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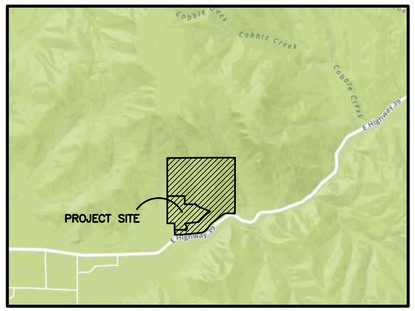
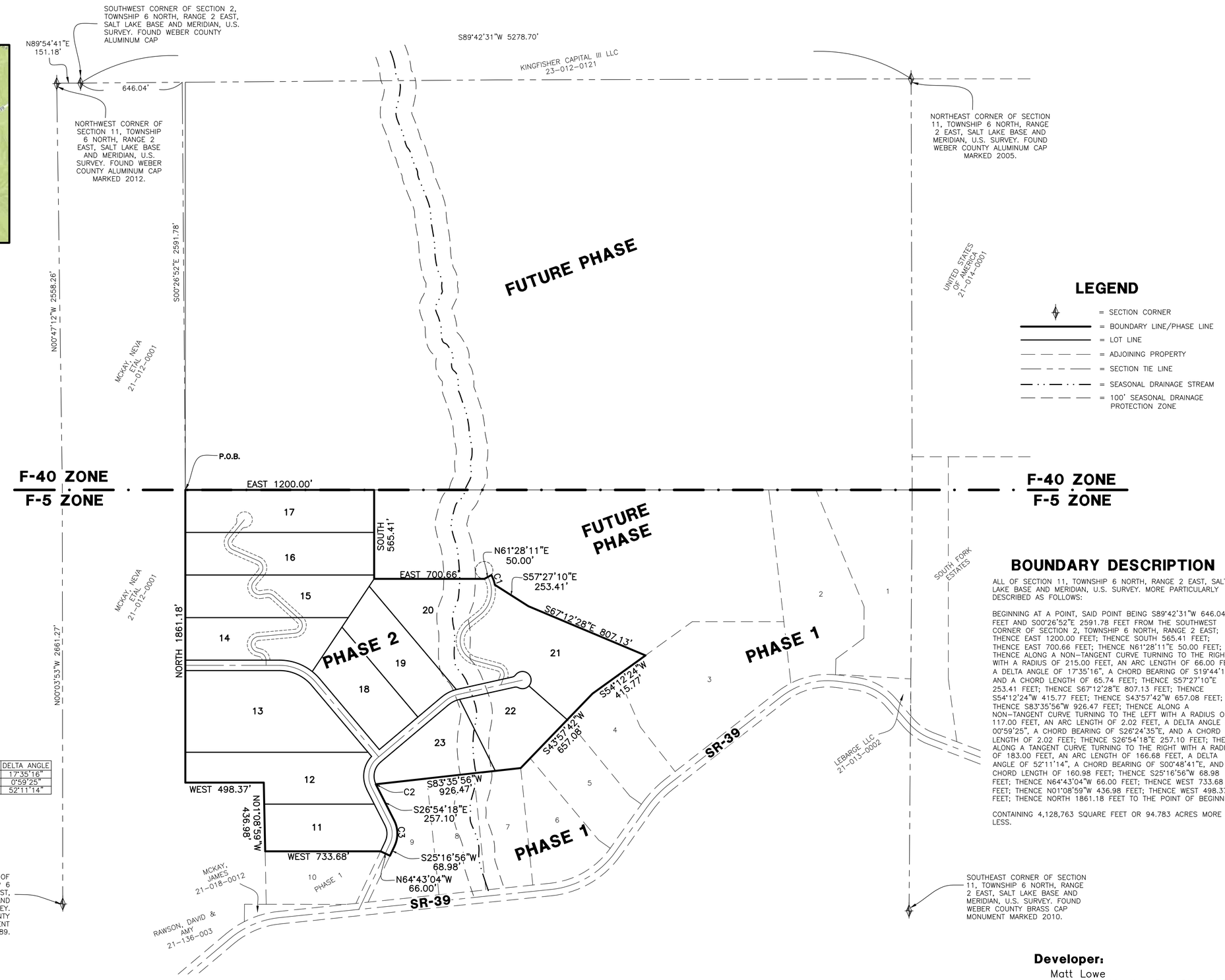


VICINITY MAP
SCALE: NONE



LEGEND

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

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	215.00'	66.00'	65.74'	33.26'	S19°44'11"E	17°35'16"
C2	117.00'	2.02'	2.02'	1.01'	S26°24'35"E	0°59'25"
C3	183.00'	166.68'	160.98'	89.63'	S00°48'41"E	52°11'14"

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, SAID POINT BEING S89°42'31"W 646.04 FEET AND S00°26'52"E 2591.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 EAST; THENCE EAST 1200.00 FEET; THENCE SOUTH 565.41 FEET; THENCE EAST 700.66 FEET; THENCE N61°28'11"E 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 66.00 FEET, A DELTA ANGLE OF 17°35'16", A CHORD BEARING OF S19°44'11"E, AND A CHORD LENGTH OF 65.74 FEET; THENCE S57°27'10"E 253.41 FEET; THENCE S67°12'28"E 807.13 FEET; THENCE S54°12'24"W 415.77 FEET; THENCE S43°57'42"W 657.08 FEET; THENCE S83°35'56"W 926.47 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 2.02 FEET, A DELTA ANGLE OF 00°59'25", A CHORD BEARING OF S26°24'35"E, AND A CHORD LENGTH OF 2.02 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 N01°08'59"W 436.98 FEET; THENCE WEST 498.37 FEET; THENCE NORTH 1861.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,128,763 SQUARE FEET OR 94.783 ACRES MORE OR LESS.

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

Gateway Estates Subdivision Phase 2

Weber County, Utah

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REVISIONS
DATE | DESCRIPTION

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

Preliminary Design

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 8-30-21
Name: GATEWAY ESTATES SUBDIVISION PHASE 2
Number: 4825-26

Sheet 1 of 3 Sheets

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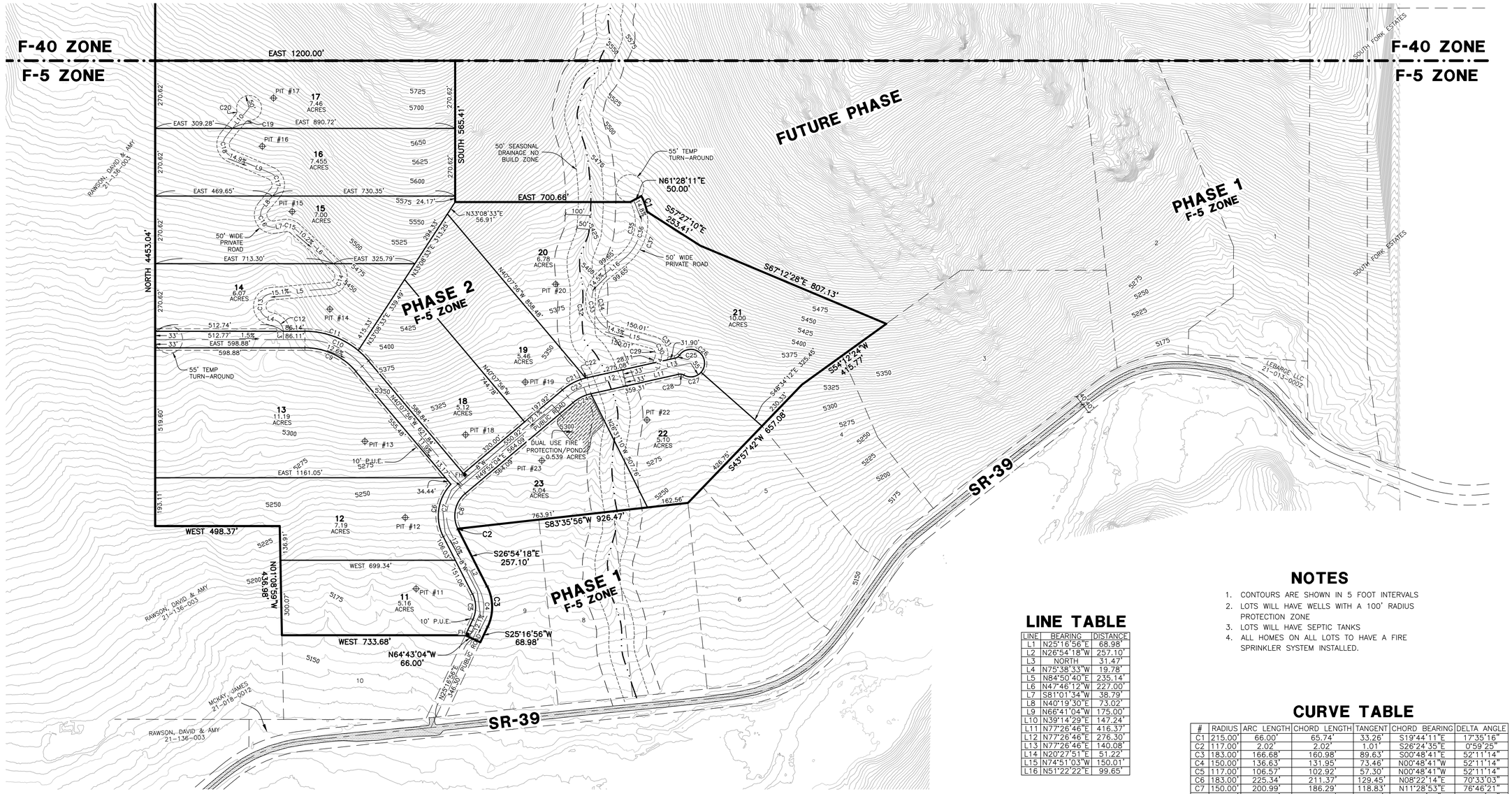


NOTES

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
4. ALL HOMES ON ALL LOTS TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25°16'56"E	68.98'
L2	N26°54'18"W	257.10'
L3	NORTH	31.47'
L4	N75°38'33"W	19.78'
L5	N84°50'40"E	235.14'
L6	N47°46'12"W	227.00'
L7	S81°01'34"W	38.79'
L8	N40°19'30"E	73.02'
L9	N66°41'04"W	175.00'
L10	N39°14'29"E	147.24'
L11	N77°26'46"E	416.37'
L12	N77°26'46"E	276.30'
L13	N77°26'46"E	140.08'
L14	N20°27'51"E	51.22'
L15	N74°51'03"W	150.01'
L16	N51°22'22"E	99.65'

CURVE TABLE

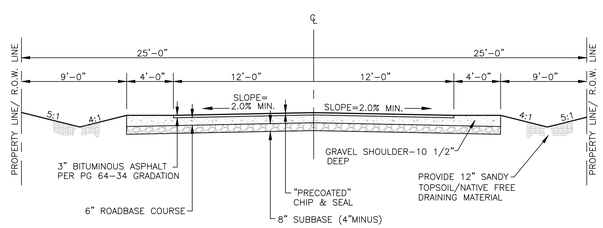
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	215.00'	66.00'	65.74'	33.26'	S19°44'11"E	17°35'16"
C2	117.00'	2.02'	2.02'	1.01'	S26°24'35"E	0°59'25"
C3	183.00'	166.68'	160.98'	89.63'	S00°48'41"E	52°11'14"
C4	150.00'	136.63'	131.95'	73.46'	N00°48'41"W	52°11'14"
C5	117.00'	106.57'	102.92'	57.30'	N00°48'41"W	52°11'14"
C6	183.00'	225.34'	211.37'	129.45'	N08°22'14"E	70°33'03"
C7	150.00'	200.99'	186.29'	118.83'	N11°28'53"E	76°46'21"
C8	117.00'	154.75'	143.71'	91.05'	N11°58'35"E	75°46'57"
C9	267.00'	232.38'	225.12'	124.13'	N65°03'58"W	49°52'04"
C10	300.00'	261.11'	252.94'	139.47'	N65°03'58"W	49°52'04"
C11	333.00'	231.29'	226.67'	120.53'	N70°06'08"W	39°47'43"
C12	50.00'	66.01'	61.32'	38.81'	N37°49'17"W	75°38'33"
C13	50.00'	140.05'	98.55'	290.79'	N04°36'03"E	160°29'14"
C14	50.00'	115.73'	91.57'	113.94'	N18°32'14"E	132°36'52"
C15	50.00'	44.68'	43.21'	23.96'	N73°22'19"W	51°12'14"
C16	50.00'	121.56'	93.76'	134.80'	N29°19'28"W	139°17'56"
C17	50.00'	93.38'	80.39'	67.58'	N13°10'47"W	107°00'34"
C18	50.00'	92.44'	79.82'	66.26'	N13°43'18"W	105°55'33"
C19	20.00'	17.45'	16.90'	9.33'	N64°14'19"E	49°59'41"
C20	20.00'	17.45'	16.90'	9.33'	S14°14'38"W	49°59'41"
C21	233.00'	105.66'	104.76'	53.76'	N62°51'33"E	25°58'58"
C22	233.00'	6.49'	6.49'	3.24'	N76°38'54"E	1°35'44"
C23	200.00'	96.27'	95.34'	49.08'	N63°39'25"E	27°34'42"
C24	167.00'	80.38'	79.61'	40.99'	N63°39'25"E	27°34'42"
C25	30.00'	22.08'	21.58'	11.57'	N56°21'43"E	42°10'06"
C26	55.00'	178.69'	109.84'	1023.42'	S51°38'46"E	186°09'09"
C27	55.00'	75.05'	69.36'	44.68'	S80°31'20"W	78°11'03"
C28	30.00'	22.08'	21.58'	11.57'	N81°28'12"W	42°10'06"
C29	25.00'	41.59'	36.96'	27.43'	N27°11'36"W	95°18'54"
C30	50.00'	83.18'	73.91'	54.87'	N27°11'36"W	95°18'54"
C31	75.00'	120.46'	107.93'	77.70'	N28°50'13"W	92°01'41"
C32	158.00'	348.08'	281.84'	311.59'	N11°44'21"W	126°13'25"
C33	133.00'	293.00'	237.24'	262.29'	N11°44'21"W	126°13'25"
C34	108.00'	237.93'	192.65'	212.99'	N11°44'21"W	126°13'25"
C35	165.00'	230.10'	211.91'	138.21'	N11°25'16"E	79°54'10"
C36	190.00'	261.34'	241.22'	156.09'	N11°58'06"E	78°48'32"
C37	215.00'	233.83'	222.48'	129.99'	N20°12'55"E	62°18'54"

LEGEND

- = BOUNDARY LINE/PHASE LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT
- = 100' SEASONAL DRAINAGE PROTECTION ZONE
- = PROPOSED FIRE HYDRANT
- FH = FIRE HYDRANT
- 8"W = 8" FIRE PROTECTION WATER LINE

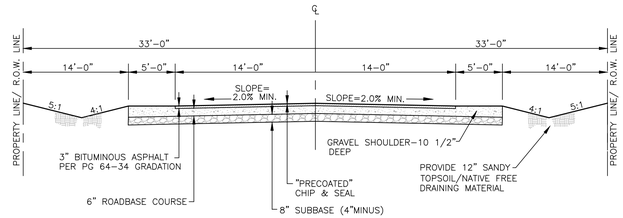
200 0 200 400 600

Scale: 1" = 200'



PRIVATE ROADWAY SECTION (50' R.O.W.)

SCALE: NONE



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

(PUBLIC ROAD)
SCALE: NONE

Gateway Estates Subdivision Phase 2

Weber County, Utah

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REVISIONS

DATE	DESCRIPTION

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

Preliminary Design

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 8-30-21
Name: GATEWAY ESTATES SUBDIVISION PHASE 2
Number: 4825-26

Sheet 2 of 3 Sheets

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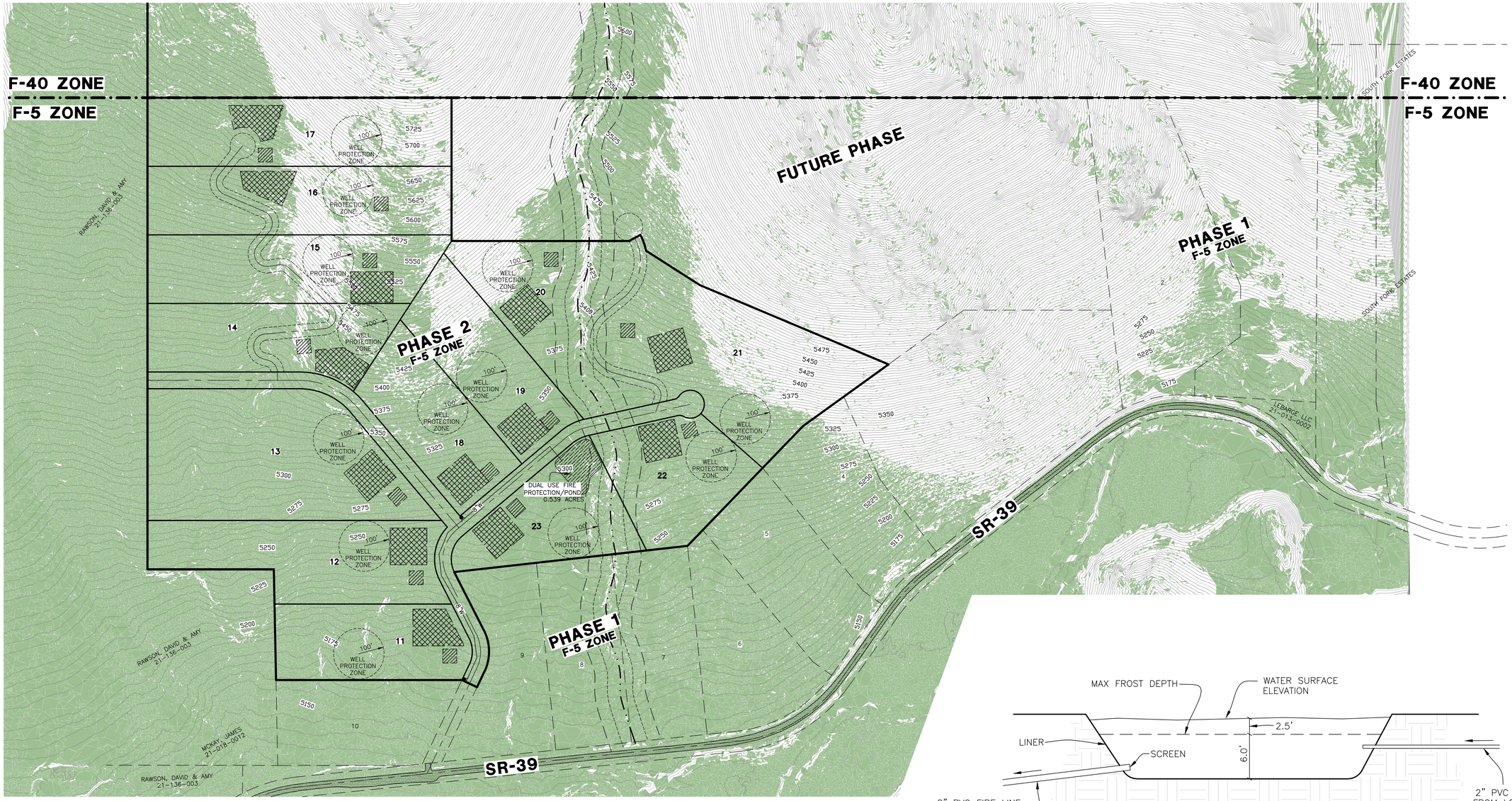

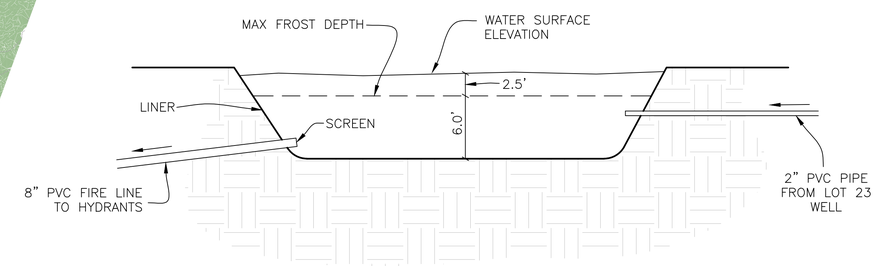

DUAL USE FIRE PROTECTION / POND DETAIL

SCALE: NONE

* APPROX. SIZE OF POND: 0.50 ACRES. APPROX. STORAGE BELOW FROST DEPTH IS 275,000 GALLONS.

LEGEND

- = BOUNDARY LINE/PHASE LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = SEASONAL DRAINAGE STREAM
- = 50' SEASONAL DRAINAGE NO BUILD ZONE
- = 100' SEASONAL DRAINAGE PROTECTION ZONE
- = PROPOSED FIRE HYDRANT
- FH = FIRE HYDRANT
- 8"W = 8" FIRE PROTECTION WATER LINE
- = 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%	

200 0 200 400 800

SCALE: 1" = 200'

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

Slope Analysis

Project Info.
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Designer: C. Cave
Begin Date: 8-30-21
Name: GATEWAY ESTATES SUBDIVISION PHASE 2
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Sheet 3 of 3 Sheets

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