

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
OCTOBER, 2023



VICINITY MAP
SCALE: NONE

LINE TABLE

LINE NO.	LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA
1	117.00	2.02	1.01	N69°24'35"W	125°59'24"
2	117.00	2.02	1.01	S69°24'35"W	110°00'36"
3	117.00	2.02	1.01	S69°24'35"W	110°00'36"
4	117.00	2.02	1.01	N69°24'35"W	125°59'24"
5	117.00	2.02	1.01	N69°24'35"W	125°59'24"
6	117.00	2.02	1.01	S69°24'35"W	110°00'36"
7	117.00	2.02	1.01	S69°24'35"W	110°00'36"
8	117.00	2.02	1.01	N69°24'35"W	125°59'24"
9	117.00	2.02	1.01	N69°24'35"W	125°59'24"
10	117.00	2.02	1.01	S69°24'35"W	110°00'36"
11	117.00	2.02	1.01	S69°24'35"W	110°00'36"
12	117.00	2.02	1.01	N69°24'35"W	125°59'24"
13	117.00	2.02	1.01	N69°24'35"W	125°59'24"
14	117.00	2.02	1.01	S69°24'35"W	110°00'36"
15	117.00	2.02	1.01	S69°24'35"W	110°00'36"
16	117.00	2.02	1.01	N69°24'35"W	125°59'24"
17	117.00	2.02	1.01	N69°24'35"W	125°59'24"
18	117.00	2.02	1.01	S69°24'35"W	110°00'36"
19	117.00	2.02	1.01	S69°24'35"W	110°00'36"
20	117.00	2.02	1.01	N69°24'35"W	125°59'24"
21	117.00	2.02	1.01	N69°24'35"W	125°59'24"
22	117.00	2.02	1.01	S69°24'35"W	110°00'36"
23	117.00	2.02	1.01	S69°24'35"W	110°00'36"
24	117.00	2.02	1.01	N69°24'35"W	125°59'24"
25	117.00	2.02	1.01	N69°24'35"W	125°59'24"
26	117.00	2.02	1.01	S69°24'35"W	110°00'36"
27	117.00	2.02	1.01	S69°24'35"W	110°00'36"
28	117.00	2.02	1.01	N69°24'35"W	125°59'24"
29	117.00	2.02	1.01	N69°24'35"W	125°59'24"
30	117.00	2.02	1.01	S69°24'35"W	110°00'36"
31	117.00	2.02	1.01	S69°24'35"W	110°00'36"
32	117.00	2.02	1.01	N69°24'35"W	125°59'24"
33	117.00	2.02	1.01	N69°24'35"W	125°59'24"
34	117.00	2.02	1.01	S69°24'35"W	110°00'36"
35	107.44	1.97	0.98	N69°24'35"W	125°59'24"

CURVE TABLE

LINE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA
1	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
2	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
3	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
4	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
5	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
6	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
7	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
8	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
9	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
10	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
11	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
12	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
13	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
14	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
15	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
16	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
17	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
18	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
19	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
20	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
21	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
22	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
23	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
24	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
25	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
26	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
27	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
28	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
29	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
30	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
31	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
32	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
33	117.00	2.02	1.01	N69°24'35"W	125°59'24"	
34	117.00	2.02	1.01	S69°24'35"W	110°00'36"	
35	107.44	1.97	0.98	N69°24'35"W	125°59'24"	

NOTES

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

OWNER SHALL BE RESPONSIBLE FOR PLAT AND PER WELL APPROVAL DOCUMENTS WITH WEBER COUNTY.

DRAIN PIPES AS DEPICTED ON PLAT OR AS APPROVED BY THE WEBER/MORGAN HEALTH DEPARTMENT.

FIRE SPRINKLER SUPPRESSION WITH PRIMARY RESIDENCES PER APPENDIX B, TABLE B105(12) MAY BE REQUIRED PER THE SIZE OF EACH PRIMARY STRUCTURE AND DISTANCE TO PROJECT FIRE HYDRANTS.

DEVELOPER:

MATT LOWE
LOWE ENGINEERING, INC., STE. 200
COPPER, U.T. 84405
(801) 448-8229

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND REQUIREMENTS OF THE WEBER COUNTY PLANNING COMMISSION FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 13th DAY OF MARCH, 2024

CHARLIE WEBER, COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND REQUIREMENTS OF THE WEBER COUNTY PLANNING COMMISSION FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 13th DAY OF MARCH, 2024

Craig Meyer, 1/23/24
WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

I HEREBY CERTIFY THAT THE DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND REQUIREMENTS OF THE WEBER COUNTY COMMISSION FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 13th DAY OF MARCH, 2024

CHIEF DEPUTY, CLARK HODGKIN
WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR HAS EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS SUBMITTED TO THIS OFFICE AND IN MY OPINION THEY CONFORM WITH THE COUNTY STANDARDS AND REQUIREMENTS OF THE WEBER COUNTY SURVEYOR FOR THE INSTALLATION OF THESE IMPROVEMENTS AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 20th DAY OF NOVEMBER, 2023

WEBER COUNTY SURVEYOR

RECORD OF SURVEY # 7694

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS SUBMITTED TO THIS OFFICE AND IN MY OPINION THEY CONFORM WITH THE COUNTY STANDARDS AND REQUIREMENTS OF THE WEBER COUNTY ATTORNEY FOR THE INSTALLATION OF THESE IMPROVEMENTS AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 14th DAY OF MARCH, 2024

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND OTHER INFORMATION SUBMITTED TO THIS OFFICE AND INVESTIGATED BY THIS OFFICE ARE APPROVED FOR THE INSTALLATION OF THESE IMPROVEMENTS AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 14th DAY OF MARCH, 2024

WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, THOROLD WACH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 49, CHAPTER 22, PROFESSIONAL ENGINEERING AND LAND SURVEYING ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE GATEWAY ESTATES SUBDIVISION PHASE 1A IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH PROFESSIONAL ENGINEERING AND LAND SURVEYING ACT. THE SURVEY HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF UTAH. THE SURVEY HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF UTAH. THE SURVEY HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF UTAH.

SIGNED THIS 20th DAY OF MARCH, 2024

9031046
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS AND NAME SAID TRACT **GATEWAY ESTATES SUBDIVISION PHASE 1A** AND DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS AND STREETS THE SAME TO BE USED AS PUBLIC THROUGHWAYS AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LIKE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL BENEFIT OF THE PUBLIC. THIS DEDICATION AND CERTIFICATION SHALL BE VALID AND ENFORCEABLE AS LONG AS THE PUBLIC UTILITY SERVICE IS MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS. WE HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY HAVE BEEN COMPLIED WITH.

SIGNED THIS 26th DAY OF MARCH, 2024

ONE INSTANTS LLC
NAME/TITLE
March
STATE OF UTAH
COUNTY OF KANE
PERSONALLY APPEARED
BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING AND EDUCATION AND CERTIFICATE OF SAID CORPORATION AND IN DEFAUL OF SAID CORPORATION FOR THE PURPOSES HEREIN MENTIONED.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF KANE
PERSONALLY APPEARED
BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING AND EDUCATION AND CERTIFICATE OF SAID CORPORATION AND IN DEFAUL OF SAID CORPORATION FOR THE PURPOSES HEREIN MENTIONED.

8 Klappa
COMMISSIONER
726102

Project Info.

Surveyor: D. WACH
Client: N. ANDERSON
Begin Date: 4-20-2023
Project: GATEWAY ESTATES SUBDIVISION PHASE 1A
Number: 4829-28
Scale: 1"=100'
Checker:



Webber County Recorder

FILED FOR RECORDING IN BOOK 2526531 Fee Paid \$14.00
RECORDED IN BOOK 2526531 Fee Paid \$14.00
AT 3:40 PM on 04-18-2024
RECEIVED BY THE OFFICE OF THE CLERK OF COURTS
\$14.50
SIGNED THIS 18th DAY OF MARCH, 2024

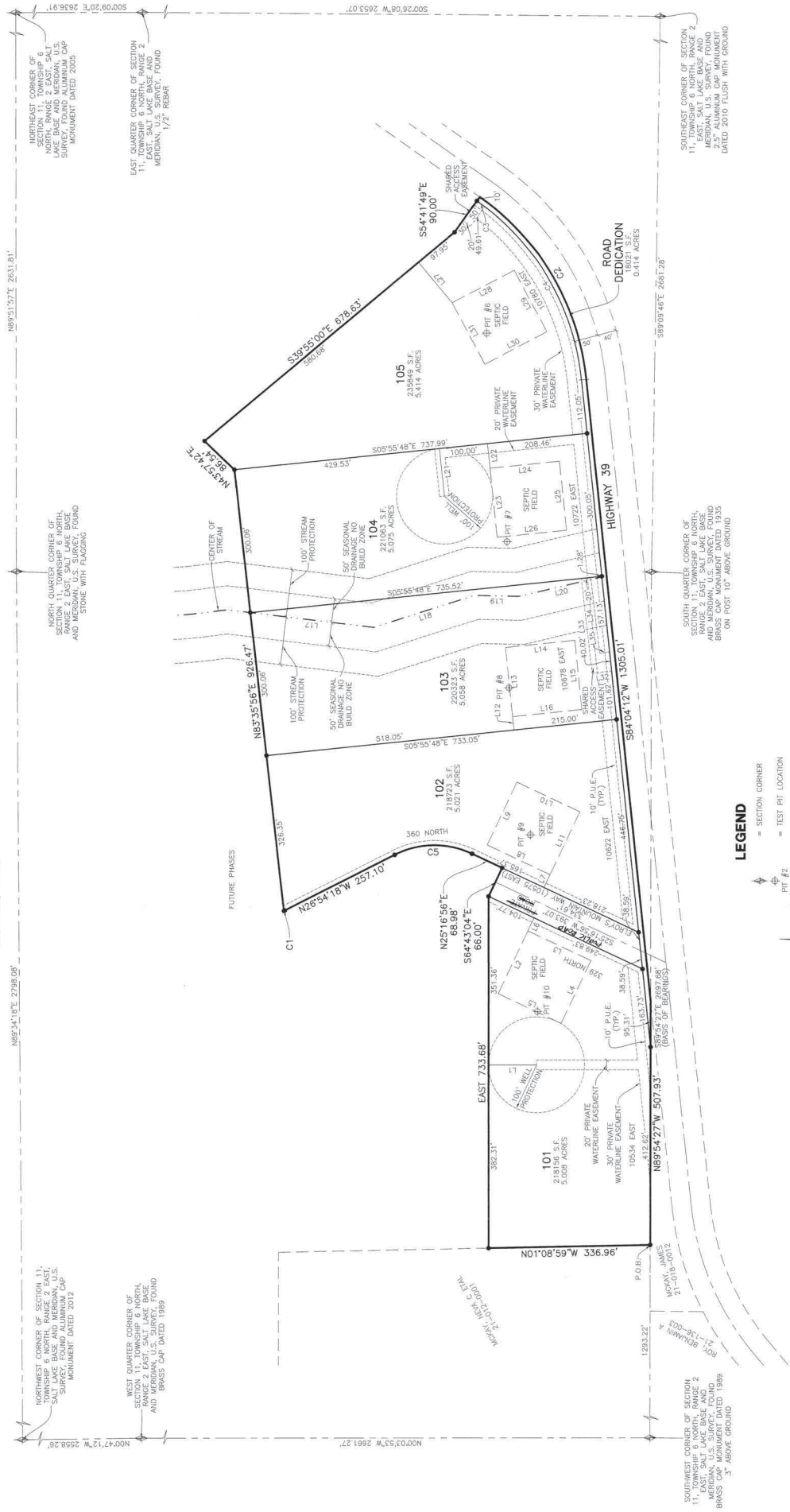
CLERK OF COURTS
COURT HOUSE, 505 S. 400 E. PH. 1A
COPPER, UTAH 84405

WEBER COUNTY RECORDER
Coryn H. Lewis
Dep. Clerk

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
OCTOBER, 2023



LEGEND

- SECTION CORNER
- ⊕ TEST PIT LOCATION
- ⊕ SET 6\"/>
- BOUNDARY LINE
- LOT LINE
- - - ADJOINING PROPERTY
- - - EASEMENTS
- - - SECTION IR LINE
- - - ROAD CENTERLINE





Reeve & Associates, Inc.
TEL: (801) 671-0339 FAX: (801) 671-2688 www.ira-assoc.com

Project Info.
 Surveyor: T. MITCH
 Client: N. ANDERSON
 Begin Date: 4-26-2023
 Normal: GATEWAY ESTATES
 Subdivision Phase 1A
 Number: 4923-28
 Station: _____
 Scale: 1" = 100'
 Checked: _____

Webb County Recorder
 File # 2023-04-26
 A-3-10-00-10
 Of The Official Records, Page 11
 Recorded For: _____
 Webb County Recorder
 Deputy: _____