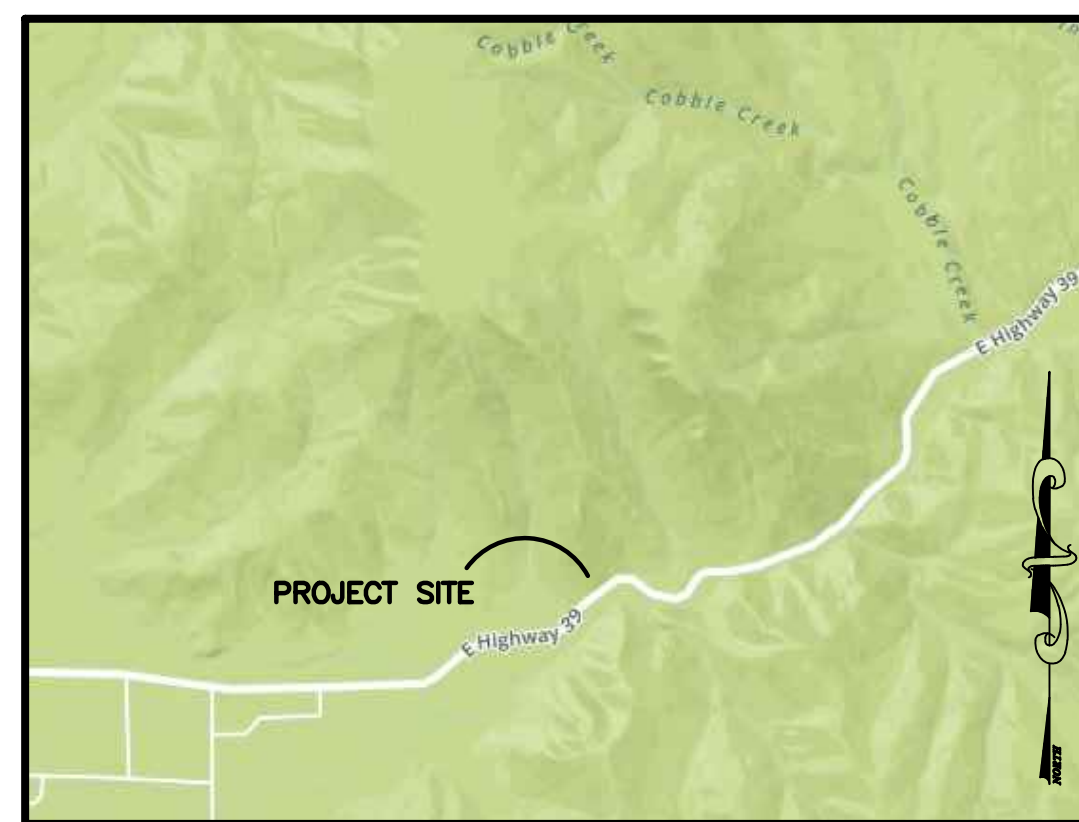


GATEWAY ESTATES SUBDIVISION PHASE 1B

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2023



VICINITY MAP
SCALE: NONE

PLEASE CLARIFY WHO BENEFITS FROM THE PRIVATE WATERLINE EASEMENT AND DEDICATE THE EASEMENT.

I BELIEVE YOU JUST WANT TO DEDICATE AN EASEMENT FOR THE WELL PROTECTION ZONE INSTEAD OF DEDICATING THE PROPERTY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S52°02'12"W	78.69'
L2	N54°41'49"W	90.00'
L3	S54°43'48"E	80.00'
L4	N52°02'12"E	78.69'
L5	N39°55'00"W	145.00'
L6	N50°05'00"E	145.00'
L7	S39°55'00"E	145.00'
L8	S50°05'00"W	145.00'
L9	N50°41'33"E	145.00'
L10	S39°18'27"E	145.00'
L11	S50°41'33"W	145.00'
L12	N39°18'27"W	145.00'
L13	N50°05'00"E	20.00'
L14	N50°41'33"E	20.00'
L15	N50°41'33"E	100.52'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	756.80'	221.31'	220.52'	111.45'	S43°38'51"W	16°45'16"
C2	766.80'	224.23'	223.43'	112.92'	S43°38'51"W	16°45'16"

NOTES

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

WELL LOCATIONS DELINEATED ON PLAT AND PER WELL APPROVAL DOCUMENTS WITH WEBER COUNTY.

DRAIN FIELDS AS DESIGNATED ON PLAT OR AS APPROVED BY THE WEBER/MORGAN HEALTH DEPARTMENT

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

DEVELOPER:

MATT LOWE
6028 S. RIDGELINE DR., STE. 200
OGDEN, UT. 84405
(801) 648-8229

SOIL TEST PIT INFORMATION

LOT 106: ANTICIPATED GROUND WATER TABLES NOT TO EXCEED 75 INCHES, FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF A PACKED BED MEDIA WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM TRENCH DEPTH IS LIMITED TO 24 INCHES. THE ABSORPTION SYSTEM IS TO BE DESIGNED USING A MAXIMUM LOADING RATE OF 0.4 GAL/SQ. FT. /DAY AS REQUIRED FOR A SANDY CLAY LOAM, MASSIVE STRUCTURE SOIL HORIZON WITH A DOCUMENTED PERCOLATION RATE BETWEEN 60-80 MINUTES PER INCH.

LOT 107: ANTICIPATED GROUND WATER TABLES NOT TO EXCEED 75 INCHES, FALL WITHIN THE RANGE OF ACCEPTABILITY FOR THE UTILIZATION OF A CONVENTIONAL WASTEWATER DISPOSAL SYSTEM AS A MEANS OF WASTEWATER DISPOSAL. MAXIMUM TRENCH DEPTH IS LIMITED TO 24 INCHES. THE ABSORPTION SYSTEM IS TO BE DESIGNED USING A MAXIMUM LOADING RATE OF 0.45 GAL/SQ. FT. /DAY AS REQUIRED FOR A SANDY CLAY LOAM, BLOCKY STRUCTURE SOIL HORIZON WITH A DOCUMENTED PERCOLATION RATE OF LESS THAN 60 MINUTES PER INCH.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°54'27"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED FROM FOUND SECTION CORNER MONUMENTS AS SHOWN.

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 39, SAID POINT BEING SOUTH 89°09'46" EAST 776.44 FEET AND NORTH 00°50'14" EAST 369.84 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 11 (SOUTH QUARTER CORNER BEING SOUTH 89°54'27" EAST 2697.68 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11); THENCE NORTH 54°41'49" WEST 90.00 FEET; THENCE NORTH 39°55'00" WEST 678.63 FEET; THENCE NORTH 43°57'42" EAST 570.54 FEET; THENCE NORTH 54°12'24" EAST 198.26 FEET; THENCE SOUTH 23°33'02" EAST 356.10 FEET; THENCE SOUTH 37°57'48" EAST 361.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 39; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 52°02'12" WEST 78.69 FEET; (2) 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 SOUTH 43°38'51" WEST, AND A CHORD LENGTH OF 220.52 FEET; AND (3) SOUTH 35°16'12" WEST 343.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 498,305 SQUARE FEET OR 11,440 ACRES.

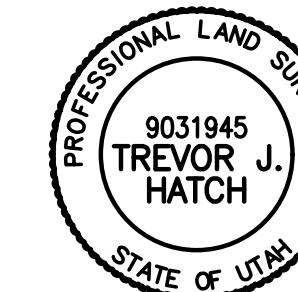
RECORD OF SURVEY

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **GATEWAY ESTATES SUBDIVISION PHASE 1B** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **GATEWAY ESTATES SUBDIVISION PHASE 1B**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE THE SHARED ACCESS EASEMENT ON LOT 106 TO THE OWNER OF LOT 105 OF GATEWAY ESTATES SUBDIVISION PHASE 1A AND DO HEREBY DEDICATE THE SHARED ACCESS EASEMENT ON LOT 107 TO THE OWNER OF THE FUTURE DEVELOPMENT TO THE EAST AND DO HEREBY DEDICATE THE WELL PROTECTION ZONES TO THE LOT (UNIT) OWNERS ASSOCIATION FOR THE PURPOSE OF COMMUNITY WELLS.

SIGNED THIS _____ DAY OF _____, 20____.

OVB INVESTMENTS LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-20-2023
Name: GATEWAY ESTATES SUBDIVISION PHASE 1B
Number: 4825-26
Revision:
Scale: 1"=100'
Checked:



WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

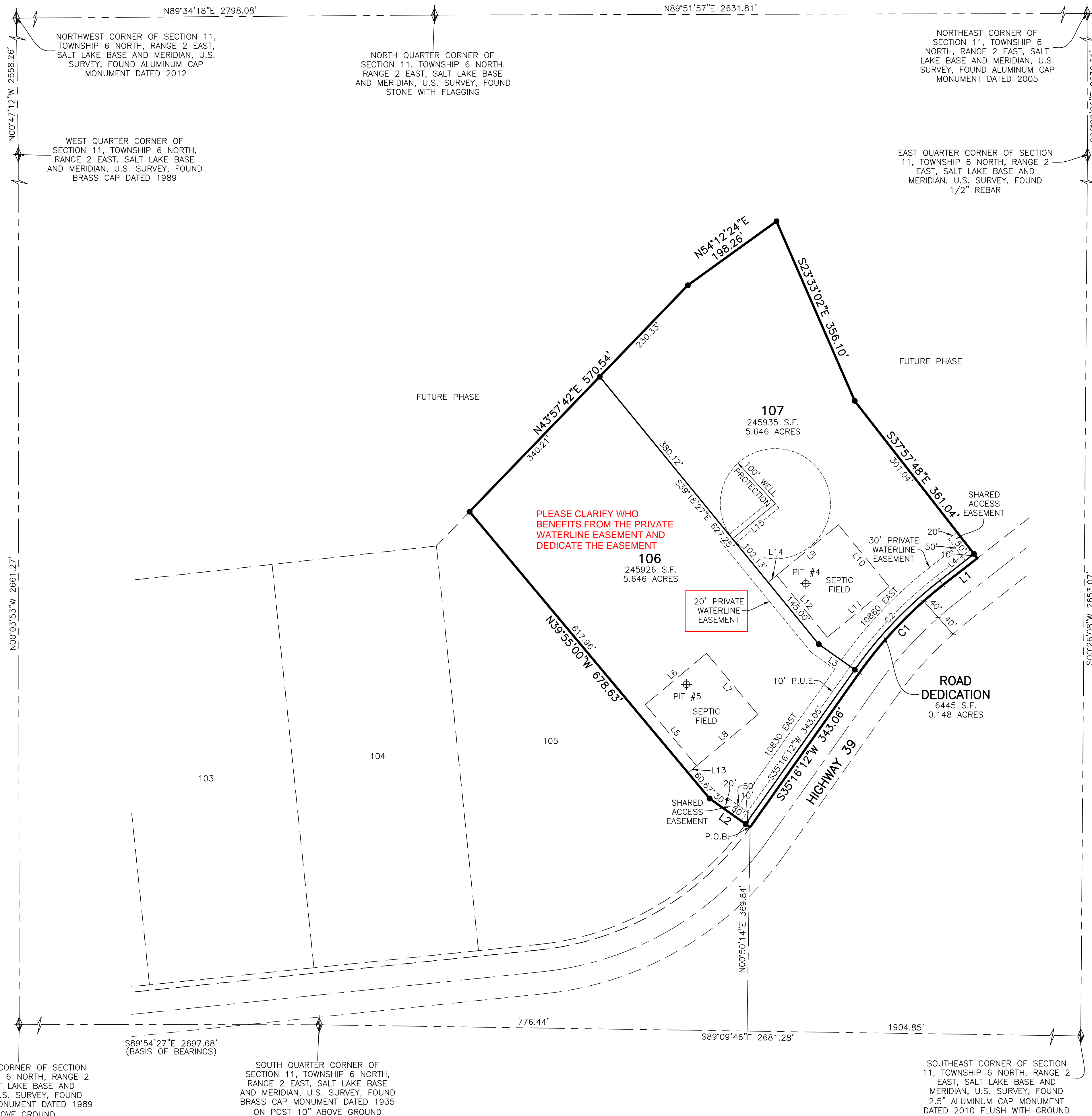
Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

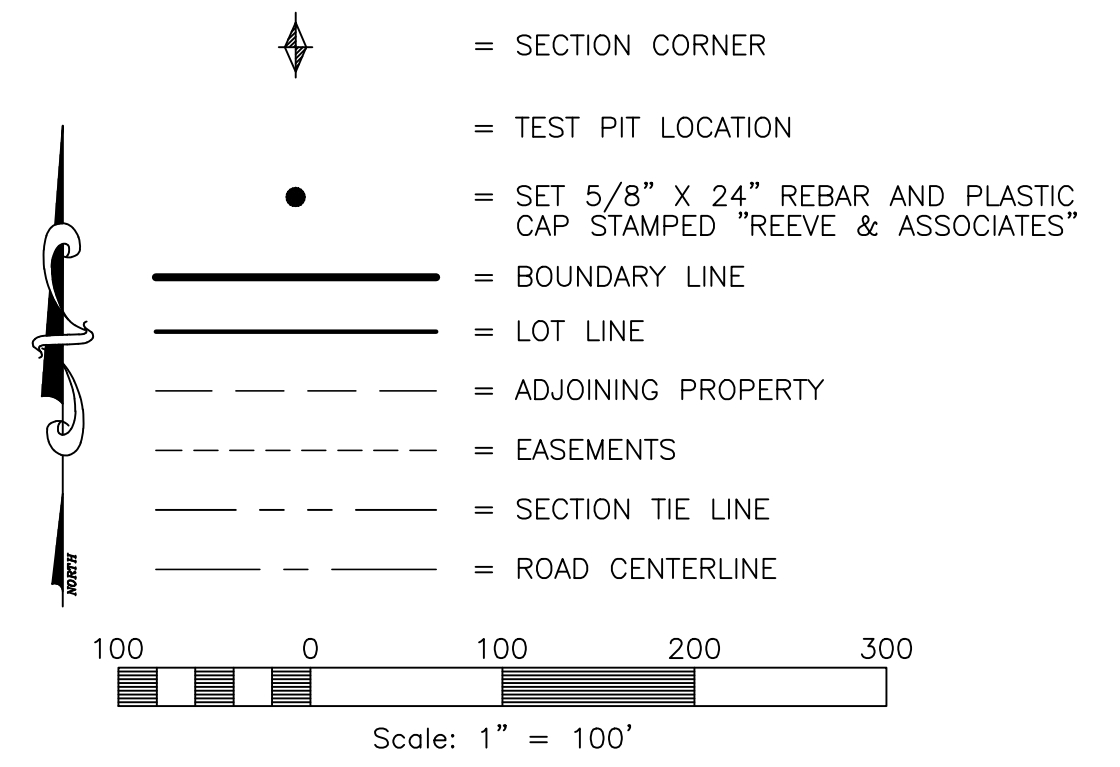
Deputy.

GATEWAY ESTATES SUBDIVISION PHASE 1B

PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2023



LEGEND



Reeve & Associates, Inc. - Solutions You Can Build On

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Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	6-20-2023
Name:	GATEWAY ESTATES
Subdivision:	SUBDIVISION PHASE 1B
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Weber County Recorder	
Entry No. _____	Fee Paid _____
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Deputy:	