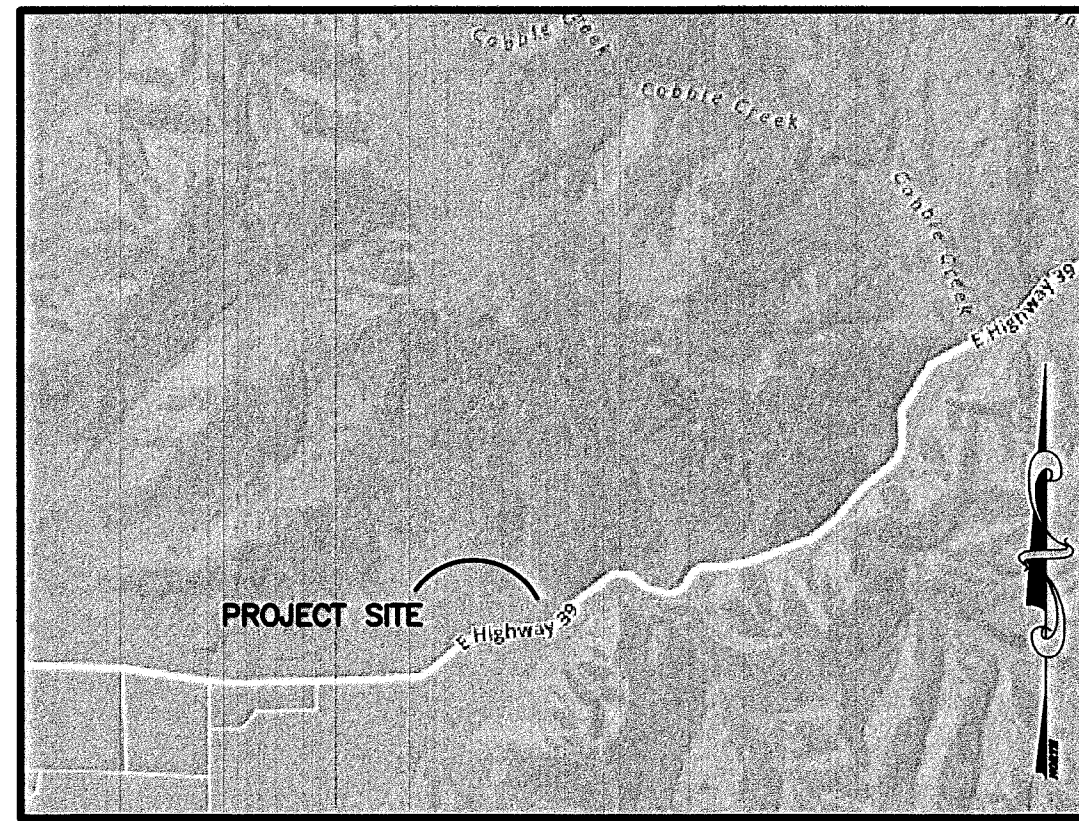


GATEWAY ESTATES SUBDIVISION PHASE 1A

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
DECEMBER, 2023



VICINITY MAP
SCALE: NONE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'00"W	100.00'
L2	S64°43'04"E	145.00'
L3	S25°16'56"W	145.00'
L4	N64°43'04"W	145.00'
L5	N25°16'56"E	145.00'
L6	N64°43'04"W	30.00'
L7	S64°43'04"E	30.00'
L8	N25°16'56"E	145.00'
L9	S64°43'04"E	145.00'
L10	S25°16'56"W	145.00'
L11	N64°43'04"W	145.00'
L12	N84°04'12"E	28.00'
L13	N84°04'12"E	145.00'
L14	S05°55'48"E	145.00'
L15	S84°04'12"W	145.00'
L16	N05°55'48"W	145.00'
L17	S06°52'15"W	258.74'
L18	S17°41'17"E	220.35'
L19	S01°11'41"W	91.86'
L20	S13°12'48"E	177.77'
L21	N84°04'12"E	99.99'
L22	N84°04'12"E	51.91'
L23	N84°04'12"E	145.00'
L24	S05°55'48"E	145.00'
L25	S84°04'12"W	145.00'
L26	N05°55'48"W	145.00'
L27	N50°05'00"E	109.72'
L28	S27°49'28"E	145.00'
L29	S62°10'32"W	145.00'
L30	N27°49'28"W	145.00'
L31	N62°10'32"E	145.00'
L32	N07°44'19"W	49.79'
L33	N83°27'11"E	199.73'
L34	N83°27'11"E	159.09'
L35	N07°44'19"W	21.21'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	117.00'	2.02'	2.02'	1.01'	N26°24'35"W	0°59'25"
C2	533.70'	453.98'	440.41'	241.74'	S59°42'06"W	48°44'13"
C3	523.70'	20.01'	20.00'	10.00'	S36°25'41"W	2°11'19"
C4	523.70'	425.46'	413.85'	225.26'	S60°47'47"W	46°32'51"
C5	183.00'	166.68'	160.98'	89.63'	N00°48'41"W	52°11'14"

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

SOIL TEST PIT INFORMATION

LOT 102, 104 AND 105: 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 101 AND 103: 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:

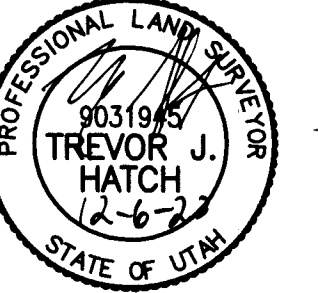
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 11, SAID POINT BEING SOUTH 89°54'27" EAST 1293.22 FEET ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 11 (SOUTHWEST CORNER BEING NORTH 89°54'27" WEST 2697.68 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 11); THENCE NORTH 01°08'59" WEST 336.96 FEET; THENCE DUE EAST 733.68 FEET; THENCE SOUTH 64°43'04" EAST 66.00 FEET; THENCE NORTH 25°16'56" EAST 68.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT 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 NORTH 00°48'41" WEST, AND A CHORD LENGTH OF 160.98 FEET; THENCE NORTH 26°54'18" WEST 257.10 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT 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 NORTH 26°24'35" WEST, AND A CHORD LENGTH OF 2.02 FEET; THENCE NORTH 83°35'56" EAST 926.47 FEET; THENCE NORTH 43°57'42" EAST 86.54 FEET; THENCE SOUTH 39°55'00" EAST 678.63 FEET; THENCE SOUTH 54°41'49" EAST 90.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 39; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) 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 SOUTH 59°42'06" WEST, AND A CHORD LENGTH OF 440.41 FEET; AND (2) SOUTH 84°04'12" WEST 1305.01 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°54'27" WEST 507.93 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 26.497 ACRES.

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 1A** 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 6th DAY OF December, 2023.



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 1A**, 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 ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE THE SHARED ACCESS EASEMENT ON LOT 103 TO THE OWNER OF LOT 104 AND DO HEREBY DEDICATE THE SHARED ACCESS EASEMENT ON LOT 105 TO THE OWNER OF THE FUTURE DEVELOPMENT TO THE EAST AND DO HEREBY DEDICATE THE WELL PROTECTION ZONE EASEMENTS TO THE LOT (UNIT) OWNERS ASSOCIATION FOR THE PURPOSE OF COMMUNITY WELLS AND DO HEREBY DEDICATE TO THE INDIVIDUAL LOT OWNERS THE 20 FOOT AND 30 FOOT PRIVATE WATERLINE EASEMENTS FOR USE OF THE COMMUNITY WELLS TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

OVB INVESTMENTS LLC

NAME/TITLE

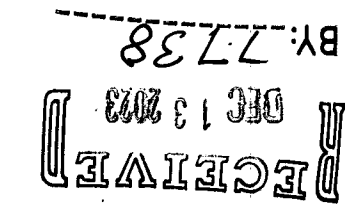
ACKNOWLEDGMENT

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 _____ AND _____ 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



DEVELOPER:

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

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 _____

And Recorded _____

At _____ in Book _____

Of The Official Records, Page _____

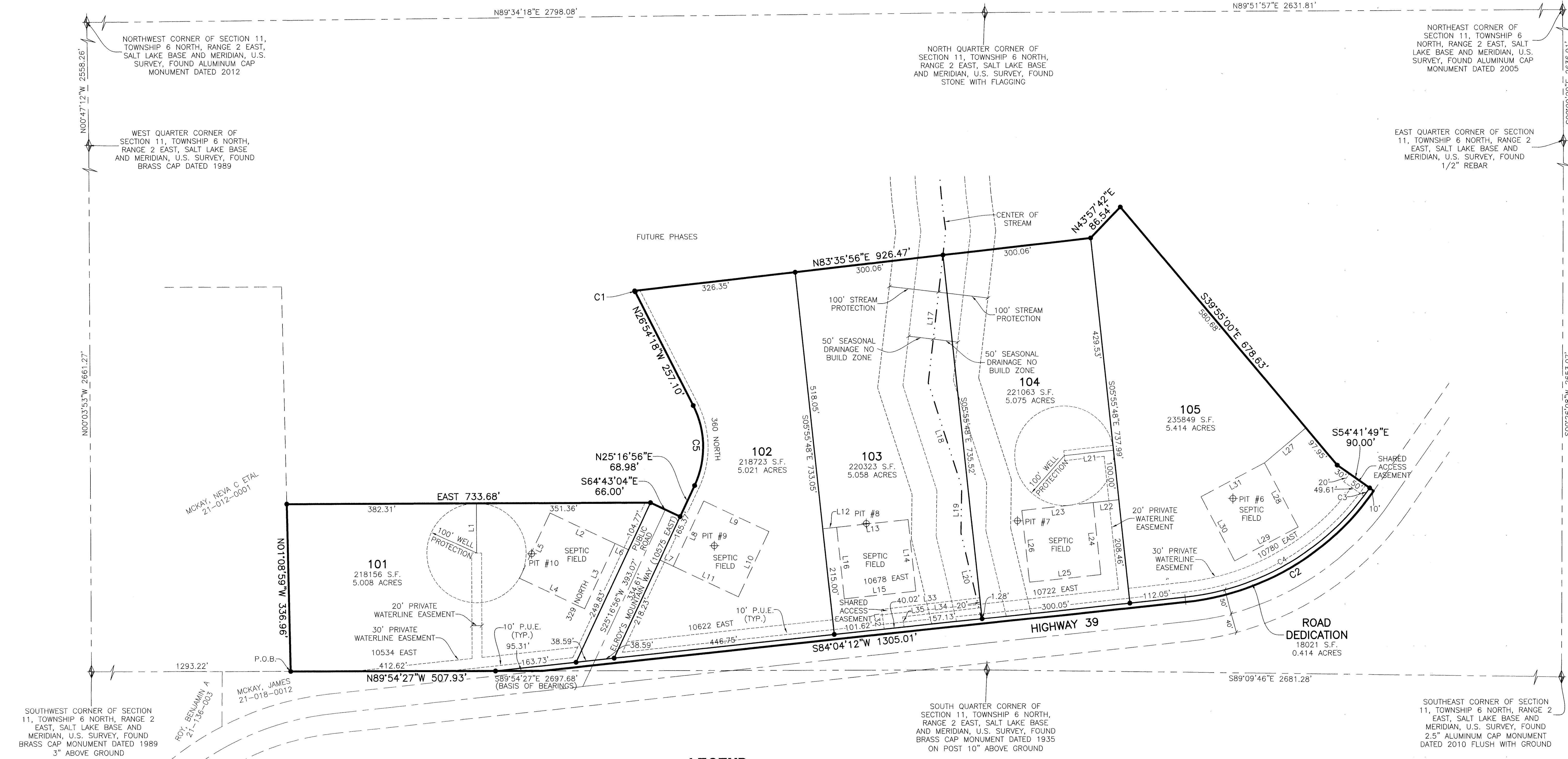
Recorded For: _____

Webber County Recorder

Deputy.

GATEWAY ESTATES SUBDIVISION PHASE 1A

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
DECEMBER, 2023



LEGEND

- = SECTION CORNER
 - = TEST PIT LOCATION
 - = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = LOT LINE
 - = ADJOINING PROPERTY
 - = EASEMENTS
 - = SECTION TIE LINE
 - = ROAD CENTERLINE
- Scale: 1" = 100'

RECEIVED
DEC 13 2023
BY: 7738

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:	4-20-2023
Name:	GATEWAY ESTATES SUBDIVISION PHASE 1A
Number:	4825-26
Revision:	
Scale:	1"=100'
Checked:	

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

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

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