

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.

F-40 ZONE
F-5 ZONE

F-40 ZONE
F-5 ZONE

PHASE 3
F-40 ZONE

PHASE 3
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 666.29 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 EAST; THENCE N89°33'08"E 1980.62 FEET; THENCE N89°51'57"E 2631.81 FEET; THENCE S00°09'20"E 2613.50 FEET; THENCE WEST 911.71 FEET; THENCE S06°32'14"E 843.75 FEET; THENCE WEST 582.31 FEET; THENCE S54°12'24"W 366.14 FEET; THENCE N67°12'28"W 807.13 FEET; THENCE N57°27'10"W 253.41 FEET; THENCE N67°12'28"W 807.13 FEET; THENCE N57°27'10"W 253.41 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 267.37 FEET, AN ARC LENGTH OF 65.91 FEET, A DELTA ANGLE OF 14°07'24", A CHORD BEARING OF N19°44'11"W, AND A CHORD LENGTH OF 65.74 FEET; THENCE S61°28'11"W 50.00 FEET; THENCE WEST 700.66 FEET; THENCE NORTH 565.41 FEET; THENCE WEST 1200.00 FEET; THENCE NORTH 565.41 FEET; THENCE WEST 1200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,999,964 SQUARE FEET OR 321.395 ACRES MORE OR LESS.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	215.00'	66.00'	65.74'	33.26'	N19°44'11"W	17°35'16"

LEGEND

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

Reeve & Associates, Inc.
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ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION	FIRE COMMENTS
3-1-16-22		

Gateway Estates Subdivision Phase 3
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. Gave
Begin Date: 10-1-21
Name: GATEWAY ESTATES SUBDIVISION PHASE 3
Number: 4825-26

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

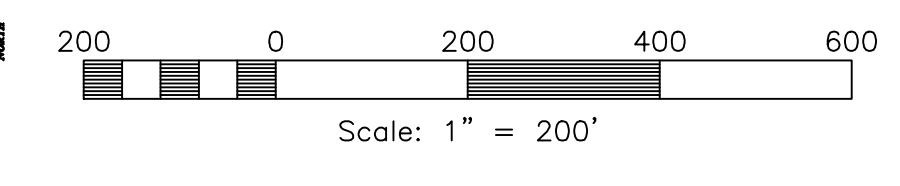
Gateway Estates Subdivision Phase 3

Weber County, Utah



LEGEND

- = BOUNDARY LINE/PHASE LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- · - · - = SEASONAL DRAINAGE STREAM
- · - · - = 50' SEASONAL DRAINAGE NO BUILD ZONE
- · - · - = 100' SEASONAL DRAINAGE PROTECTION ZONE



NOTES

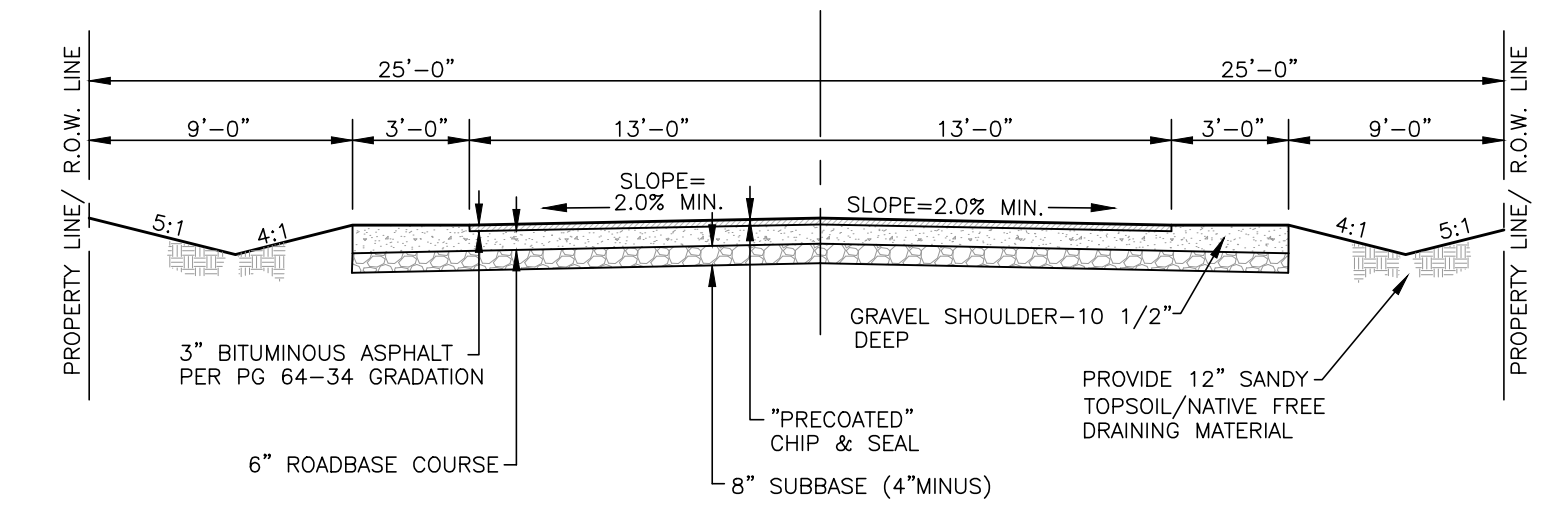
1. CONTOURS ARE SHOWN IN 5 FOOT INTERVALS
2. LOTS WILL HAVE WELLS WITH A 100' RADIUS PROTECTION ZONE
3. LOTS WILL HAVE SEPTIC TANKS
4. ALL HOMES ON ALL LOTS TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED.
5. FIRE SPRINKLER SUPPRESSION WITH PRIMARY RESIDENCES PER APPENDIX B, TABLE B105.1(2) MAY BE REQUIRED PER THE SIZE OF EACH PRIMARY STRUCTURE AND DISTANCE TO PROJECT FIRE HYDRANTS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N32°01'58" W	273.74
L2	N48°28'03" E	205.29
L3	N48°28'03" E	170.60
L4	N68°08'20" W	121.26
L5	N87°18'44" W	77.90
L6	N38°30'27" W	248.72
L7	N38°30'27" W	254.70
L8	N38°30'27" W	137.33
L9	N38°30'27" W	143.31

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	215.00	66.00	65.74	33.26	N19°44'11" W	17°35'16"
C2	190.00	11.61	11.61	5.81	N30°16'53" W	3°30'09"
C3	137.00	192.40	176.98	119.91	N08°12'02" E	80°28'01"
C4	75.00	152.55	127.58	121.29	N09°50'09" W	116°32'22"
C5	253.00	337.04	312.66	198.83	N29°56'30" W	76°19'40"
C6	263.00	53.83	53.53	26.92	N141°17'42" E	12°08'43"
C7	253.00	234.28	226.00	126.30	N46°53'44" E	53°03'23"
C8	158.00	434.83	305.63	913.31	N06°56'39" W	160°44'09"
C9	168.00	179.30	170.91	99.26	N56°44'13" W	81°09'01"
C10	168.00	268.93	232.61	161.18	N17°39'02" E	87°37'28"
C11	50.00	87.24	76.69	59.56	N11°28'39" E	99°58'13"
C12	20.00	17.45	16.90	9.33	N13°30'36" W	49°59'41"
C13	50.00	244.34	64.39	41.96	S51°29'33" W	279°59'23"
C14	20.00	17.45	16.90	9.33	S63°30'17" E	49°59'41"



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

Gateway Estates Subdivision Phase 3

Weber County, Utah

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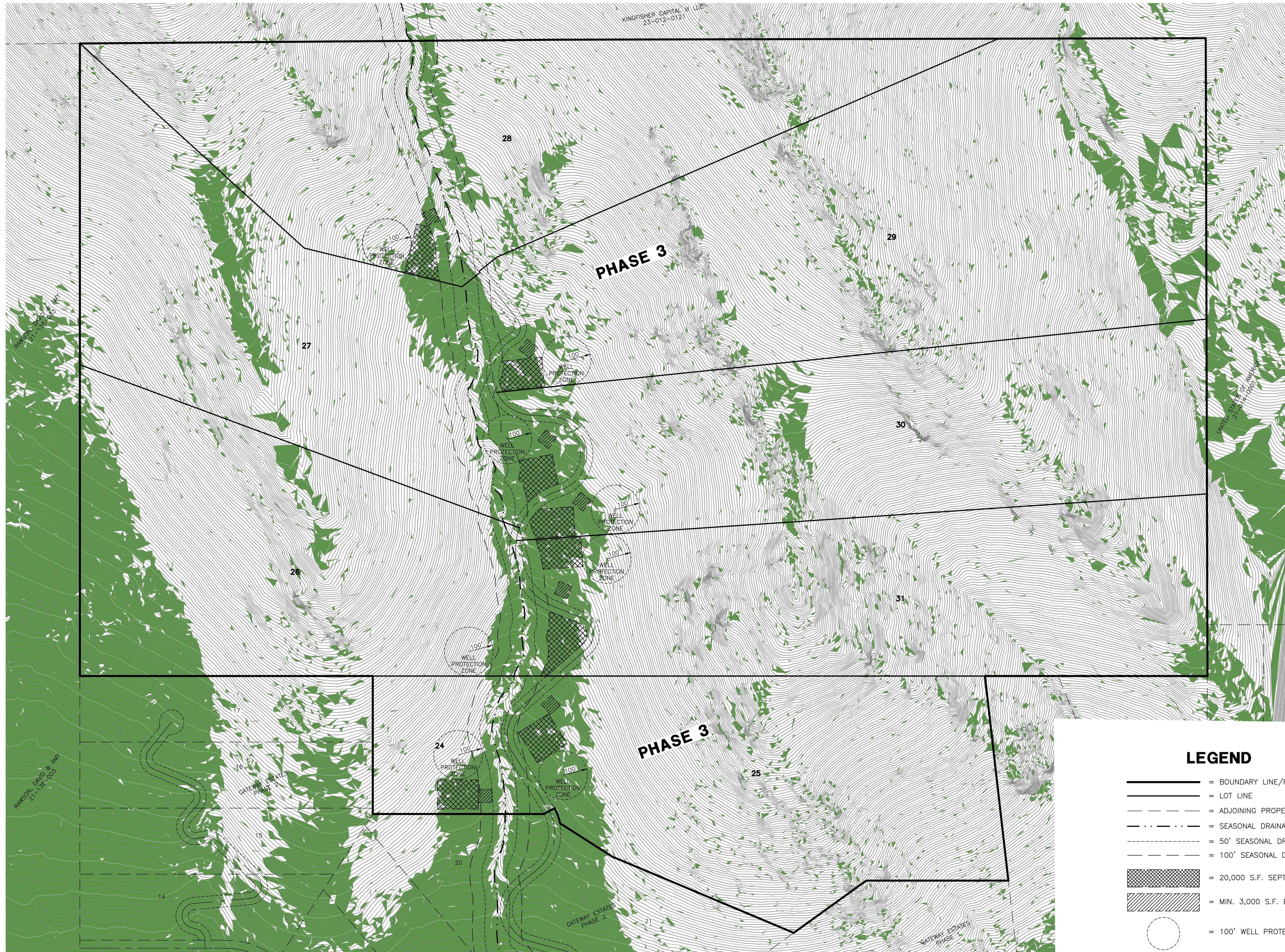
REVISIONS	DATE	DESCRIPTION	FIRE COMMENTS
1	3-1-16-22		

Gateway Estates Subdivision Phase 3
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WEBER COUNTY, UTAH

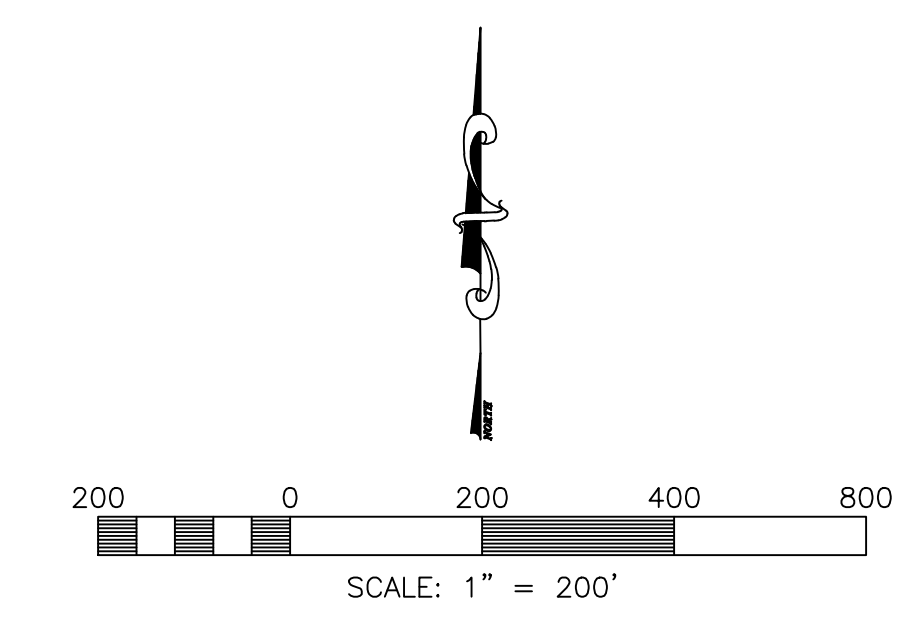
Preliminary Design

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 10-1-21
Name: GATEWAY ESTATES SUBDIVISION PHASE 3
Number: 4825-26

Sheet **3**
2 Sheets



KINGFISHER CAPITAL, INC. LLC
23-012-0121



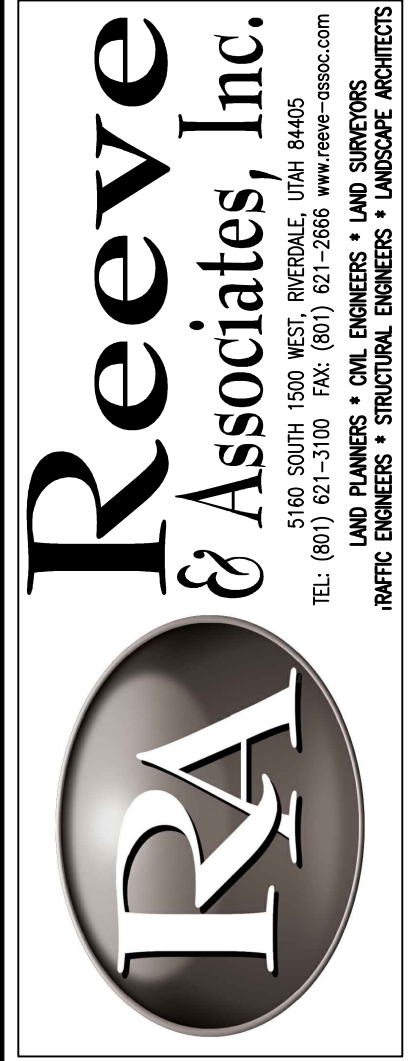
SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	25.00%	■

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 - . - . - = SEASONAL DRAINAGE STREAM
 - - - - - = 50' SEASONAL DRAINAGE NO BUILD ZONE
 - - - - - = 100' SEASONAL DRAINAGE PROTECTION ZONE
 - ▨ = 20,000 S.F. SEPTIC FIELD
 - ▧ = MIN. 3,000 S.F. BUILDABLE AREA
 - = 100' WELL PROTECTION ZONE

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REVISIONS	DATE	DESCRIPTION	FIRE COMMENTS
	3-1-16-22		

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 WEBER COUNTY, UTAH

Slope Analysis

Project Info.
 Engineers: N. Reeve
 Designer: C. Gave
 Begin Date: 10-1-21
 Name: GATEWAY ESTATES SUBDIVISION PHASE 3
 Number: 4825-26

Sheet **3**
 3 Sheets