

**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:

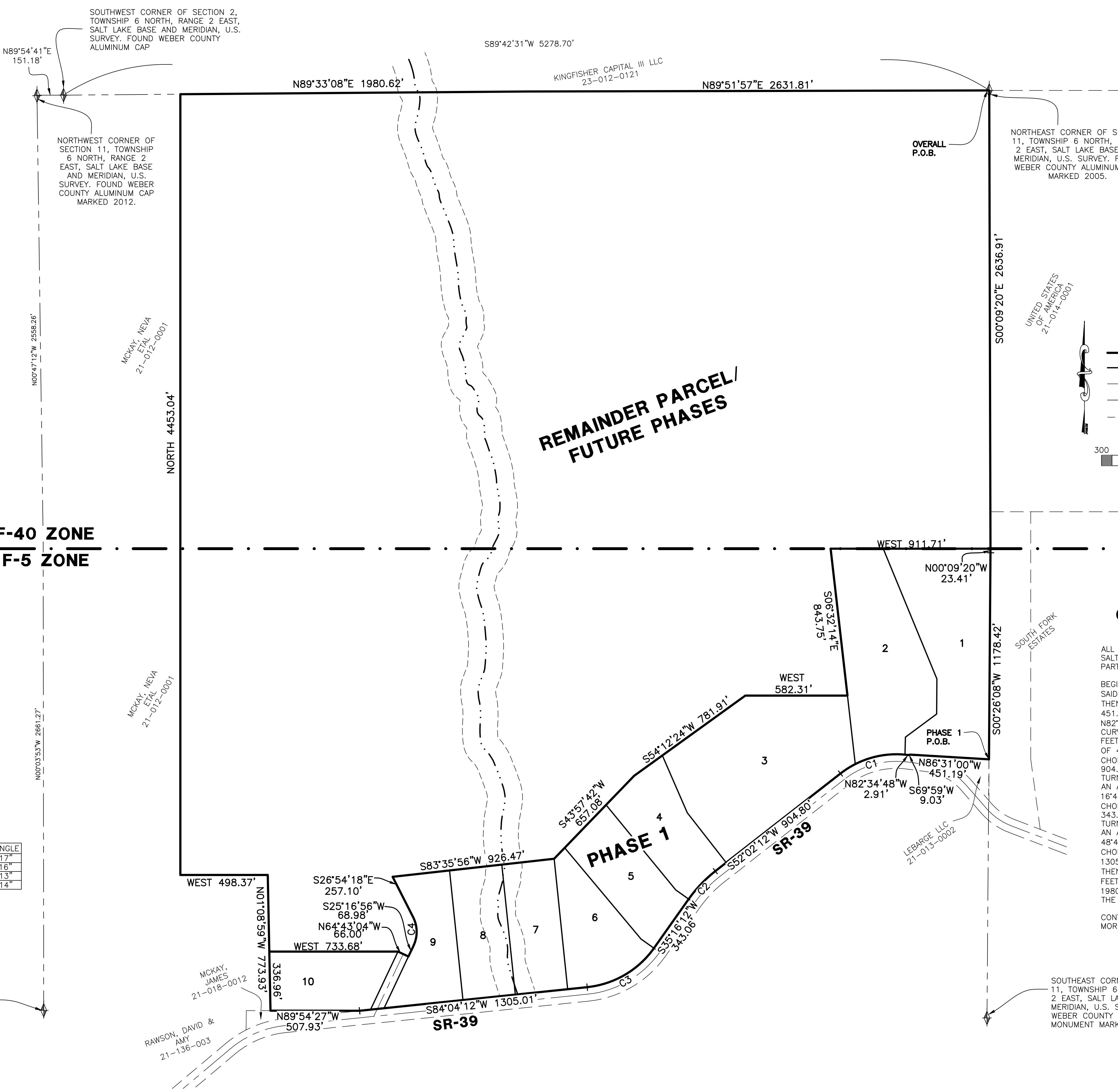
BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING N00°26'08"E 1474.64 FEET FROM SOUTHWEST CORNER OF SAID SECTION 11; THENCE N00°26'08"E 1178.42 FEET; THENCE N00°09'20"W 23.41 FEET; THENCE WEST 911.71 FEET; THENCE S06°32'14"E 843.75 FEET; THENCE WEST 582.31 FEET; THENCE S54°12'24"W 781.91 FEET; 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.



**REMAINDER PARCEL/  
FUTURE PHASES**

**F-40 ZONE  
F-5 ZONE**

**F-40 ZONE  
F-5 ZONE**

**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"E 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.

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.

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

**Gateway Estates Subdivision - Phase 1**

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  
ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**REVISIONS**

DATE	DESCRIPTION
08-17-21	FIRE/WELL MODS

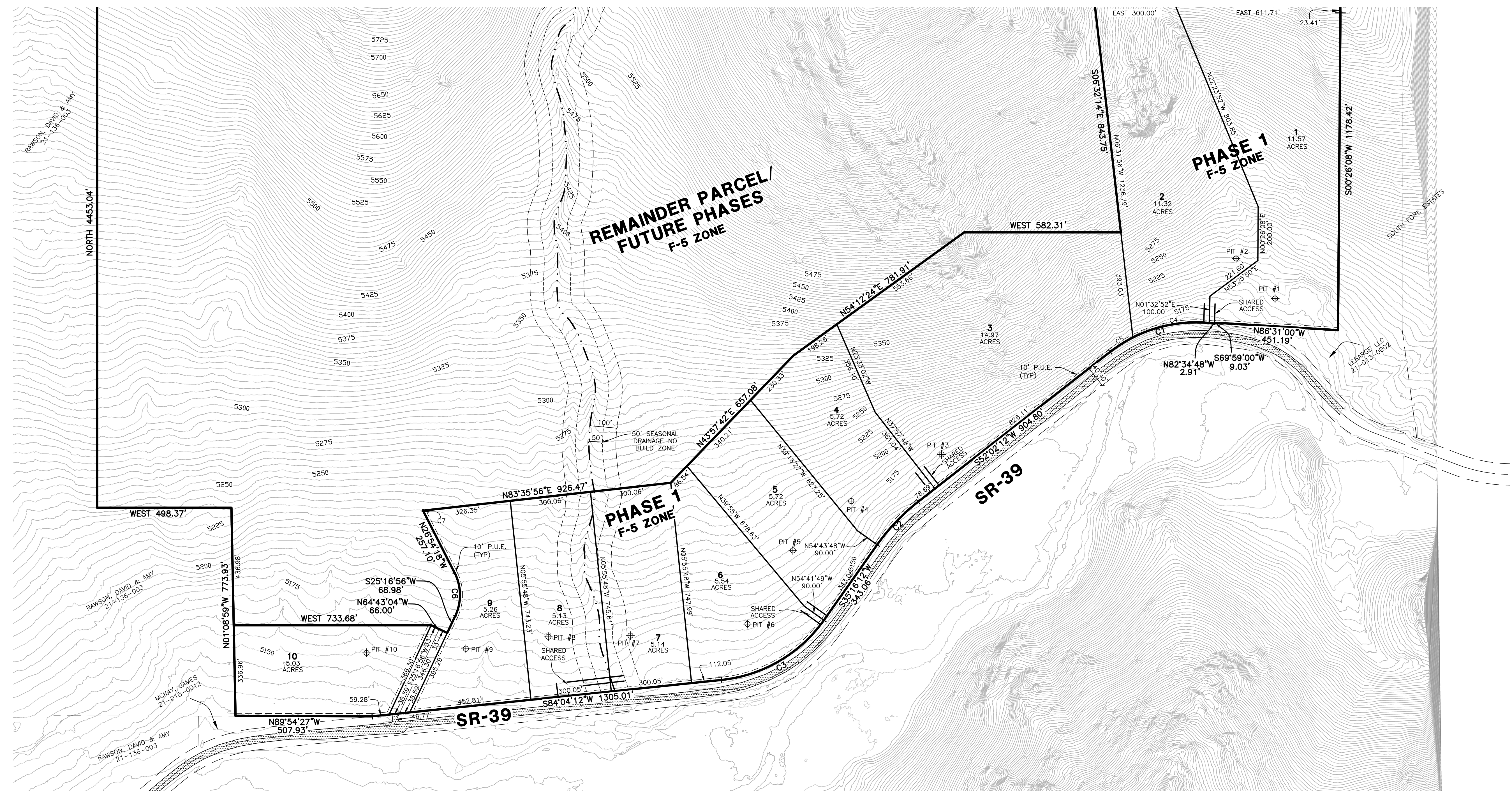
**Gateway Estates Subdivision - Phase 1**  
ALL OF SECTION 11, T.6N., R.2E., S.16B & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Preliminary Design**

**Project Info.**

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

Sheet **3**  
**1** Sheets



**NOTES**

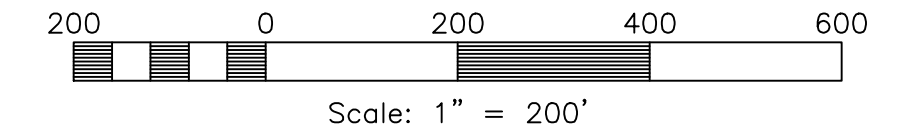
1. CONTOURS ARE SHOWN IN 5 FOOT INTERVALS
2. LOTS WILL HAVE WELLS WITH A 100' RADIUS PROTECTION ZONE
3. LOTS WILL HAVE SEPTIC TANKS
4. EACH INDIVIDUAL RESIDENTIAL HOME TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED.
5. LOTS 1 AND 2 WILL SHARE A COMMON WELL THAT WILL BE LOCATED ON LOT 2, LOTS 3-5 WILL SHARE 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°41'27"W	45°18'17"
C2	756.80'	221.31'	220.52'	111.45'	S43°38'51"W	18°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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 HYDRO ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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

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

Sheet	<b>3</b>
<b>2</b>	Sheets

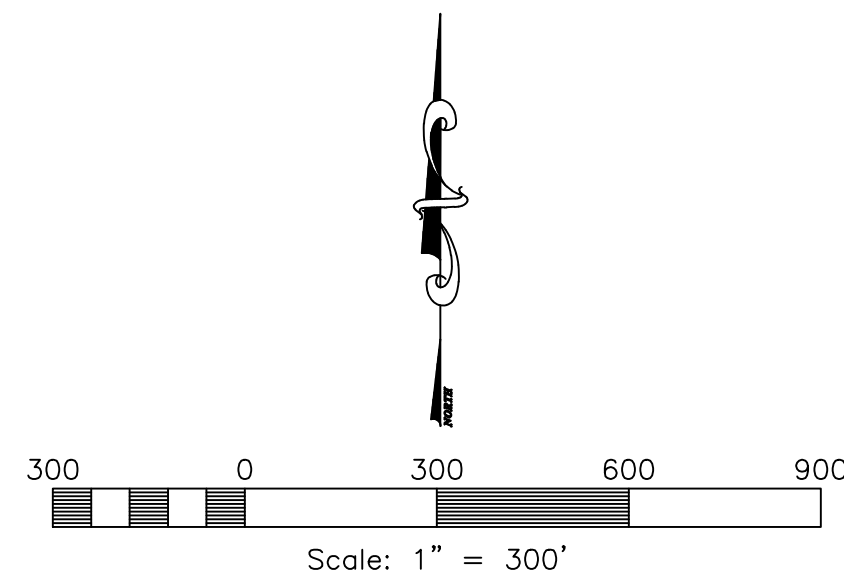
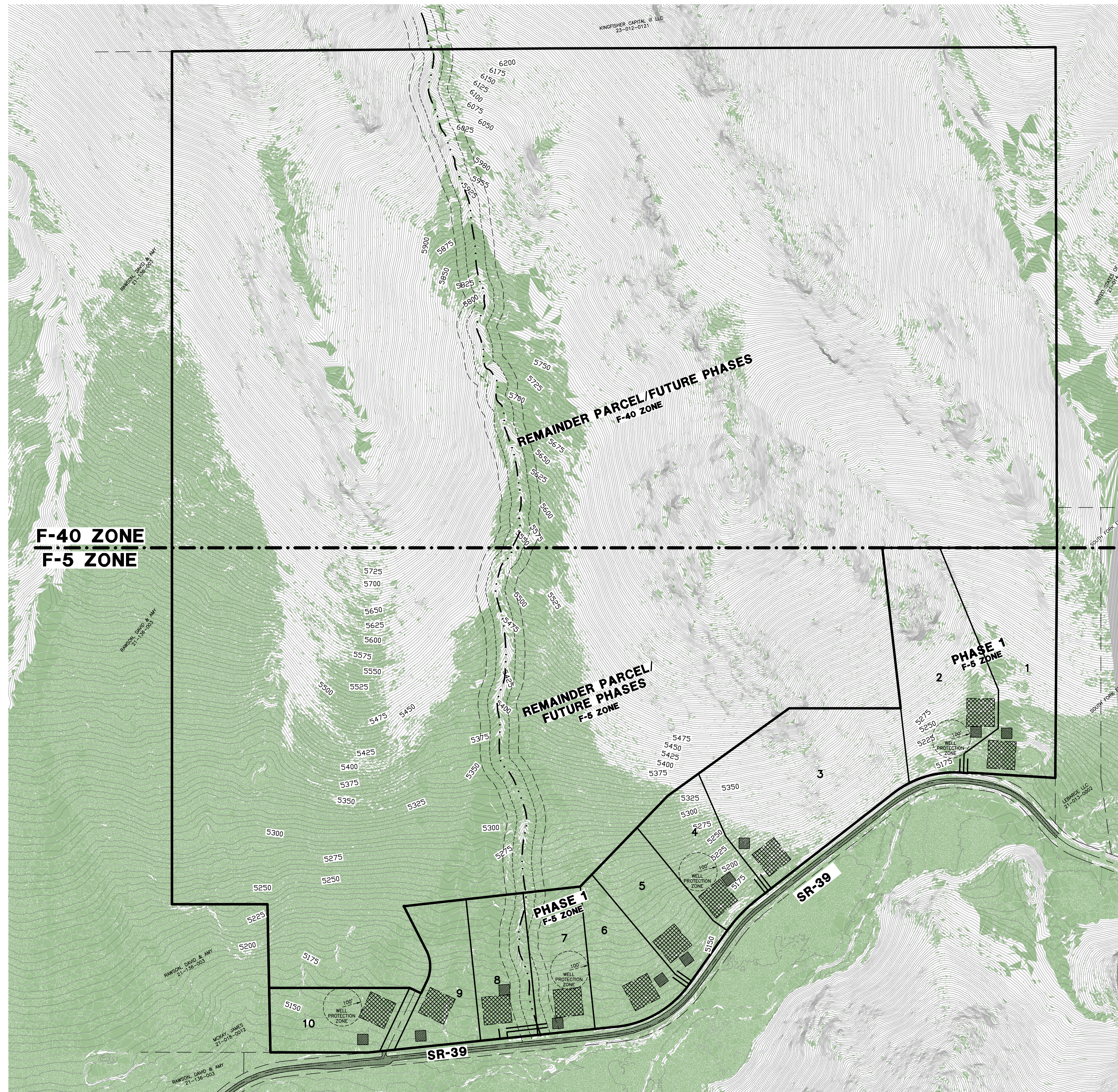
REVISIONS	DATE	DESCRIPTION
	08-17-21	FIRE/WELL MODS

**Gateway Estates Subdivision - Phase 1**  
 ALL OF SECTION 11, T.6N., R.2E., S.12B & M., U.S. SURVEY  
 WEBER COUNTY, UTAH

**Slope Analysis**

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

Sheet	<b>3</b>
<b>3</b>	Sheets



**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 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%	

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