

Checked: _____

Weber County Recorder

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

 Weber County Recorder
 _____ Deputy.

GATEWAY ESTATES SUBDIVISION PHASE 1D

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2023

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

NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND STONE WITH FLAGGING

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

WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP DATED 1989

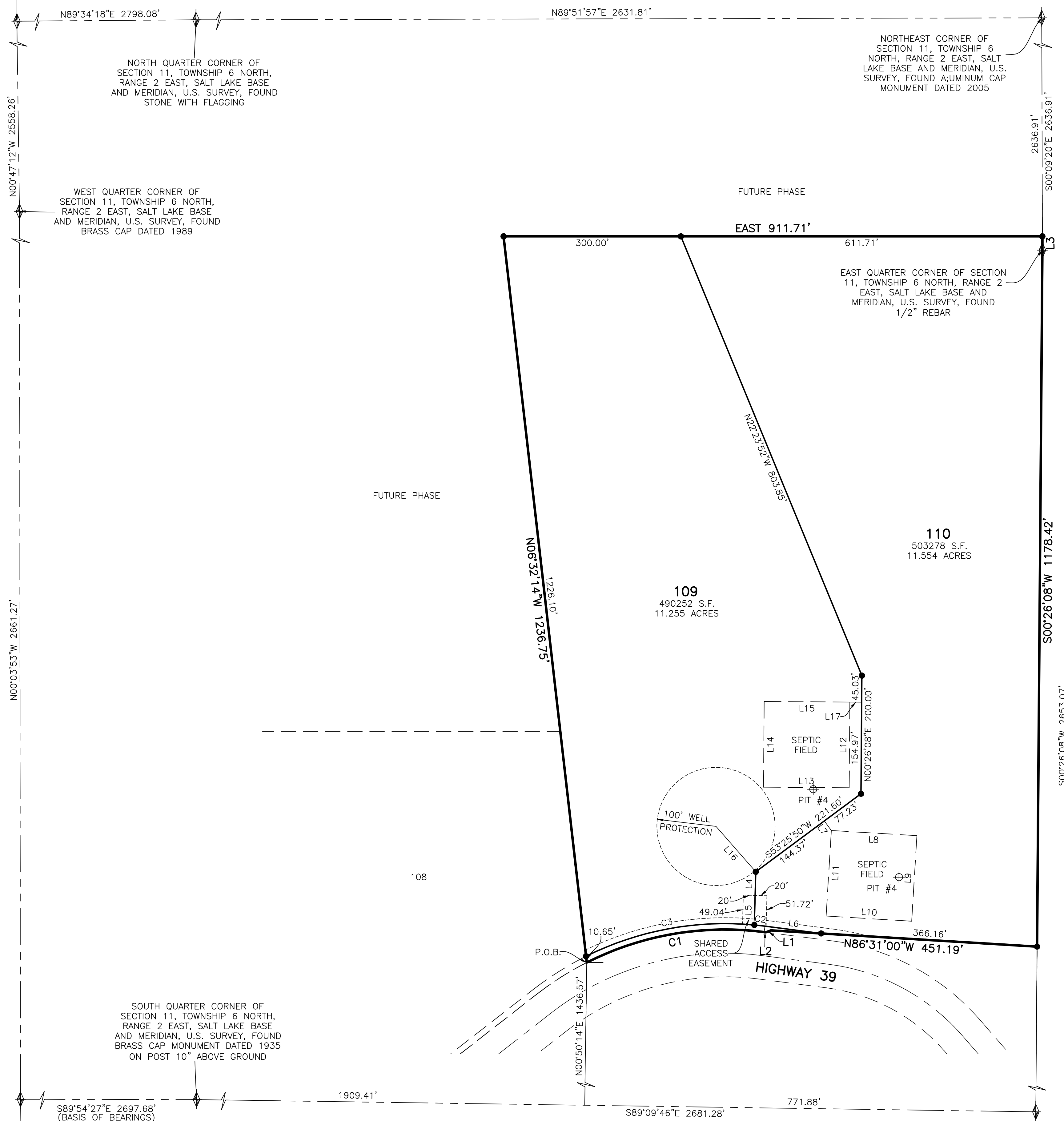
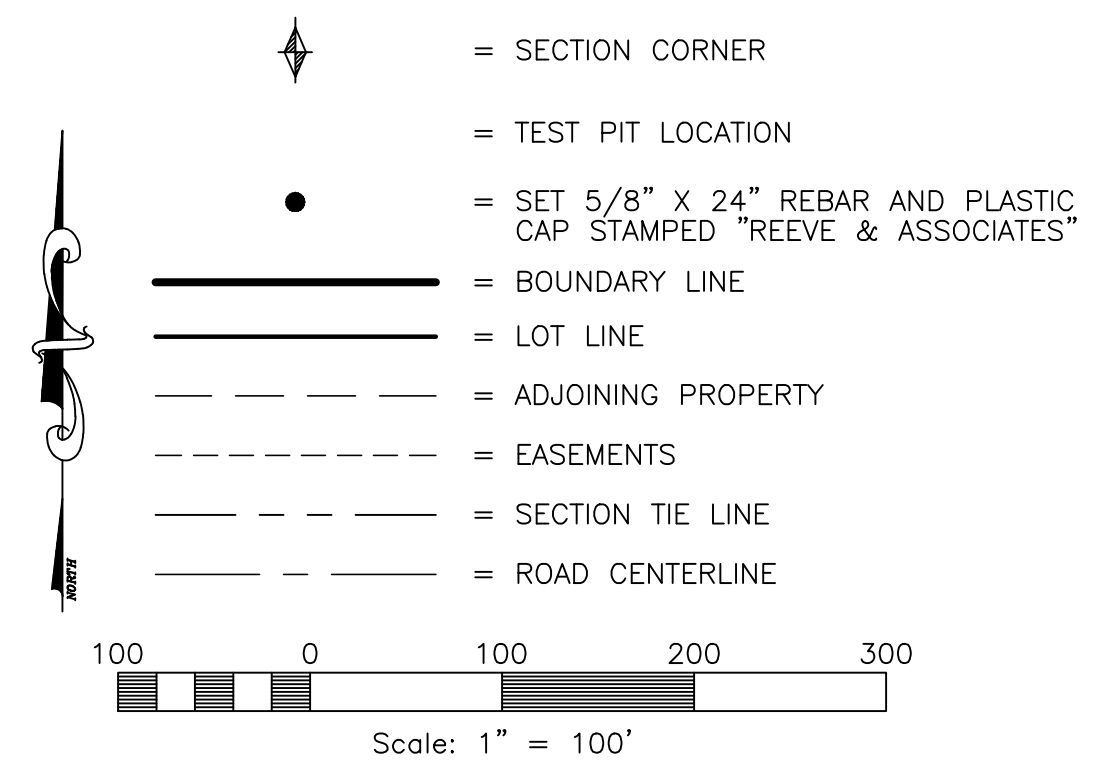
EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 1/2" REBAR

SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1935 ON POST 10" ABOVE GROUND

SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 2.5" ALUMINUM CAP MONUMENT DATED 2010 FLUSH WITH GROUND

SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1989 3" ABOVE GROUND

LEGEND



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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