

VICINITY MAP
SCALE: NONE

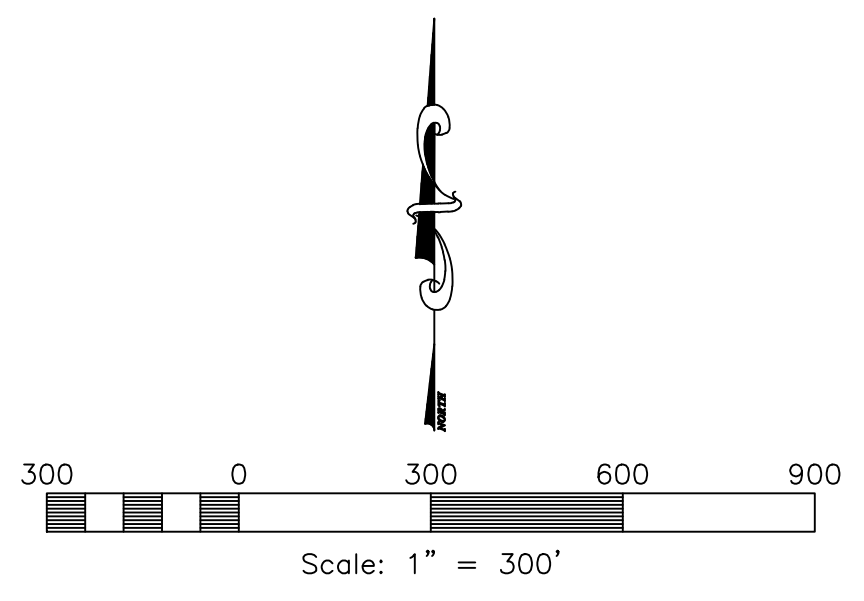
SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY ALUMINUM CAP

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.

MATCH LINE F-40 ZONE / F-5 ZONE

MATCH LINE F-40 ZONE / F-5 ZONE



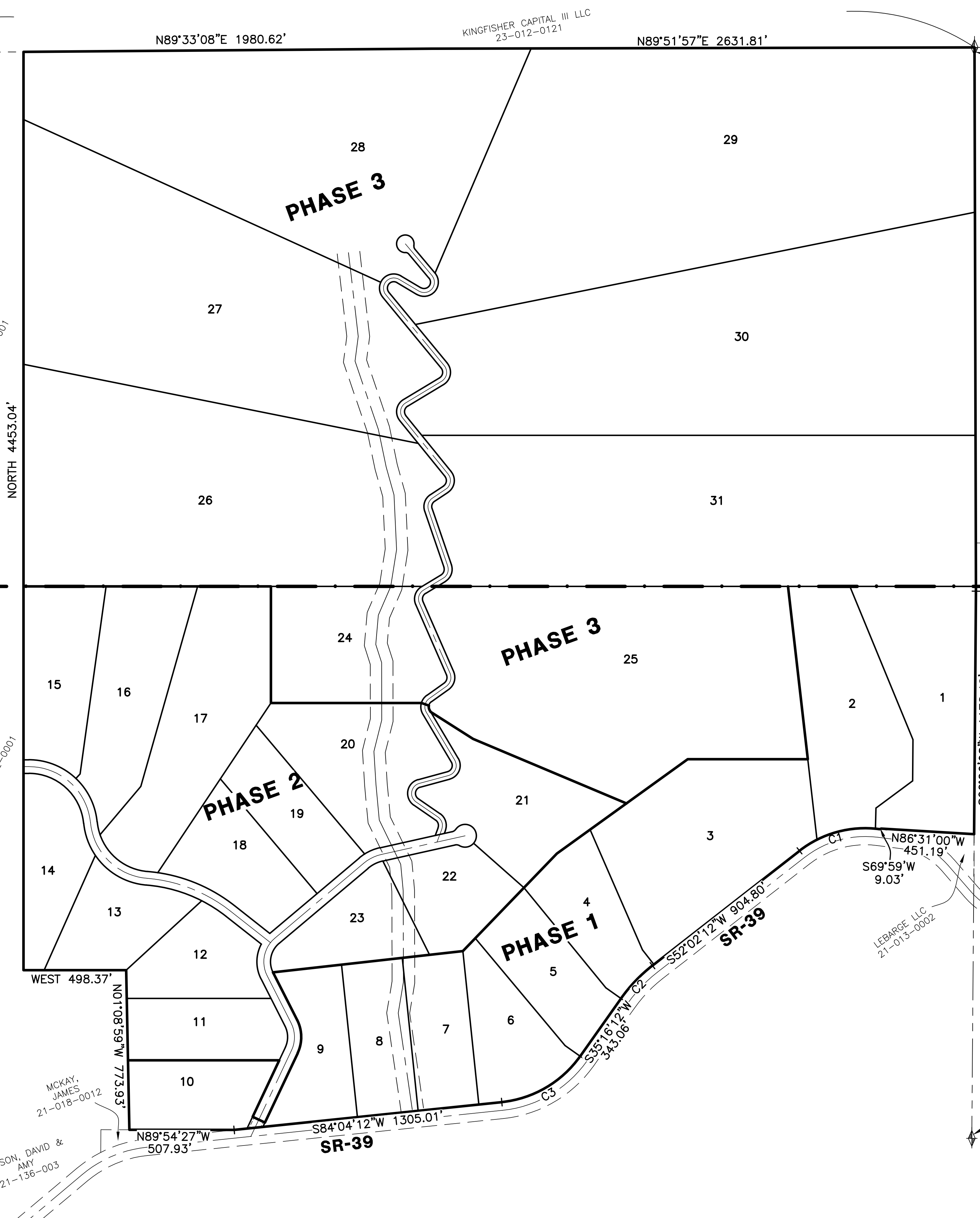
CURVE TABLE

#	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.

MCKAY, JAMES
21-018-0012
RAWSON, DAVID & AMY
21-136-003

LEBARCE LLC
21-013-0002



LEGEND

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

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; 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 N9°00'00"W 498.37 FEET; THENCE N00°00'00"W 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.

Gateway Estates Subdivision

Weber County, Utah

Reeve & Associates, Inc.

 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOCIATES.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

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

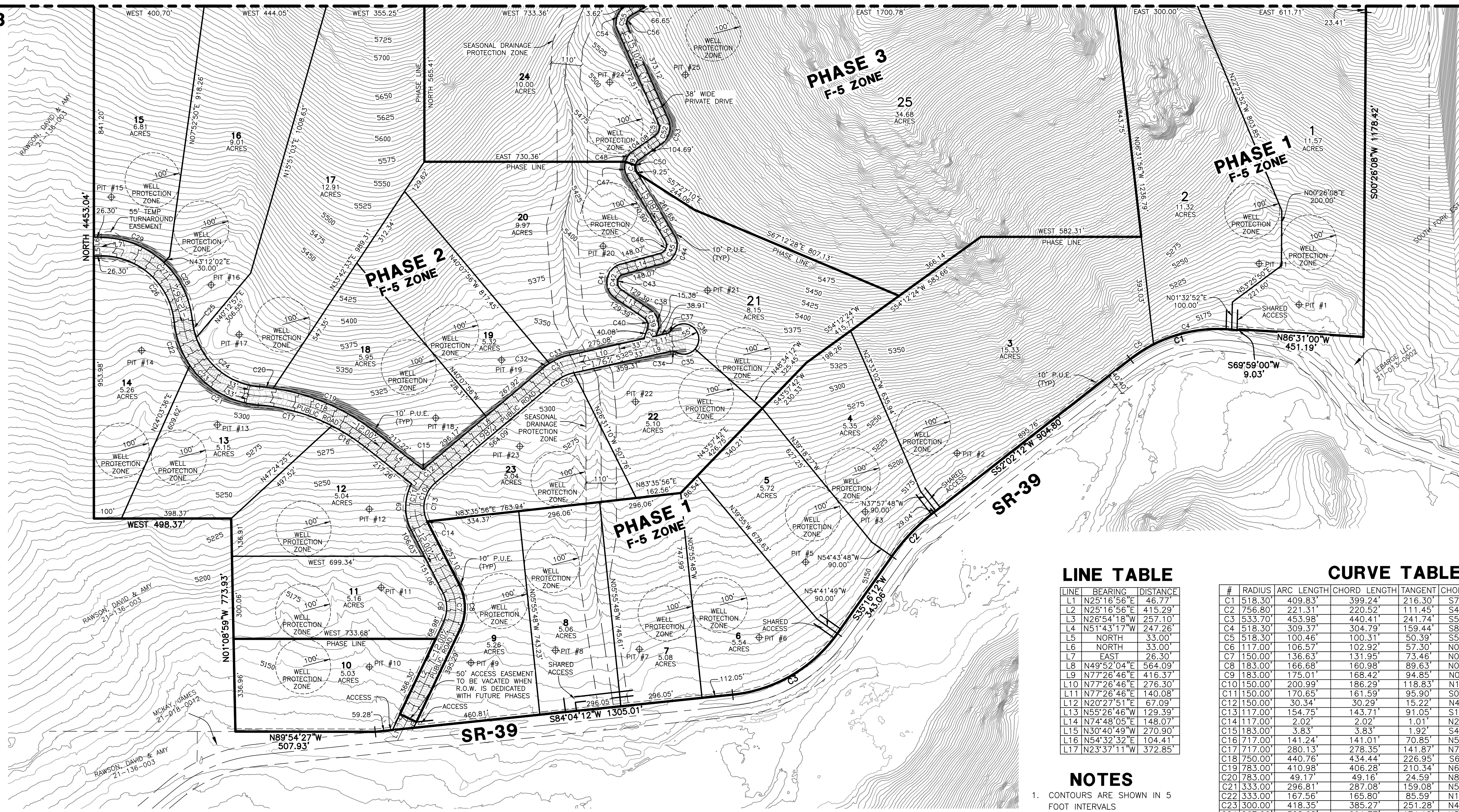
Preliminary Design

Project Info.

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

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3



LINE TABLE

LINE	BEARING	DISTANCE
L1	N25°16'56"E	46.77
L2	N25°16'56"E	415.29
L3	N26°54'18"W	287.10
L4	N51°43'17"W	247.26
L5	NORTH	33.00
L6	NORTH	33.00
L7	EAST	26.30
L8	N49°52'04"E	564.09
L9	N77°26'46"E	416.37
L10	N77°26'46"E	416.37
L11	N77°26'46"E	140.08
L12	N20°27'51"E	67.09
L13	N55°28'46"W	129.39
L14	N74°48'05"E	148.07
L15	N30°40'49"W	270.90
L16	N54°32'32"E	104.41
L17	N23°37'11"W	372.85

CURVE TABLE

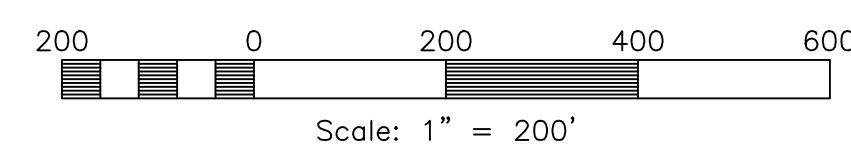
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	518.30	409.83	399.24	216.30	S74°41'21"W	45°18'17"
C2	756.80	221.31	220.52	111.45	S43°38'51"W	16°45'16"
C3	533.70	453.98	440.41	241.74	S52°42'08"W	48°44'13"
C4	518.30	308.37	304.79	159.44	S80°14'31"W	34°11'56"
C5	518.30	100.46	100.31	50.39	S57°35'23"W	11°06'21"
C6	117.00	106.57	102.92	57.30	N00°48'41"W	52°11'14"
C7	150.00	136.63	131.95	73.46	N00°48'41"W	52°11'14"
C8	183.00	166.68	160.98	89.63	N00°48'41"W	52°11'14"
C9	183.00	175.01	168.42	94.85	N00°29'33"E	54°47'41"
C10	150.00	200.99	186.29	118.83	N11°28'53"E	76°46'21"
C11	150.00	170.65	161.59	95.90	S05°41'13"W	65°11'01"
C12	150.00	30.34	30.29	15.22	N44°04'23"E	11°35'21"
C13	117.00	154.75	143.71	91.06	S11°58'35"W	75°46'57"
C14	117.00	2.02	2.02	1.01	N26°24'35"W	0°59'25"
C15	183.00	3.83	3.83	1.92	S49°16'03"W	1°12'01"
C16	717.00	141.24	141.01	70.85	N57°21'52"W	11°17'11"
C17	717.00	280.13	278.35	141.87	N74°12'01"W	22°23'06"
C18	750.00	440.76	434.44	226.95	S68°33'26"E	33°40'17"
C19	783.00	410.98	406.28	210.34	N66°45'29"W	30°04'25"
C20	783.00	49.17	49.16	24.59	N83°35'38"W	3°35'52"
C21	333.00	296.81	287.08	159.08	N59°51'30"W	51°04'07"
C22	333.00	167.56	165.80	85.59	N19°54'32"W	28°49'50"
C23	300.00	418.35	385.27	251.28	N45°26'35"W	79°53'57"
C24	267.00	308.68	291.77	174.18	N52°16'24"W	66°14'20"
C25	267.00	63.66	63.51	31.98	N12°19'25"W	13°39'37"
C26	267.00	393.80	359.07	242.55	N47°44'48"W	84°30'23"
C27	300.00	442.47	403.45	272.53	N47°44'48"W	84°30'23"
C28	333.00	240.07	234.90	125.52	N26°08'47"W	41°18'21"
C29	333.00	251.08	245.17	131.85	N68°23'59"W	43°12'02"
C30	167.00	80.38	79.61	40.99	S63°39'25"W	27°34'42"
C31	200.00	96.27	95.34	49.08	N63°39'25"E	27°34'42"
C32	233.00	32.18	32.15	16.12	N53°49'27"E	7°54'47"
C33	233.00	79.97	79.58	40.38	N67°36'48"E	19°39'54"
C34	30.00	22.08	21.58	11.57	S8°28'12"E	42°10'06"
C35	55.00	75.05	69.36	44.68	N80°31'20"E	78°11'03"
C36	55.00	178.69	109.84	1023.42	N51°38'46"W	186°09'09"
C37	30.00	22.08	21.58	11.57	S56°21'43"W	42°10'06"
C38	69.00	91.42	84.88	53.82	N17°29'27"W	75°54'36"
C39	50.00	66.24	61.50	39.00	N17°29'27"W	75°54'36"
C40	31.00	41.07	38.13	24.18	N17°29'27"W	75°54'36"
C41	69.00	156.85	125.20	148.81	N09°40'40"E	130°14'51"
C42	50.00	113.66	90.72	107.83	N09°40'40"E	130°14'51"
C43	31.00	70.47	66.25	66.86	N09°40'40"E	130°14'51"
C44	69.00	127.03	109.83	90.71	N22°03'38"E	105°28'54"
C45	50.00	92.05	79.59	65.73	N22°03'38"E	105°28'54"
C46	31.00	57.07	49.35	40.75	N22°03'38"E	105°28'54"
C47	69.00	56.46	54.90	29.92	N07°14'14"W	46°53'10"
C48	69.00	46.17	45.31	23.99	N35°22'27"E	38°20'11"
C49	50.00	74.37	67.70	46.00	S11°55'52"W	85°13'21"
C50	31.00	46.11	41.98	28.52	N11°55'52"E	85°13'21"
C51	33.05	42.47	39.61	24.73	N15°27'40"E	73°36'54"
C52	52.05	67.72	63.04	39.61	N15°27'40"E	74°32'20"
C53	71.05	93.08	86.57	54.58	N15°27'40"E	75°03'39"
C54	69.00	99.40	91.02	60.56	N17°38'52"E	82°33'07"
C55	50.00	72.03	65.96	43.88	N17°38'52"E	82°33'07"

NOTES

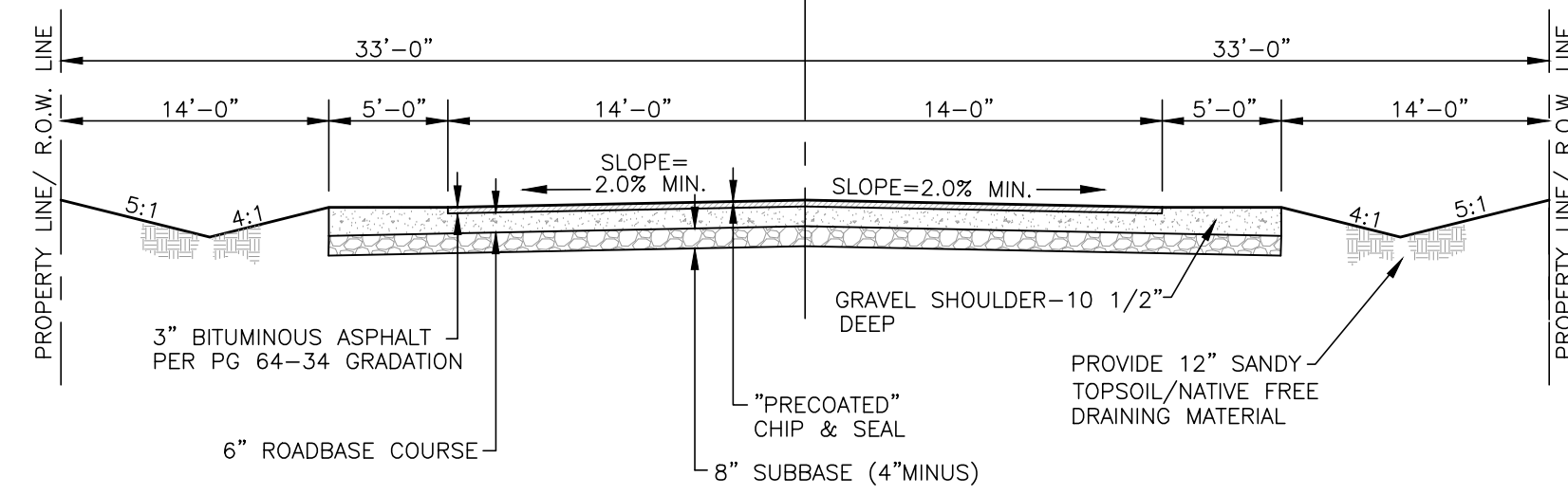
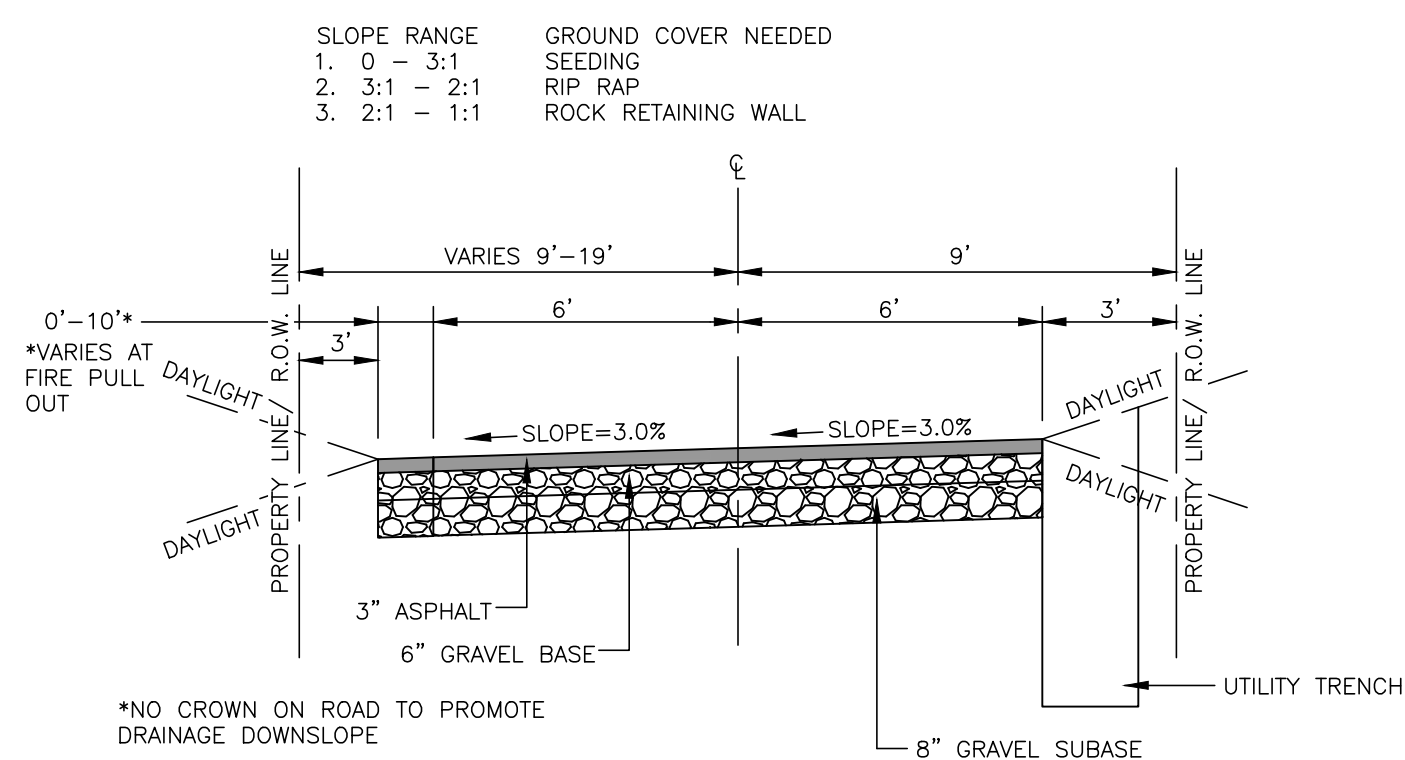
1. CONTOURS ARE SHOWN IN 5 FOOT INTERVALS
2. LOTS WILL HAVE WELLS WITH A 100' RADIUS PROTECTION ZONE
3. LOTS WILL HAVE SEPTIC TANKS

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE/PHASE LINE
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- = PUBLIC UTILITY EASEMENT
- = SEASONAL DRAINAGE PROTECTION ZONE



PRIVATE DRIVE SECTION



STREET SECTION (66' R.O.W.)

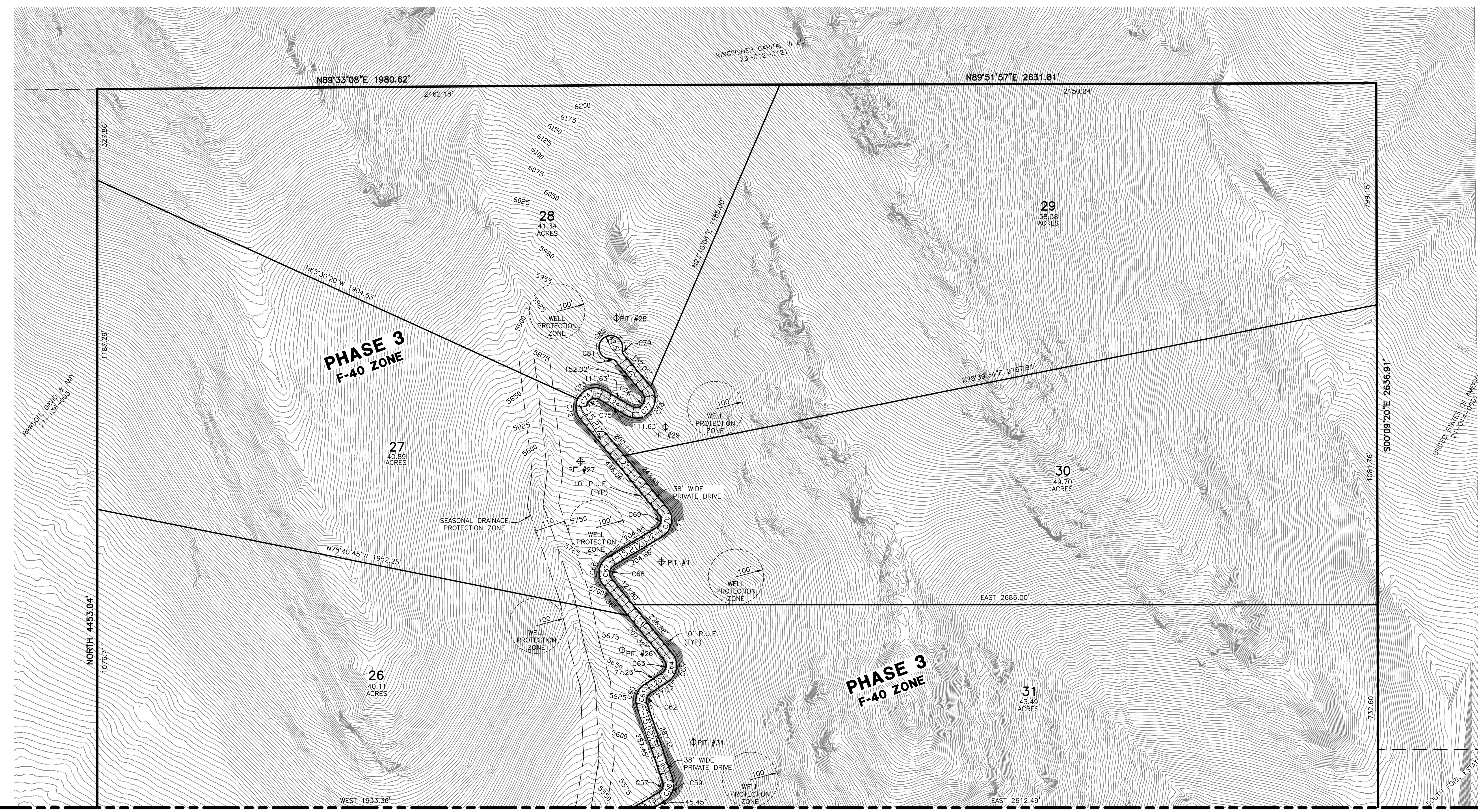
Gateway Estates Subdivision

Weber County, Utah

REVISIONS	DESCRIPTION

Project Info.

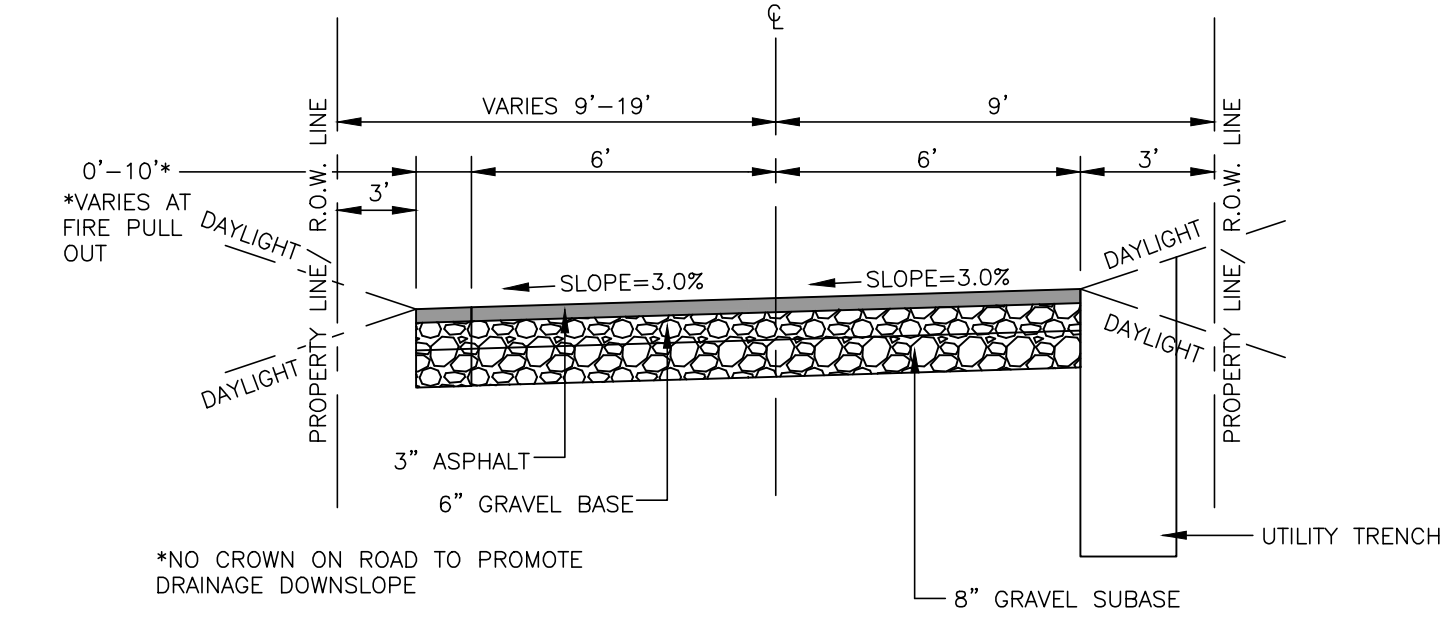
Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	2-18-21
Name:	GATEWAY ESTATES SUBDIVISION
Number:	4825-26



MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 2

DAYLIGHT TO EXISTING SLOPE CONDITIONS.
 SLOPE RANGE GROUND COVER NEEDED
 1. 0 - 3:1 SEEDING
 2. 3:1 - 2:1 RIP, RAP
 3. 2:1 - 1:1 ROCK RETAINING WALL

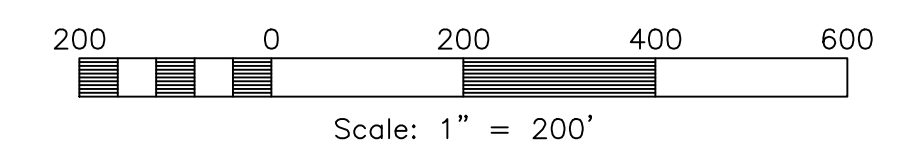


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NOTES

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



LINE TABLE

LINE	BEARING	DISTANCE
L18	N58°54'56"E	112.10'
L19	N18°57'45"W	287.45'
L20	N56°33'11"E	77.23'
L21	N39°02'05"W	348.68'
L22	N58°57'27"E	204.66'
L23	N39°30'23"W	446.06'
L24	S59°17'21"E	111.63'
L25	N39°59'02"W	200.86'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C58	50.00'	67.96'	62.85'	40.40'	N19°58'36"E	77°52'41"
C59	69.00'	93.79'	86.73'	55.75'	N19°58'36"E	77°52'41"
C60	69.00'	90.94'	84.50'	53.44'	N18°47'43"E	75°30'55"
C61	50.00'	65.90'	61.23'	38.72'	N18°47'43"E	75°30'55"
C62	31.00'	40.86'	37.96'	24.01'	N18°47'43"E	75°30'55"
C63	31.00'	51.72'	45.93'	34.18'	N08°45'33"	95°35'15"
C64	50.00'	83.42'	74.07'	55.13'	N08°45'33"	95°35'15"
C65	69.00'	115.11'	102.22'	78.08'	N08°45'33"	95°35'15"
C66	69.00'	118.01'	104.14'	78.36'	N09°57'41"	97°59'31"
C67	50.00'	85.51'	75.47'	57.51'	N09°57'41"	97°59'31"
C68	31.00'	53.02'	46.79'	35.66'	N09°57'41"	97°59'31"
C69	31.00'	53.27'	46.96'	35.95'	N09°43'32"	98°27'49"
C70	50.00'	85.93'	75.74'	57.99'	N09°43'32"	98°27'49"
C71	69.00'	118.58'	104.52'	80.03'	N09°43'32"	98°27'49"
C72	69.00'	77.07'	73.13'	43.12'	N07°30'22"W	64°00'03"
C73	69.00'	115.87'	102.73'	76.92'	N72°36'09"	96°12'59"
C74	50.00'	139.82'	98.51'	286.74'	N40°36'08"	160°13'02"
C75	31.00'	86.69'	81.08'	177.78'	N40°36'08"	160°13'02"
C76	31.00'	86.94'	81.12'	182.26'	N40°21'48"	160°41'41"
C77	50.00'	140.23'	98.58'	293.98'	N40°21'48"	160°41'41"
C78	69.00'	193.52'	136.05'	405.69'	N40°21'48"	160°41'41"
C79	20.00'	17.94'	17.34'	9.62'	N14°17'18"W	51°23'28"
C80	42.50'	209.76'	53.04'	33.94'	S00°00'58"W	282°46'56"
C81	20.00'	17.94'	17.34'	9.62'	S65°40'46"E	51°23'28"

Gateway Estates Subdivision

Weber County, Utah

Reeve & Associates, Inc.
 5160 S. 1500 WEST RIVERDALE, UTAH 84405
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 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
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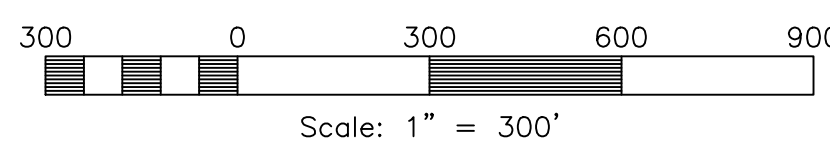
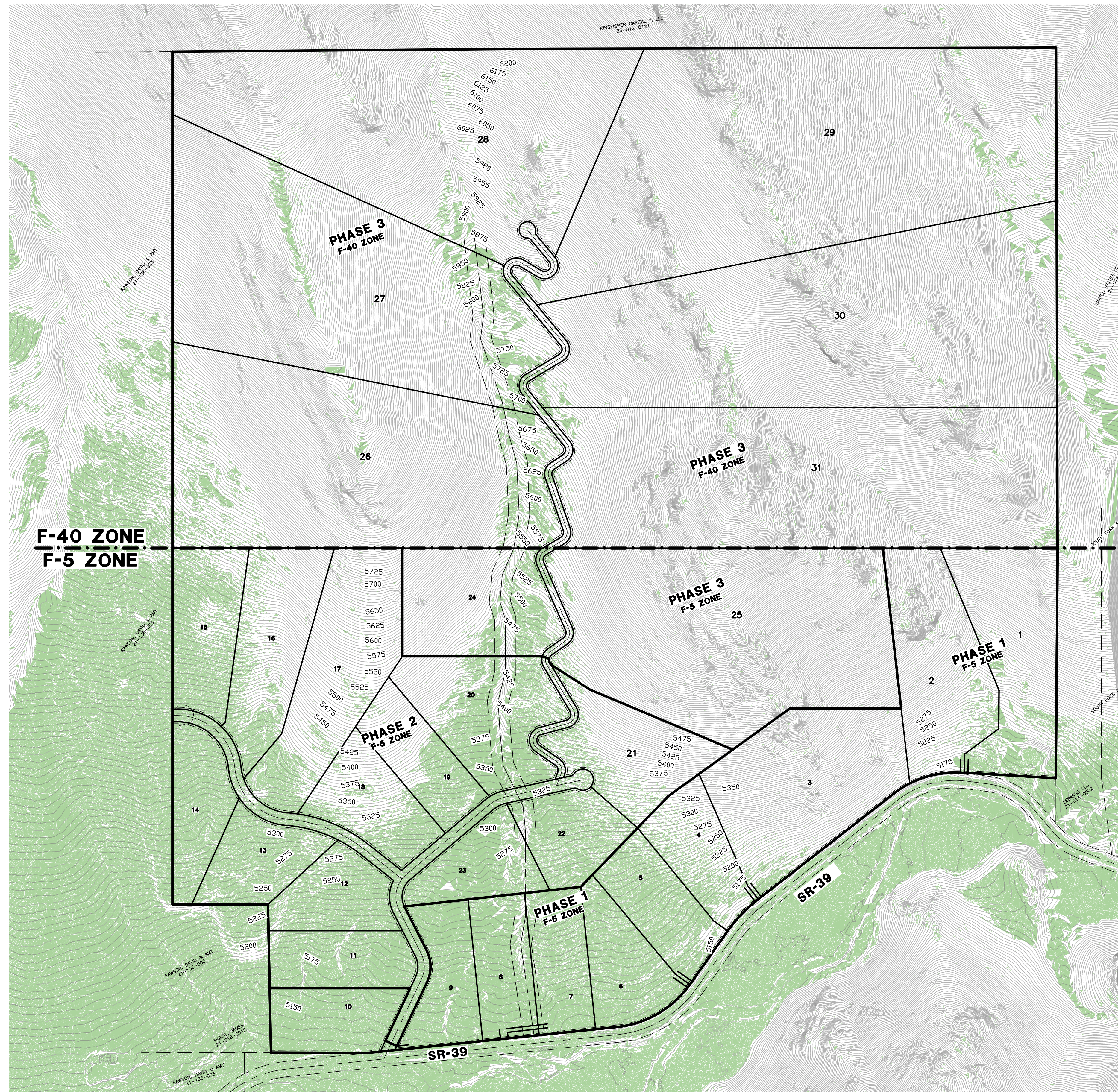
REVISIONS	DESCRIPTION
DATE	

Gateway Estates Subdivision
 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	4
3	Sheets

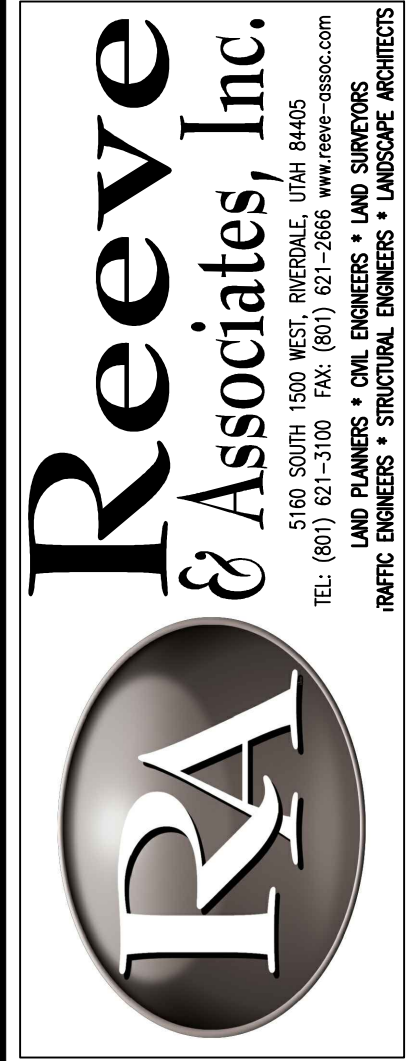


SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	25.00%	

Gateway Estates Subdivision

Weber County, Utah

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



Reeve & Associates, Inc.
 5160 S. 1500 W., RIVERDALE, UTAH 84405
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Gateway Estates Subdivision
 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. Cove
 Begin Date: 2-18-21
 Name: GATEWAY ESTATES SUBDIVISION
 Number: 4825-26

Sheet **4**
 4 Sheets