

**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 395.29 FEET; THENCE S84°04'12"W 77.17 FEET; THENCE N25°16'56"E 366.30 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 3,278,881 SQUARE FEET OR 75.273 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.

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.

S89°42'31"W 5278.70'

KINGFISHER CAPITAL III LLC  
23-012-0121

N89°51'57"E 2631.81'

OVERALL P.O.B.

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

**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; THENCE 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.



**LEGEND**

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

Scale: 1" = 300'

N00°47'12"W 2558.26'

MCKAY, NEVA  
ETAL  
21-012-0001

NORTH 4453.04'

N00°03'55"W 2861.27'

MCKAY, NEVA  
ETAL  
21-012-0001

S00°09'20"E 2636.91'

S00°26'08"W 1178.42'

SOUTH FORK  
ESTATES

WEST 911.71'

N00°09'20"W  
23.41'

S06°32'14"E  
843.75'

WEST 582.31'

S54°12'24"W 781.91'

PHASE 1  
P.O.B.

N86°31'00"W  
451.19'

S69°59'00"W  
9.03'

N82°34'48"W  
2.91'

S52°02'12"W  
904.80'

S35°16'12"W  
343.06'

S59°42'06"W  
440.41'

S84°04'12"W  
1305.01'

N89°54'27"W  
507.93'

N01°08'59"W  
773.93'

WEST 498.37'

N89°33'08"E  
1980.62'

N89°51'57"E  
2631.81'

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.

MCKAY, JAMES  
21-018-0012

RAVISON, DAVID &  
AMY  
21-136-003

**Gateway Estates Subdivision - Phase 1**

Weber County, Utah

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 844-8405  
WWW.REEVE-ASSOCIATES.COM  
SURVEYORS • ENGINEERS • ARCHITECTS

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

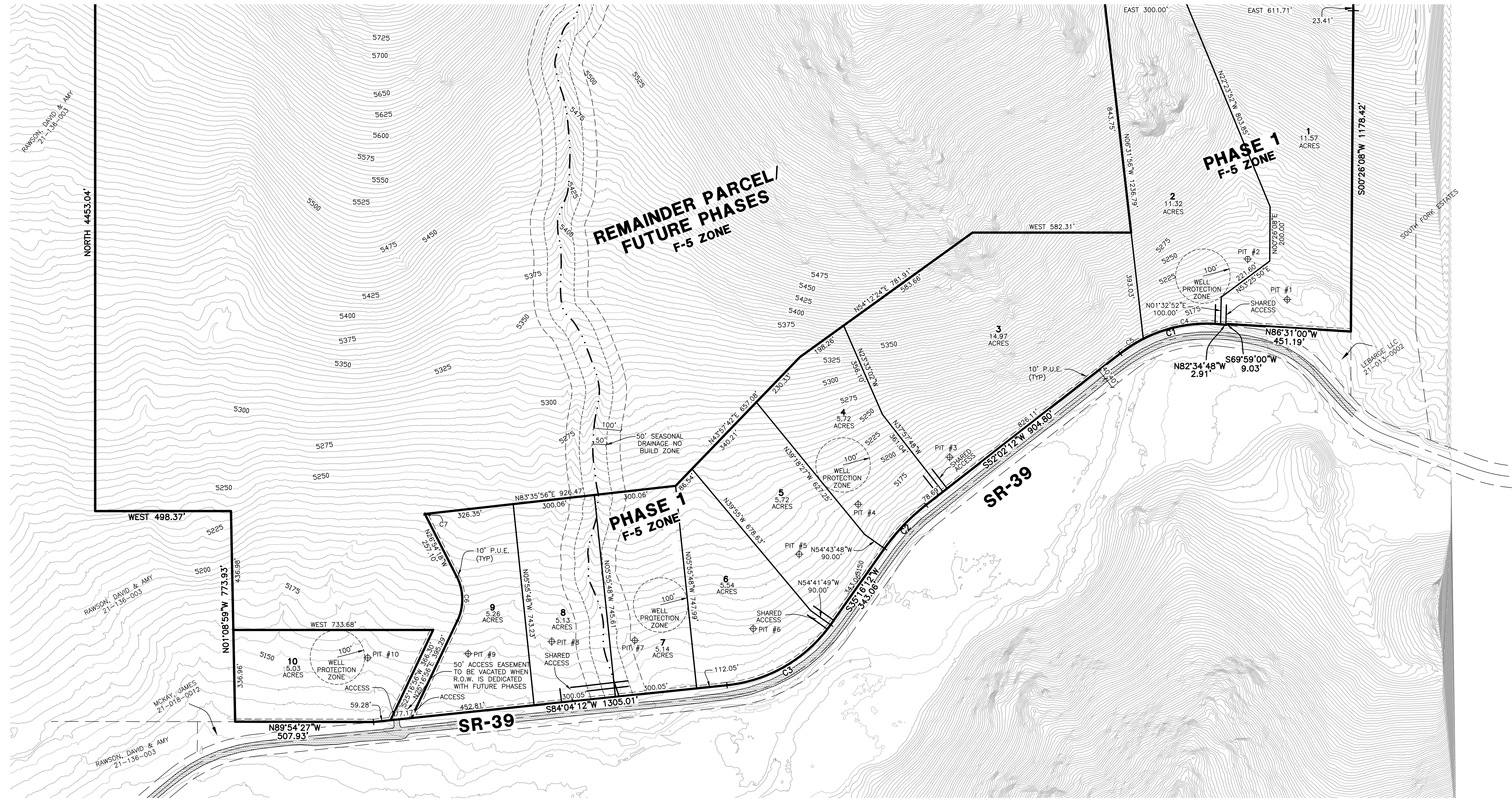
**Gateway Estates Subdivision - Phase 1**  
ALL OF SECTION 11, T.6N., R.2E., S.1B & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Preliminary Design**

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

|   |
|---|
| <b>Developer:</b>   |
| Matt Lowe<br>6028 S. Ridgeline Dr., Ste. 200<br>Ogden, UT 84405<br>(801) 648-8229 |

|          |          |
|----------|----------|
| Sheet    | <b>3</b> |
| <b>1</b> | Sheets   |



**NOTES**

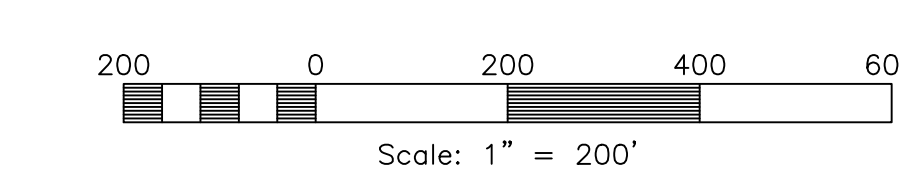
1. CONTOURS ARE SHOWN IN 5 FOOT INTERVALS
2. LOTS WILL HAVE WELLS WITH A 100' RADIUS PROTECTION ZONE
3. LOTS WILL HAVE SEPTIC TANKS
4. EACH INDIVIDUAL RESIDENTIAL HOME TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED.
5. LOTS 1 AND 2 WILL SHARE A COMMON WELL THAT WILL BE LOCATED ON LOT 2, LOTS 3-5 WILL SHARE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

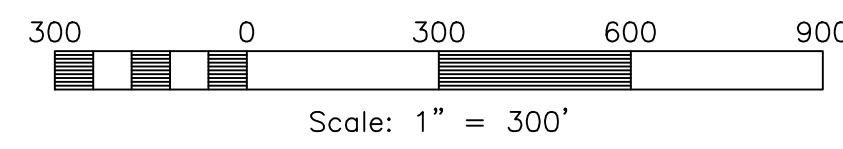
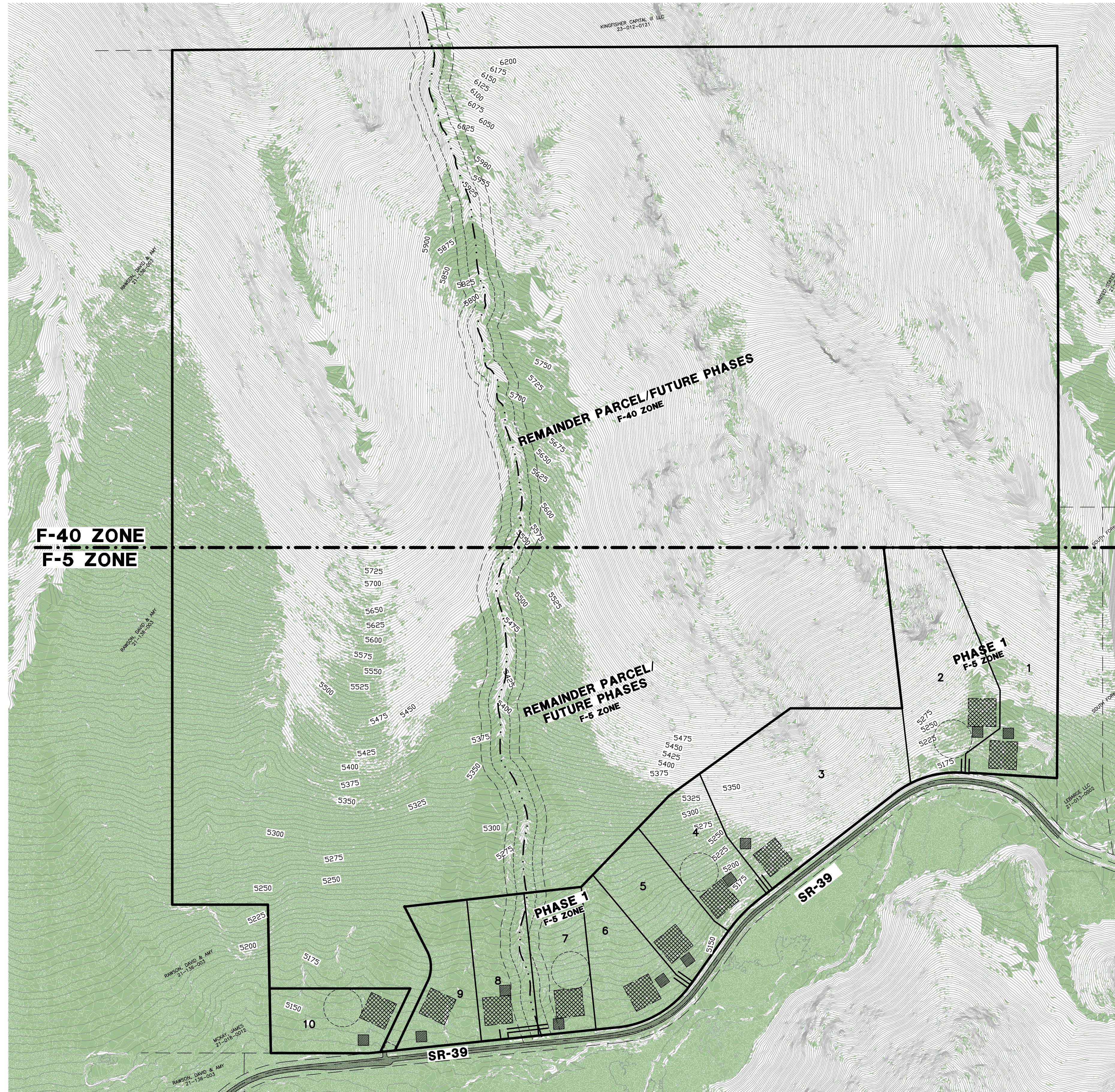
**Reeve & Associates, Inc.**  
**IRA**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (435) 885-8888  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 ARCHITECTS ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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

**Gateway Estates Subdivision - Phase 1**  
 ALL OF SECTION 11, T.6N., R.2E., S.1B & 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**

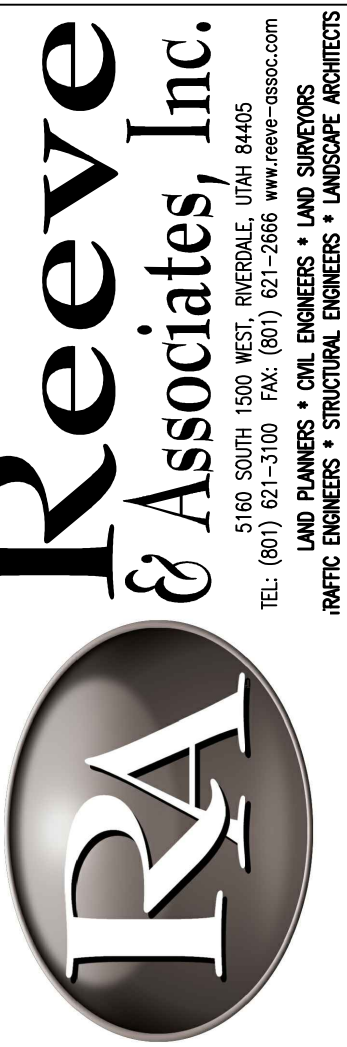
- = BOUNDARY LINE/PHASE LINE
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- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT
- = SEASONAL DRAINAGE STREAM
- = 50' SEASONAL DRAINAGE NO BUILD ZONE
- = 100' SEASONAL DRAINAGE NO BUILD ZONE
- = 20,000 S.F. SEPTIC FIELD
- = MIN. 3,000 S.F. BUILDABLE AREA
- = 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.1B. & M., U.S. SURVEY  
 WEBER COUNTY, UTAH

**Slope Analysis**

|                      |                                |
|----------------------|--------------------------------|
| <b>Project Info.</b> |                                |
| Engineer:            | N. Reeve                       |
| Designer:            | C. Cave                        |
| Begin Date:          | 2-18-21                        |
| Name:                | GATEWAY ESTATES<br>SUBDIVISION |
| Number:              | 4825-26                        |

|       |          |
|-------|----------|
| Sheet | <b>3</b> |
|       | 3 Sheets |

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