

**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. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNITED STATES OF AMERICA  
21-014-0001

N00°47'12"W 2555.26'

S00°26'52"E 2591.78'

MCKAY, NEVA  
ET AL  
21-012-0001

N00°03'53"W 2661.27'

MCKAY, NEVA  
ET AL  
21-012-0001

NORTH 1861.18'

WEST 498.37'

N01°08'59"W  
436.98'

MCKAY, JAMES  
21-018-0012

WEST 733.68'

RAWSON, DAVID &  
AMY  
21-136-0003

S89°42'31"W 5278.70'

KINGFISHER CAPITAL III LLC  
23-012-0121

**FUTURE PHASE**

**FUTURE PHASE**

**FUTURE PHASE**

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

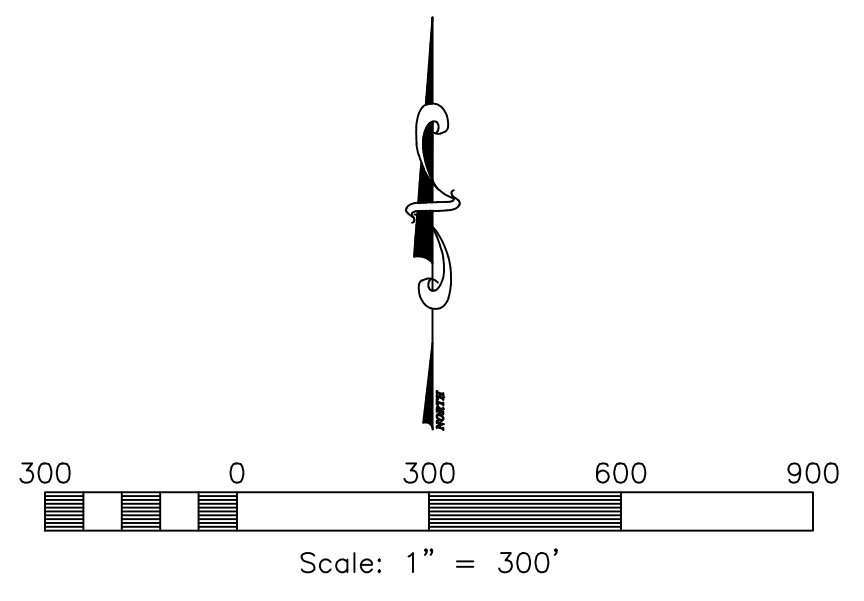
**F-40 ZONE**  
**F-5 ZONE**

**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, 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 EAST 1200.00 FEET; THENCE SOUTH 565.41 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

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



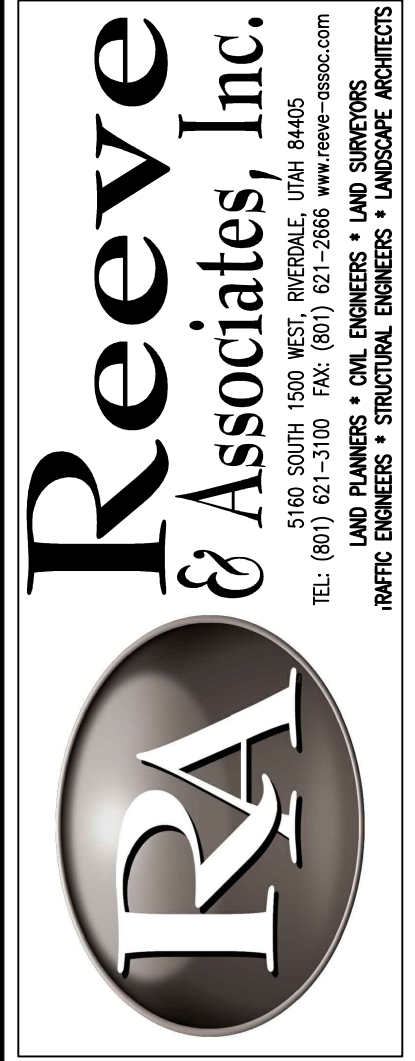
**CURVE TABLE**

#	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"

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.

**Gateway Estates Subdivision Phase 2**

Weber County, Utah



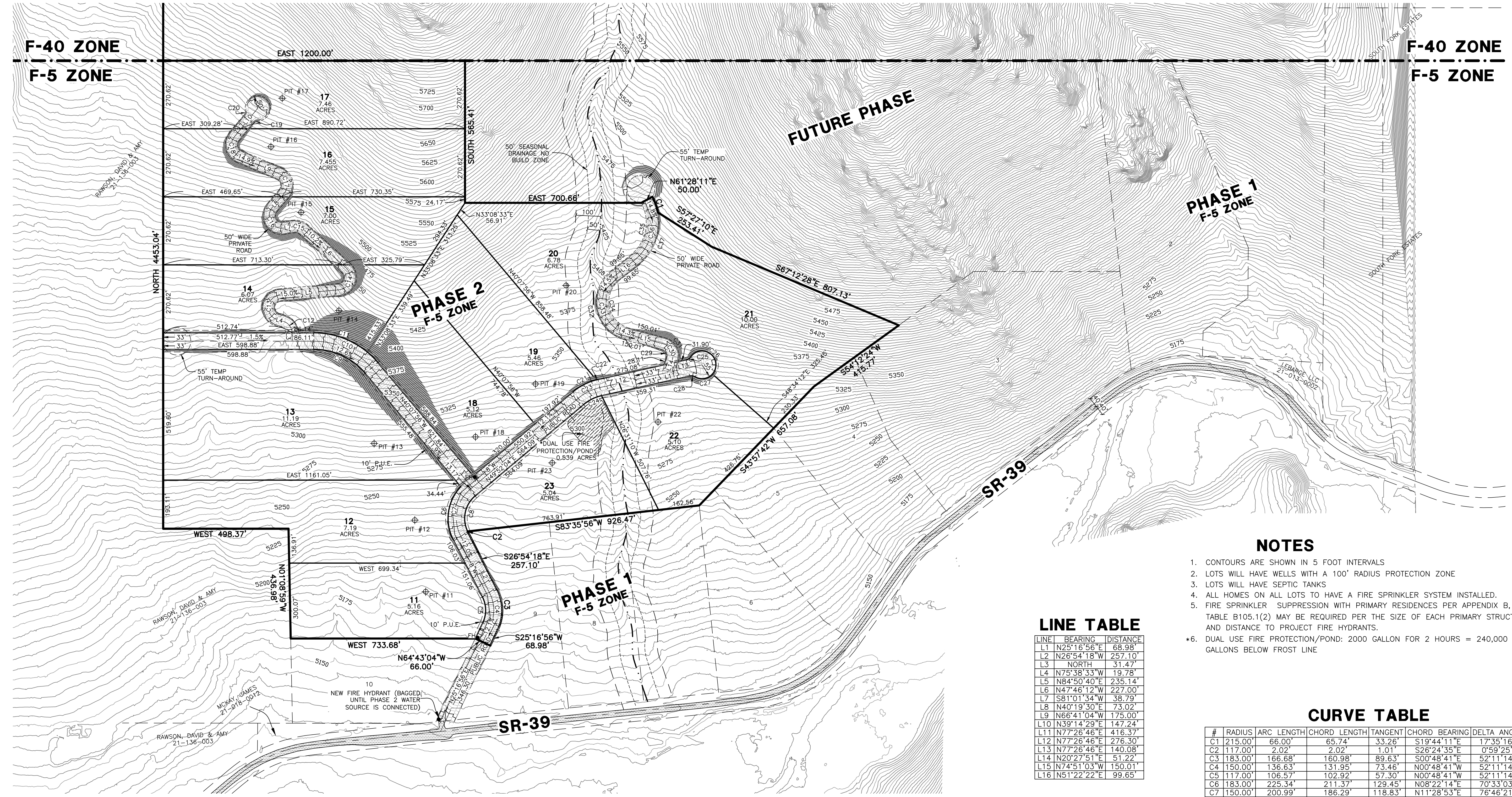
**REVISIONS**

DATE	DESCRIPTION	FIRE COMMENTS
3-16-22		

**Gateway Estates Subdivision Phase 2**  
ALL OF SECTION 11, T.6N., R.2E., S.18B & M., U.S. SURVEY  
WEBER COUNTY, UTAH  
**Preliminary Design**

**Project Info.**  
Engineer: N. Reeve  
Designer: C. Gave  
Begin Date: 8-30-21  
Name: GATEWAY ESTATES SUBDIVISION PHASE 2  
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. ALL HOMES ON ALL LOTS TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED.
  5. 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.
  - \*6. DUAL USE FIRE PROTECTION/POND: 2000 GALLON FOR 2 HOURS = 240,000 GALLONS BELOW FROST LINE

**LINE TABLE**

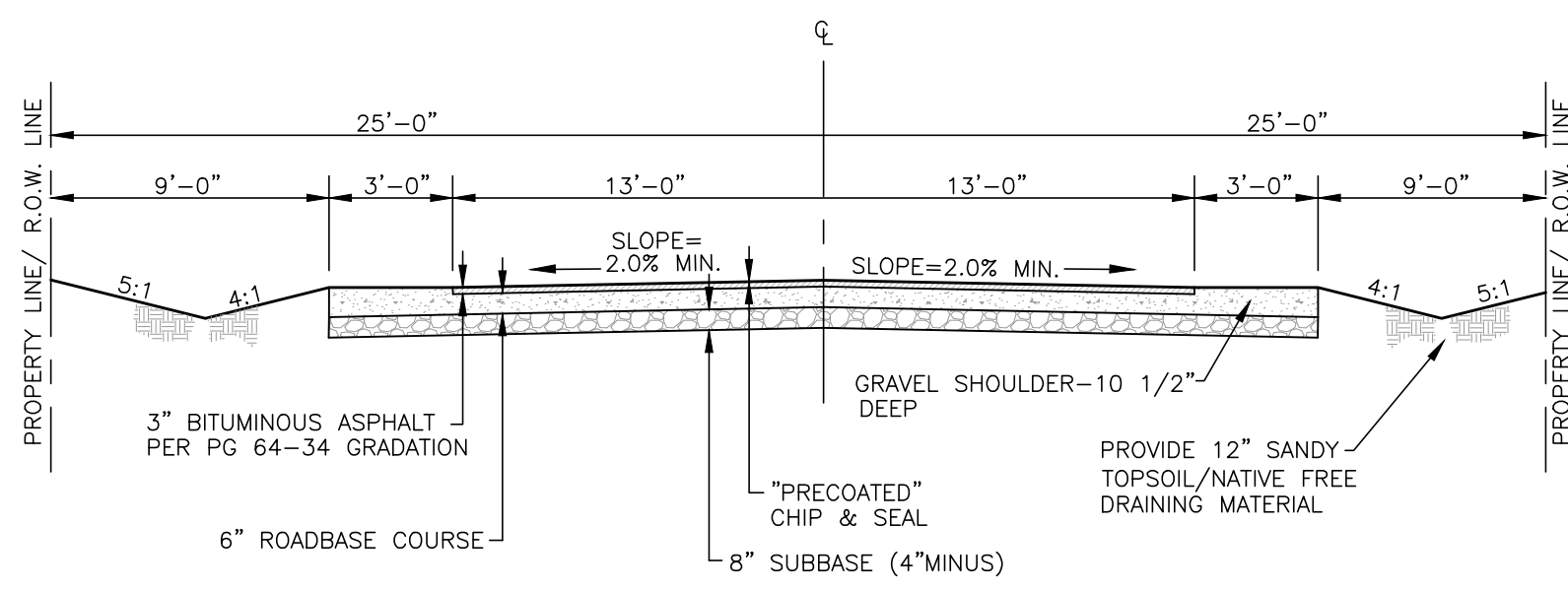
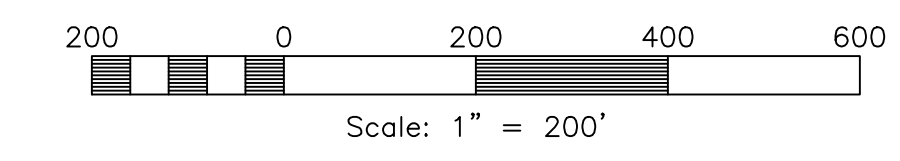
LINE	BEARING	DISTANCE
L1	N25°16'56"E	68.98'
L2	N26°54'18"W	257.10'
L3	NORTH	31.47'
L4	N75°38'33"W	19.78'
L5	N84°50'40"E	235.14'
L6	N47°46'12"W	227.00'
L7	S81°01'34"W	38.79'
L8	N40°19'30"E	73.02'
L9	N68°41'04"W	175.00'
L10	N39°14'29"E	147.24'
L11	N77°26'46"E	416.37'
L12	N77°26'46"E	276.30'
L13	N77°26'46"E	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**

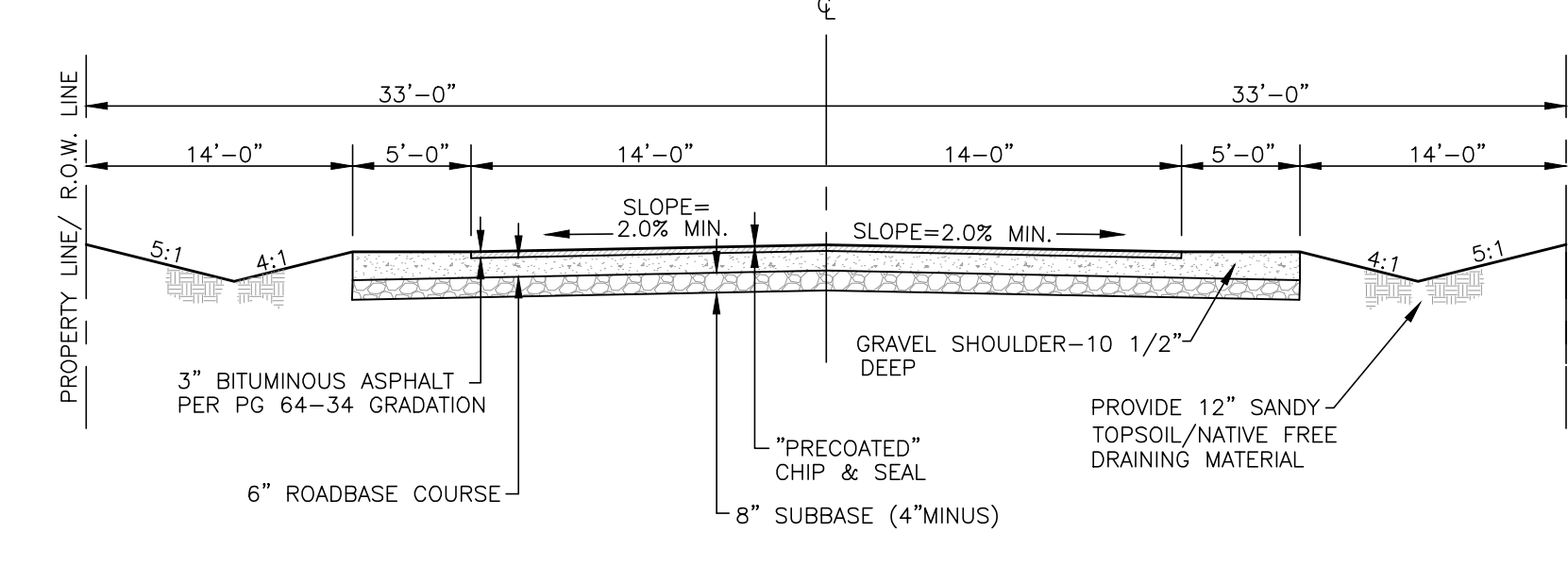
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	215.00'	66.00'	65.74'	33.26'	S19°44'11"E	17°35'16"
C2	117.00'	2.02'	2.02'	1.01'	S26°24'35"E	0°59'25"
C3	183.00'	166.68'	160.98'	89.63'	S00°48'41"E	52°11'14"
C4	150.00'	136.63'	131.95'	73.46'	N00°48'41"W	52°11'14"
C5	117.00'	106.57'	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°58'55"E	75°46'57"
C9	267.00'	232.38'	225.12'	124.13'	N65°03'58"W	49°52'04"
C10	300.00'	281.11'	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'	N87°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



**PRIVATE ROADWAY SECTION (50' R.O.W.)**  
SCALE: NONE



**PRIVATE ROADWAY SECTION (66' R.O.W.)**  
SCALE: NONE

# Gateway Estates Subdivision Phase 2

Weber County, Utah

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOCIATES.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
• PLYING ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**REVISIONS**

DATE	DESCRIPTION	FIRE COMMENTS
3-16-22		

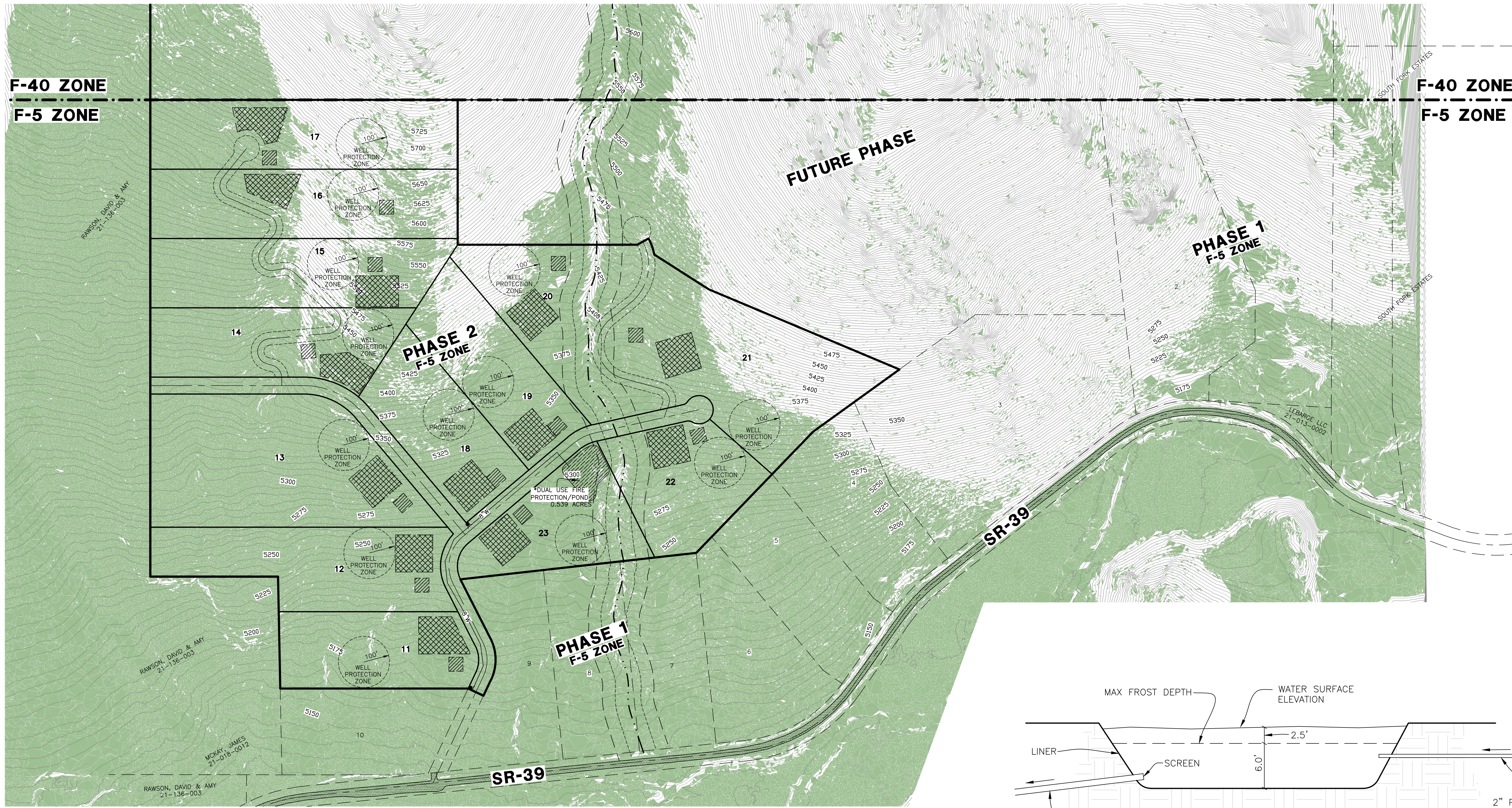
**Gateway Estates Subdivision Phase 2**  
ALL OF SECTION 11, T.6N., R.2E., S.1B & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Preliminary Design**

**Project Info.**

Engineers: N. Reeve  
Designer: C. Gave  
Begin Date: 8-30-21  
Name: GATEWAY ESTATES SUBDIVISION PHASE 2  
Number: 4825-26

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



F-40 ZONE  
F-5 ZONE

F-40 ZONE  
F-5 ZONE

FUTURE PHASE

PHASE 1  
F-5 ZONE

PHASE 2  
F-5 ZONE

PHASE 1  
F-5 ZONE

SR-39

SR-39

RAWSON, DAVID & AMY  
21-137-003

RAWSON, DAVID & AMY  
21-136-003

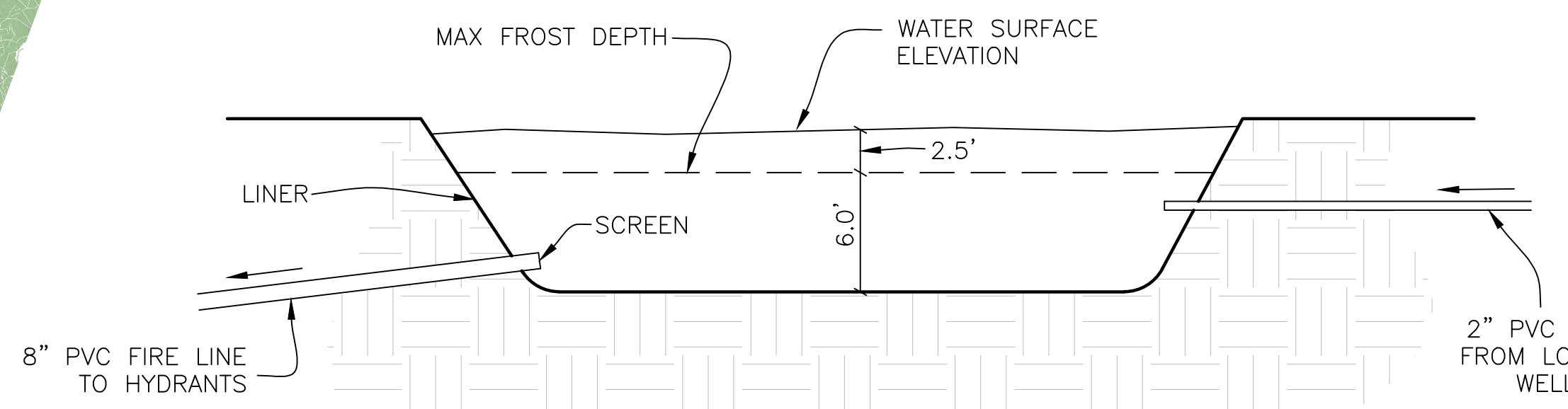
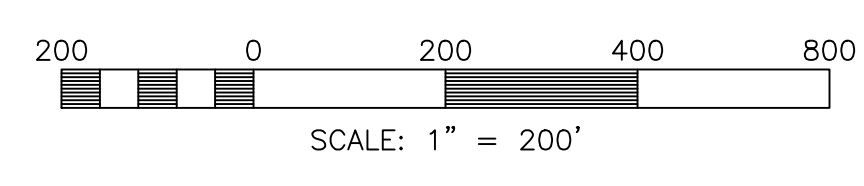
MCKAY, JAMES  
21-018-0012

LEBARCE LLC  
21-013-0002

**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
- FH = PROPOSED FIRE HYDRANT
- FH = FIRE HYDRANT
- 8"W = 8" FIRE PROTECTION WATER LINE
- [Cross-hatched] = 20,000 S.F. SEPTIC FIELD
- [Diagonal lines] = MIN. 3,000 S.F. BUILDABLE AREA
- [Circle] = 100' WELL PROTECTION ZONE

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



**DUAL USE FIRE PROTECTION / POND DETAIL**

SCALE: NONE  
\* APPROX. SIZE OF POND: 0.50 ACRES. APPROX. STORAGE BELOW FROST DEPTH IS 240,000 GALLONS.

**Gateway Estates Subdivision Phase 2**

Weber County, Utah

**Reeve & Associates, Inc.**  
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
1	3-18-22	FIRE COMMENTS

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

**Slope Analysis**

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

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

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