



SWINGING GATE LATCH

SWINGING GATE LATCH INSTALLATION INSTRUCTIONS

This popular setup is used instead of using dual drop anchors. This setup allows one of the two gates to be used as an every day gate with common latch setup. Lift the ground anchor to open the second gate. Both of the gate's lower bearings can be rotated for gate level (and fine adjustment of the latch and latch pin vertical positions). Complete the gate leveling before proceeding to mount the EZ Latch. The EZ Latch kit comes with a mounting plate which will not be used for the swinging gate latch setup. Reference the adjustable lower bearing instructions on [page 17](#). Reference Drop Anchor installation on [page 26](#).

PLACEMENT GUIDE (Figure 1)

One complete EZ Latch Kit
(reference [page 19](#))

- a. Two Flanged latch pin tubes
- b. Two $\frac{3}{8}$ " 16 Socket Head screws 8" long
- c. Two $\frac{3}{8}$ " 16 lock nuts
- d. Six $\frac{1}{4}$ " thick washers 1" diameter
- e. Two standard $\frac{3}{8}$ " x 1" outside diameter stainless steel washer

One complete Drop Anchor kit (pre-assembled)

- f. Drop Anchor housing
- g. Drop tube with handle
- h. 12" ground tube
- i. Four $\frac{3}{4}$ " bolts

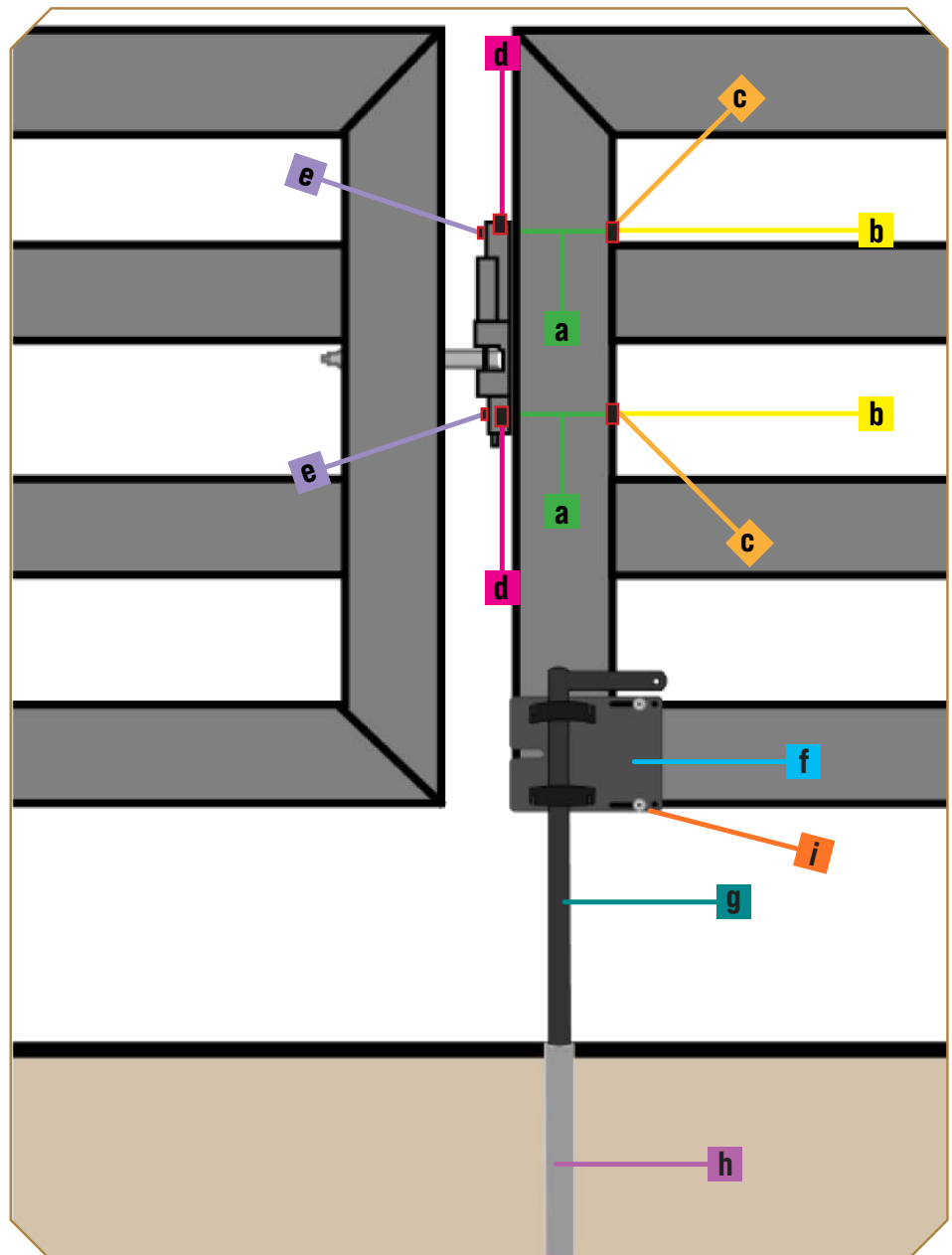


Figure 1 23

1 INSTALLATION PROCEDURE

1. Mount the EZ Latch housing on the gate with the drop anchor. Mount the latch pin assembly on the other gate (reference [page 19](#) for EZ Latch installation). Mount on the 2nd rail from the top (on both 3-rail and 4 rail gates). The bottom drill hole should be $3 \frac{3}{4}$ " from the bottom of the 2nd rail. The upper hole should be centered $\frac{3}{4}$ " from the top of the 2nd rail.
2. Drill three $\frac{2}{32}$ " holes (1 hole on the pin-gate; 2 holes on the ground-anchor gate) using a step drill. Reference the pink circles on Figure 2 for placement.
3. Drill three $\frac{13}{32}$ " holes on the outside face of both gates (1 hole on the pin-gate; 2 holes on the ground-anchor gate) using a step drill. Reference the green circles on Figure 2 for placement.
4. Use matching touch-up paint and primer on all drilled holes.

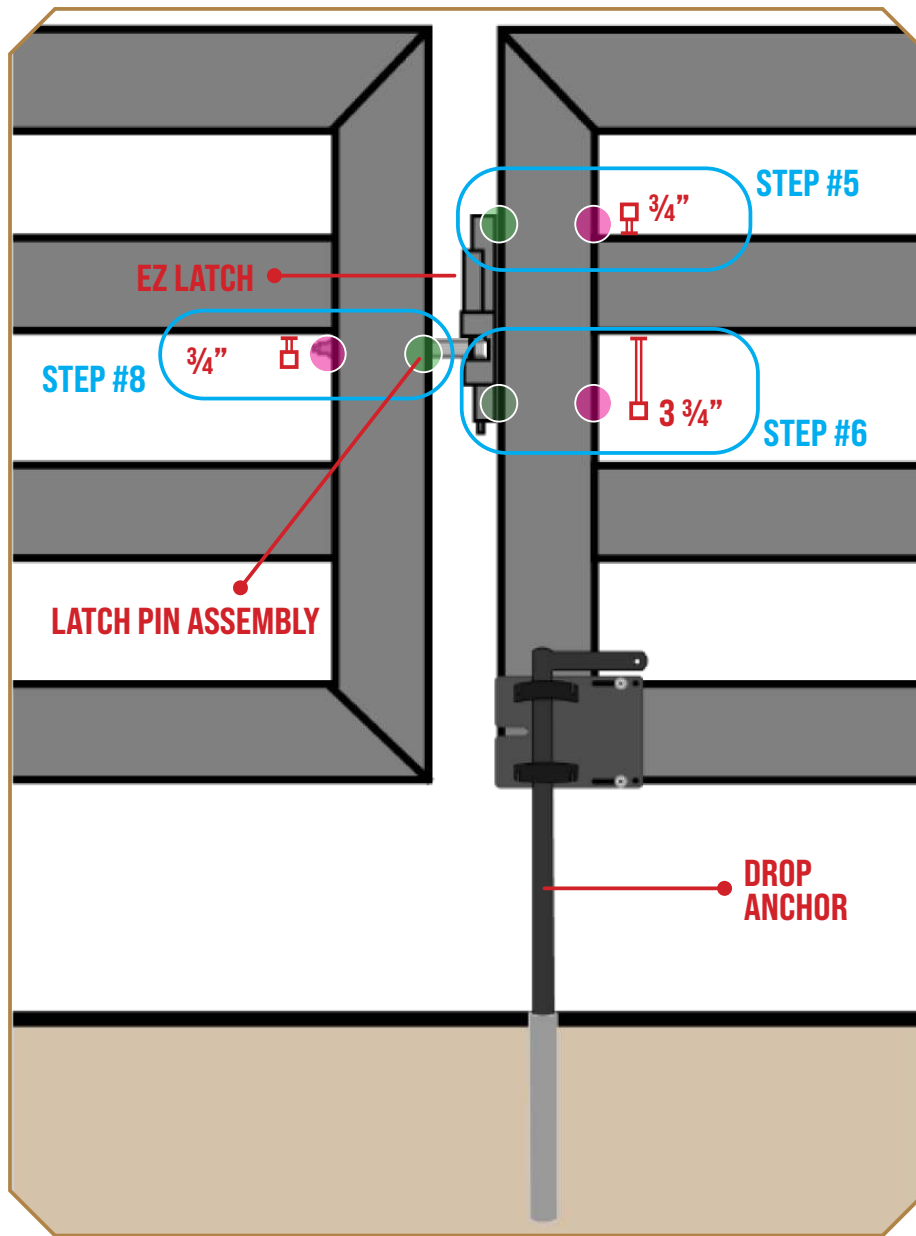
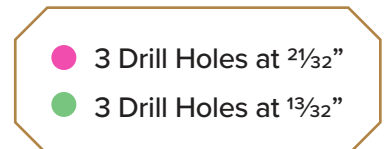


Figure 2



5. Insert the 8" bolt through the thin stainless steel washer and the top latch slot in the latch. Then, insert the bolt through the two ¼" heavy black washers. Then insert through the drilled holes in the gate with the ground anchor. Slide the black flanged tube over the screw and into the larger hole inside the gate. Slip on a ¼" heavy black washer and spin down the lock nut loosely.
6. Repeat this assembly method for the lower slot and screw.
7. Lightly tighten the nuts just to hold the latch bolts roughly centered in the latch mounting slots.
8. Assemble the latch pin assembly through the other gate's newly drilled pin holes using the flanged sleeve. Place the ¼" heavy black-washers so the pin end clears the latch body by at least ⅛".
9. Tighten the latch pin using the crescent wrench and the 5/16" hex key to 30 foot-pounds of torque.
10. Drop the drop anchor into the ground tube to secure the gate into it's closed position.
11. Swing the latch pin gate into contact with the latch.
12. Tap the latch upward until the stainless steel latch rest plate contacts the latch pin.
13. Tighten the latch mounting screws to 30 foot-pounds torque while maintaining this pin contact position.
14. Test the gate swing and latch. Adjust if necessary.

