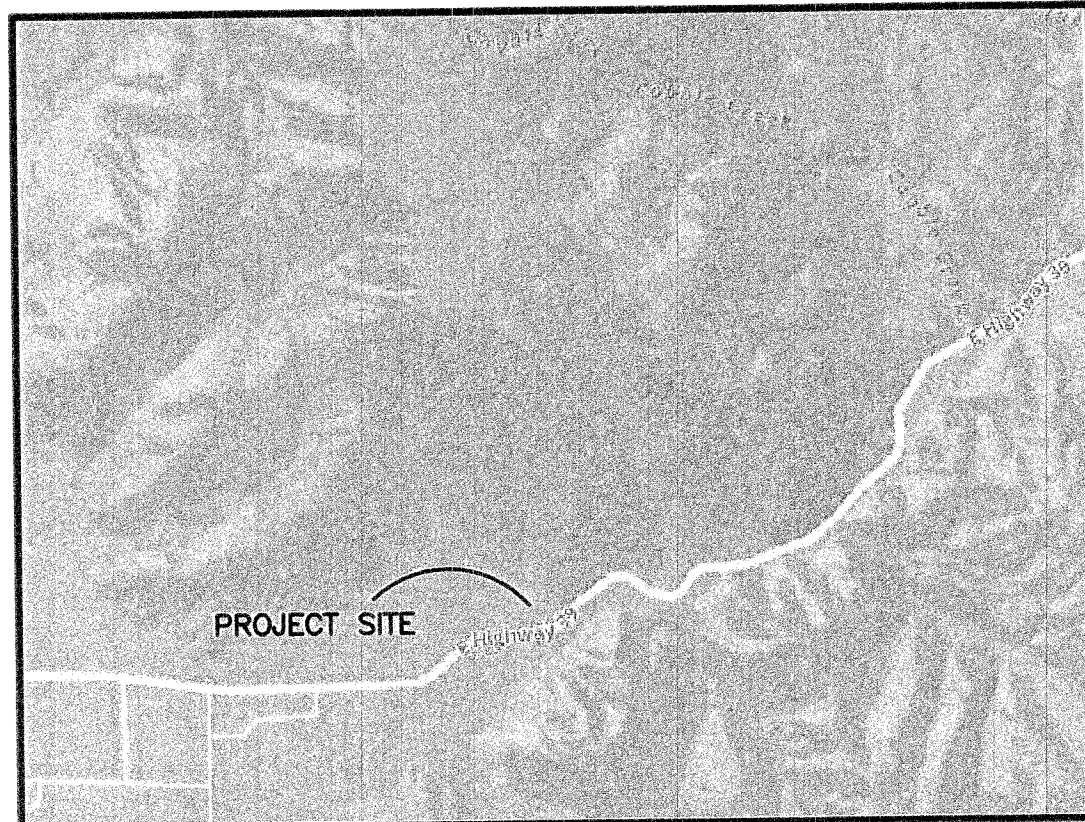


GATEWAY ESTATES SUBDIVISION PHASE 1D

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2025



VICINITY MAP
SCALE: NONE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S69°59'00"W	9.03'
L2	N82°34'48"W	2.91'
L3	S00°09'20"E	23.41'
L4	S01°32'52"W	39.98'
L5	S01°32'52"W	50.00'
L6	N82°34'48"W	95.77'
L7	S36°34'10"E	20.00'
L8	S86°31'00"E	145.00'
L9	S03°29'00"W	145.00'
L10	N86°31'00"W	145.00'
L11	N03°29'00"E	145.00'
L12	S00°26'08"W	145.00'
L13	N89°33'52"W	145.00'
L14	N00°26'08"E	145.00'
L15	S89°33'52"E	145.00'
L16	S41°13'59"E	102.13'
L17	N89°33'52"W	20.00'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	518.30'	309.25'	304.68'	159.38'	S80°14'55"W	34°11'10"
C2	528.30'	18.11'	18.11'	9.05'	N83°38'23"W	1°57'50"
C3	528.30'	293.42'	289.66'	150.60'	S79°28'02"W	31°49'20"

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

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

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-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

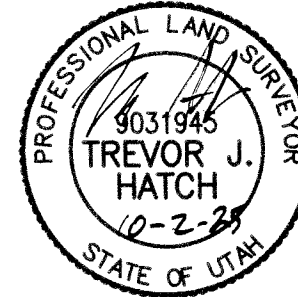
SURVEYOR'S CERTIFICATE

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 1D 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 7th DAY OF October, 2025

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 1D 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 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 109 TO THE OWNER OF LOT 110 AND THE SAHRED ACCESS EASEMENT ON LOT 110 TO THE OWNER OF LOT 109 AND DO HEREBY DEDICATE THE PRIVATE WATERLINE EASEMENTS TO THE INDIVIDUAL LOT OWNERS OF THIS SUBDIVISION AND THE FUTURE PHASES.

SIGNED THIS 13th DAY OF October, 2025

OVB INVESTMENTS LLC

Matt Lowe President
NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF Webster

ON THE 13th DAY OF October, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Matt Lowe (AND) President 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.

8/18/2024
COMMISSION EXPIRES

Jean Wolsey
NOTARY PUBLIC
726102

RECEIVED
OCT 13 2025
BY: SLD

Project Info.

Surveyor: T. HATCH

Designer: N. ANDERSON

Begin Date: 6-20-2023

Name: GATEWAY ESTATES

SUBDIVISION PHASE 1D

Number: 4825-26

Revision: _____

Scale: 1"=100'

Checked: _____

Weber County Recorder

Entry No. _____ Fee Paid

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

_____ Deputy.

GATEWAY ESTATES SUBDIVISION PHASE 1D

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 2025

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

FUTURE PHASE

EAST 911.71'

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

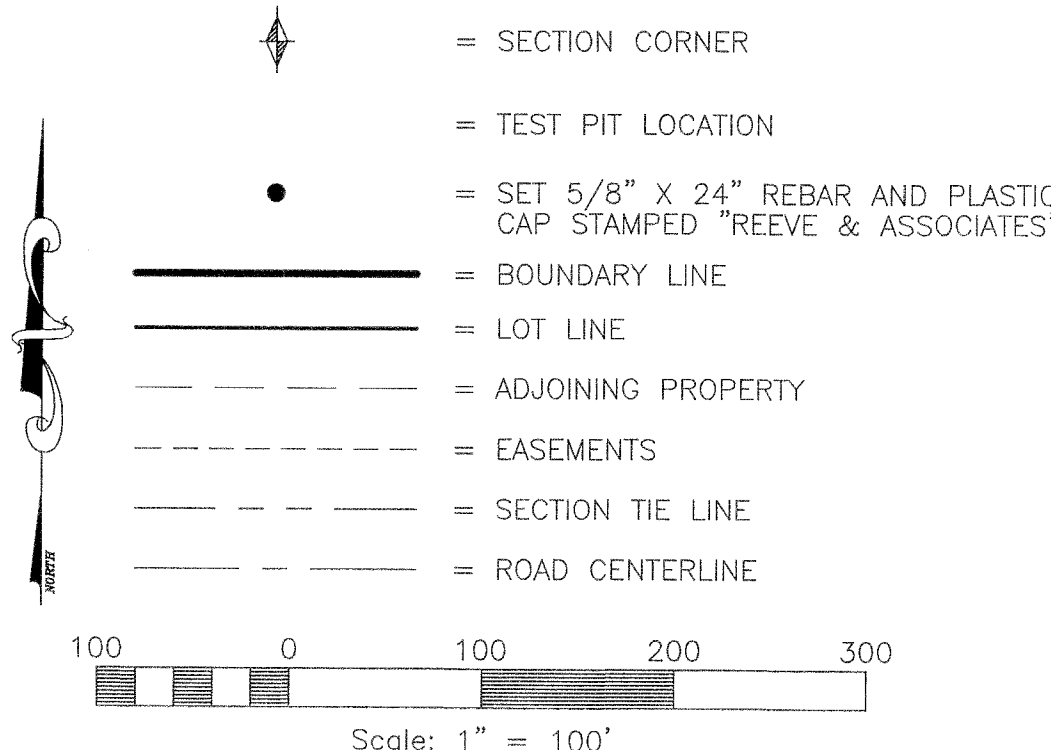
FUTURE PHASE

109
490252 S.F.
11.255 ACRES
11008 EAST

110
503278 S.F.
11.554 ACRES
11054 EAST

21-070-0001
T2012 TRUST

LEGEND



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

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

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



**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

Project Info.

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

Weber County Recorder

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

RECEIVED
OCT 13 2025
BY: SL90