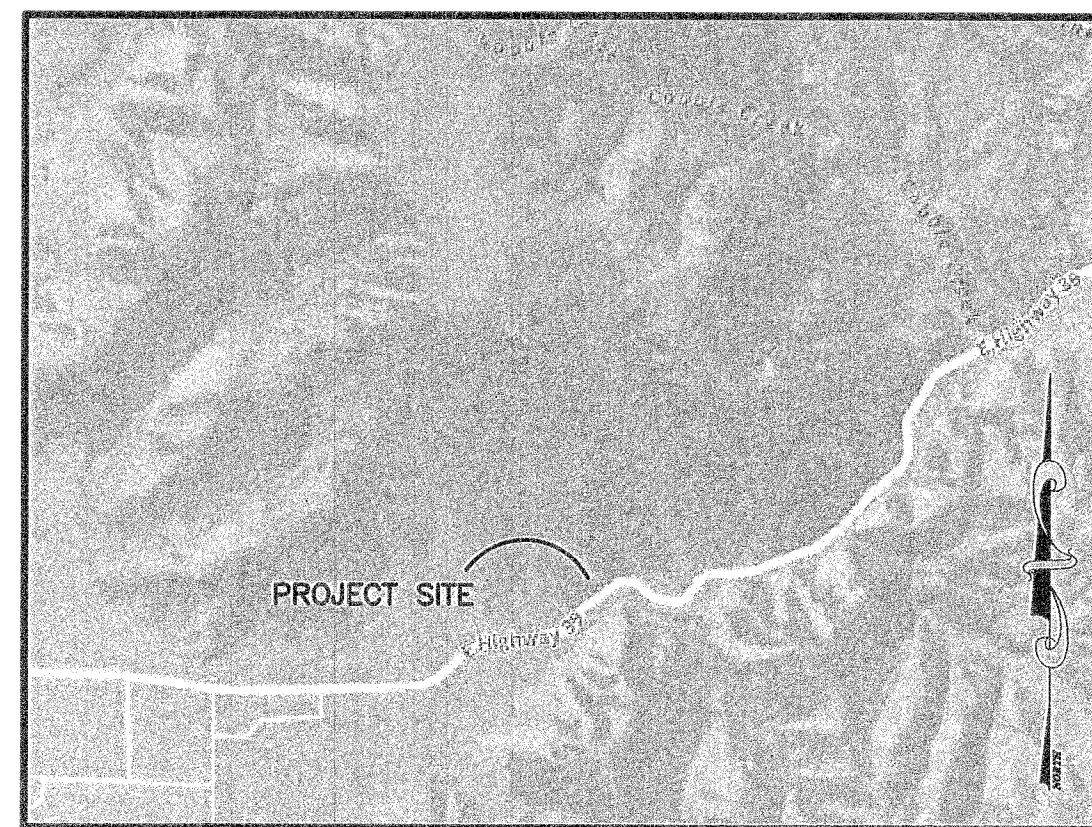


GATEWAY ESTATES SUBDIVISION PHASE 1C

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 SEPTEMBER, 2024



VICINITY MAP
 SCALE: NONE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N52°02'12"E	49.18'
L2	N52°02'12"E	145.00'
L3	S37°57'48"E	145.00'
L4	S52°02'12"W	145.00'
L5	N37°57'48"W	145.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	518.30'	100.58'	100.42'	60.45'	S57°35'46"W	11°07'07"
C2	528.30'	106.22'	106.04'	53.29'	S57°47'47"W	11°31'10"

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 108: 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

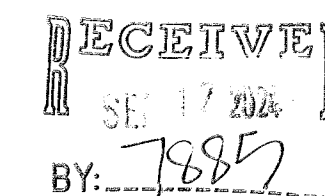
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED FROM FOUND SECTION CORNER MONUMENTS AS SHOWN.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER 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 1181.60 FEET AND NORTH 00°50'14" EAST 863.87 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 37°57'48" WEST 361.04 FEET; THENCE NORTH 23°33'02" WEST 356.10 FEET; THENCE NORTH 54°12'24" EAST 583.66 FEET; THENCE DUE EAST 582.31 FEET; THENCE SOUTH 06°32'14" EAST 392.99 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 LEFT WITH A RADIUS OF 518.30 FEET, AN ARC LENGTH OF 100.58 FEET, A DELTA ANGLE OF 11°07'07", A CHORD BEARING OF SOUTH 57°35'46" WEST, AND A CHORD LENGTH OF 100.42 FEET; AND (2) SOUTH 52°02'12" WEST 826.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 652,240 SQUARE FEET OR 14.973 ACRES.



RECORD OF SURVEY #

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 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 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 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 PLANNING COMMISSION APPROVAL

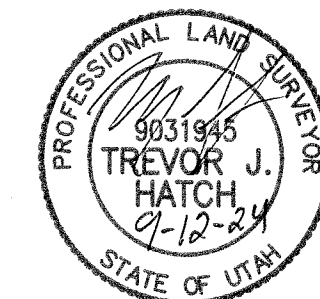
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 1C** 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 12th DAY OF September, 2024.



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 1C**, 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 ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE ROAD AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSOR, OR ASSIGNS AND DO HEREBY DEDICATE THE SHARED ACCESS EASEMENT ON LOT 108 TO THE OWNER OF LOT 107 OF GATEWAY ESTATES SUBDIVISION PHASE 1B AND DO HEREBY DEDICATE THE PRIVATE WATERLINE EASEMENTS TO THE INDIVIDUAL LOT OWNERS OF THIS SUBDIVISION AND THE FUTURE PHASES.

SIGNED THIS 12th DAY OF September, 2024

OVB INVESTMENTS LLC

Matt Lowe
 NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF Webster)
 ON THE 12th DAY OF September, 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Matt Lowe (AND) President AND _____ OF SAID CORPORATION AND THAT THEY ARE THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

8/8/2026
 COMMISSION EXPIRES

Joa Quibe
 NOTARY PUBLIC
 726102

Project Info.

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



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 1C

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2024

NORTHWEST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND ALUMINUM CAP MONUMENT DATED 2012

NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND STONE WITH FLAGGING

WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP DATED 1989

NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND ALUMINUM CAP MONUMENT DATED 2005

EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 1/2" REBAR

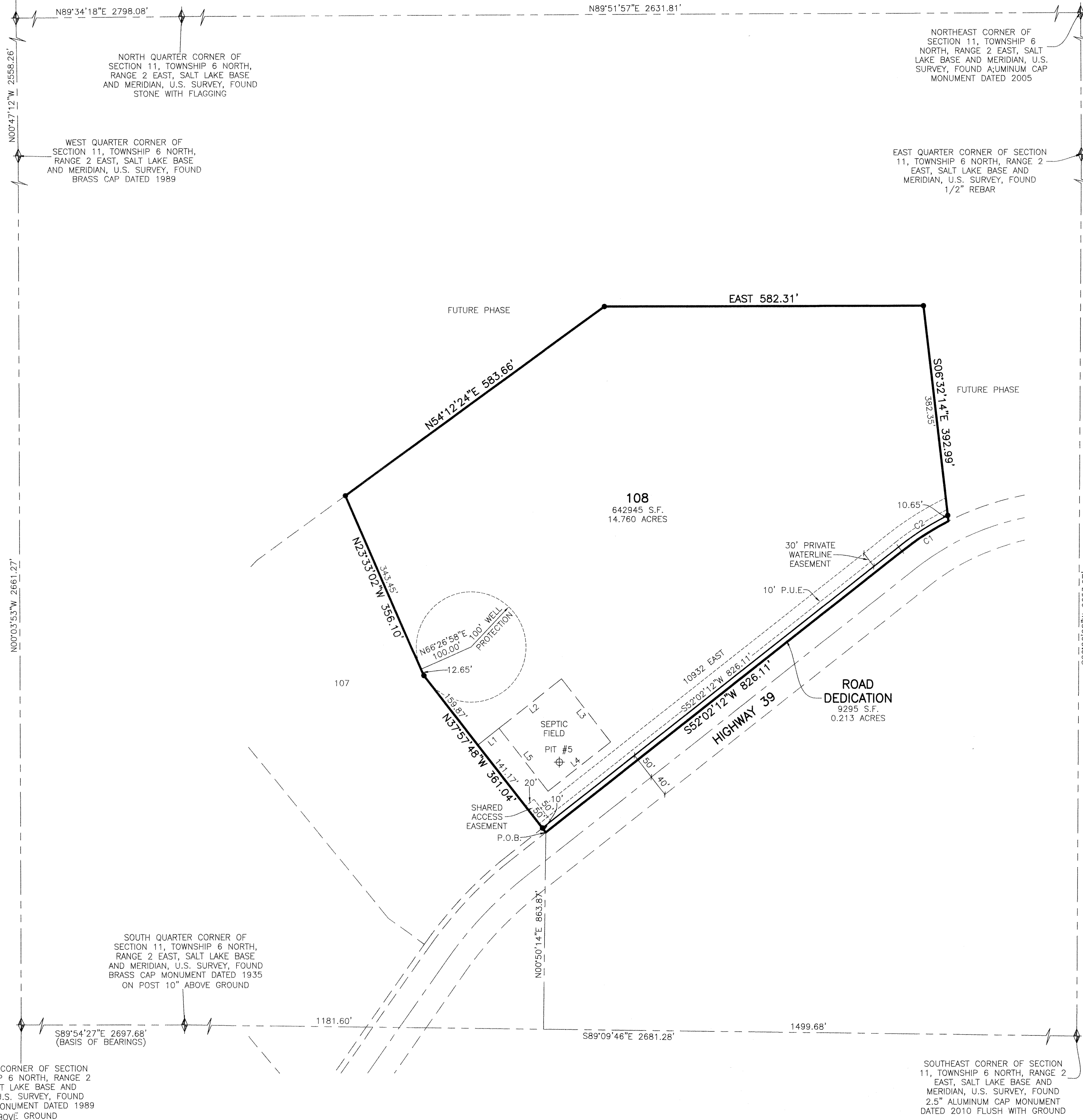
SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1935 ON POST 10" ABOVE GROUND

SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1989 3" ABOVE GROUND

SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND 2.5" ALUMINUM CAP MONUMENT DATED 2010 FLUSH WITH GROUND

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'



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Reeve & Associates, Inc.
5180 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

Project Info.		Weber County Recorder	
Surveyor:	T. HATCH	Entry No. _____	Fee Paid _____
Designer:	N. ANDERSON	At _____	Filed For Record _____
Begin Date:	6-20-2023	Of The Official Records, Page _____	
Name:	GATEWAY ESTATES SUBDIVISION PHASE 1C	Recorded For: _____	
Number:	4825-26		
Revision:	1"=100'		
Checked:		Weber County Recorder _____	Deputy _____