

 = SECTION CORNER
 = BOUNDARY LINE
 = LOT LINE
 = ADJOINING PROPERTY
 = CENTERLINE
 = EASEMENTS
 = SECTION TIE LINE
 = PROPOSED PATHWAY

100 0 100 200 300

 Scale: 1" = 100'

PHASE 1: 59
PHASE 2: 27
PHASE 3: 2
PHASE 4: 5

TOTAL: 93



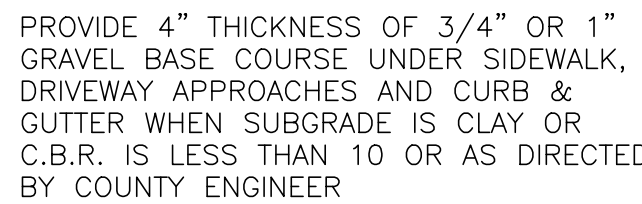
Bitton Estates

Weber County, Utah

PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

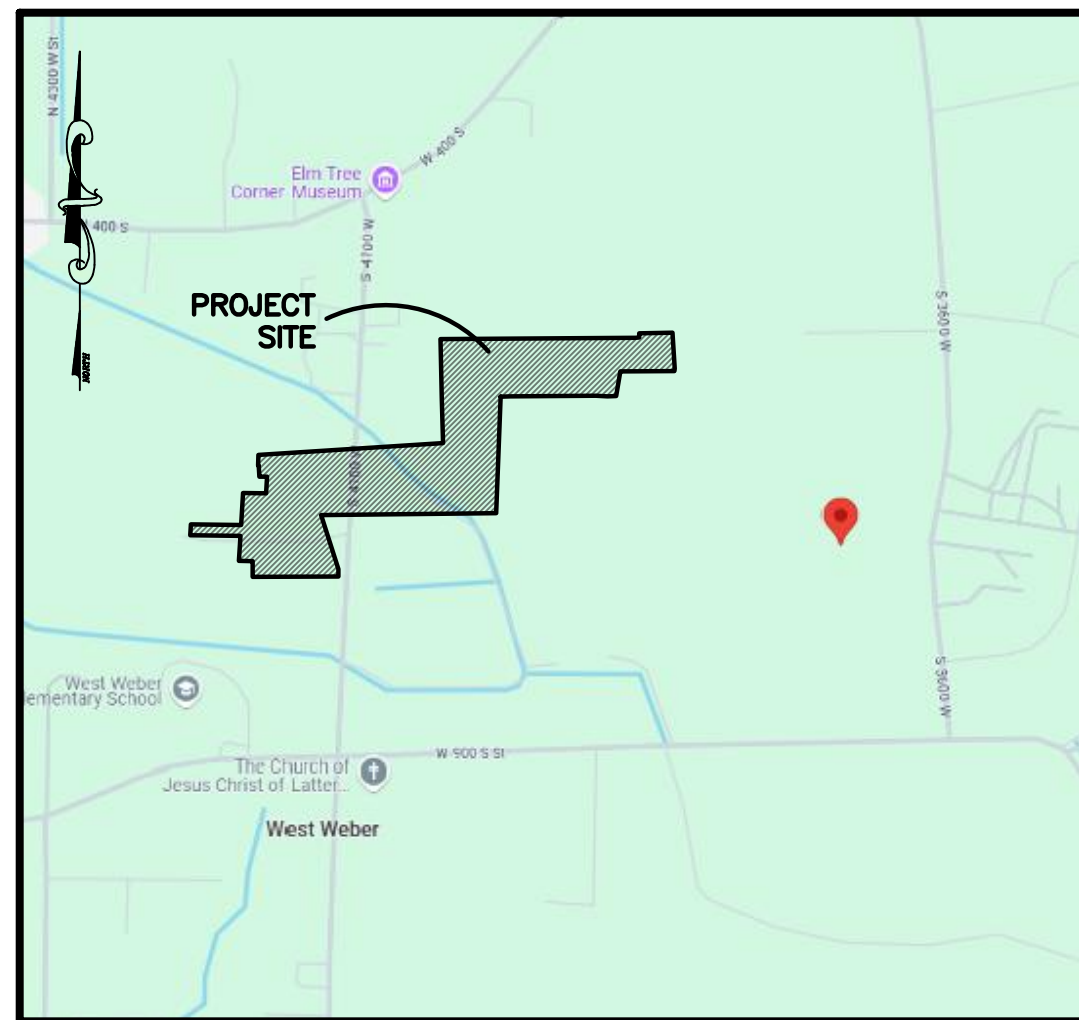
THENCE NORTH 03°40'59" EAST 147.80 FEET; THENCE SOUTH 89°12'14" EAST
 275.97 FEET; THENCE NORTH 03°30'46" EAST 150.00 FEET; THENCE
 NORTH 89°12'14" WEST 308.56 FEET; THENCE NORTH 03°40'59" EAST 64.01 FEET;
 THENCE SOUTH 89°12'14" EAST 33.04 FEET; THENCE NORTH 03°40'59" EAST 186.62
 FEET; THENCE SOUTH 89°12'16" EAST 116.40 FEET; THENCE NORTH 00°22'03" WEST
 18.28 FEET; THENCE NORTH 89°22'17" EAST 36.72 FEET; THENCE
 SOUTH 00°27'50" EAST 14.19 FEET; THENCE SOUTH 89°12'16" EAST 216.49 FEET;
 THENCE NORTH 00°47'44" EAST 99.89 FEET; THENCE NORTH 01°55'16" WEST 64.38
 FEET; THENCE NORTH 52°57'36" WEST 5.04 FEET; THENCE NORTH 01°30'44" EAST
 62.39 FEET; THENCE NORTH 86°17'54" EAST 1104.19 FEET; THENCE
 NORTH 01°27'14" WEST 265.40 FEET; THENCE NORTH 01°27'14" WEST 355.51 FEET;
 THENCE NORTH 89°40'16" EAST 1165.20 FEET; THENCE NORTH 89°44'15" EAST
 23.15 FEET; THENCE NORTH 00°25'15" EAST 26.20 FEET; THENCE
 NORTH 89°04'52" EAST 198.01 FEET; THENCE SOUTH 03°59'14" EAST 213.66 FEET;
 THENCE SOUTH 09°47'46" EAST 3.33 FEET; THENCE NORTH 00°05'54" WEST 160.21
 FEET; THENCE SOUTH 00°27'27" EAST 3.33 FEET; THENCE SOUTH 02°32'33" WEST
 163.21 FEET; THENCE SOUTH 09°44'33" WEST 150.03 FEET; THENCE
 SOUTH 89°38'05" WEST 50.18 FEET; THENCE NORTH 88°13'58" WEST 70.71 FEET;
 THENCE SOUTH 89°34'12" WEST 508.51 FEET; THENCE SOUTH 88°17'40" WEST 59.53
 FEET; THENCE SOUTH 02°18'57" WEST 695.99 FEET; THENCE SOUTH 89°22'26" WEST
 1045.11 FEET; THENCE SOUTH 17°57'14" EAST 339.19 FEET; THENCE
 SOUTH 00°47'46" WEST 44.09 FEET TO NORTH LINE OF THE HOOPER IRRIGATION CO
 PROPERTY; THENCE SOUTH 89°51'46" WEST 749.08 FEET ALONG SAID NORTH LINE;
 THENCE SOUTH 58°07'34" EAST 90.09 FEET; THENCE SOUTH 89°44'56" WEST 206.62
 FEET TO THE POINT OF BEGINNING.

SCALE: NONE



SCALE: NONE

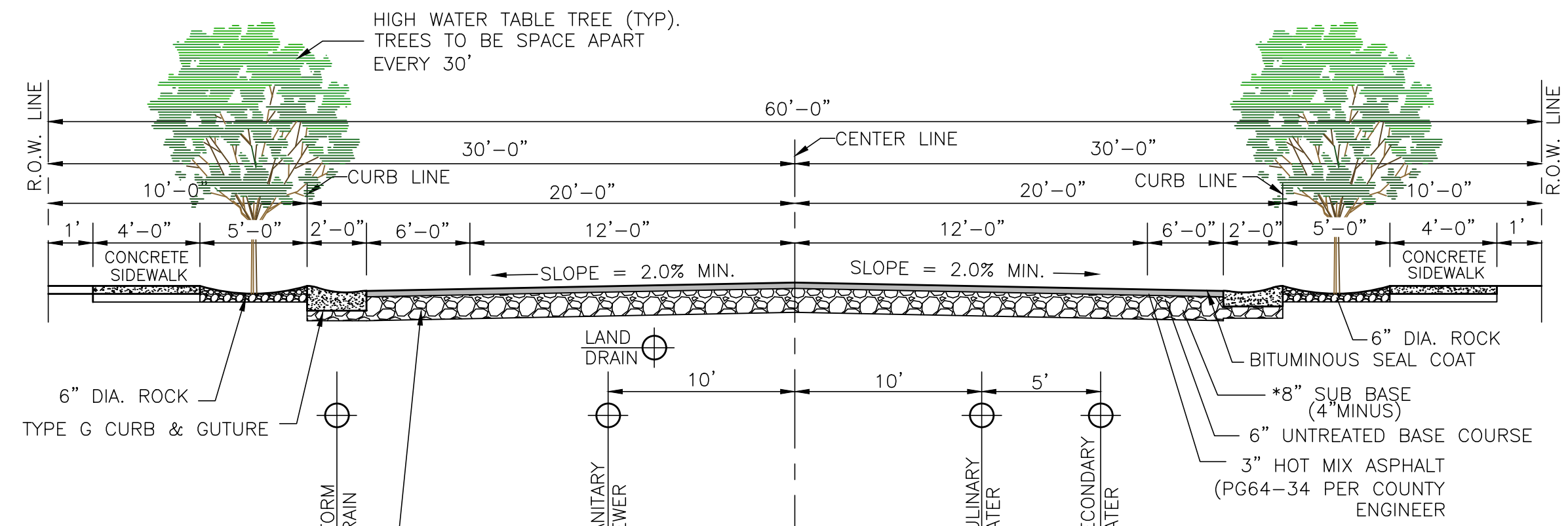
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



(NOT TO SCALE)

C1	CURVE	RADIUS	ARC	LTCH	CHD	CHD	BEARING	DELTA
C1	120.00	170.67	156.65	N50°03'04" E	81.29	24.2		
C2	153.00	89.90	86.61	N71°00'00" E	33.39	51.1		
C3	183.00	79.90	77.33	S43°13'08" W	33.39	08.0		
C4	186.00	79.90	79.33	N78°02'00" E	24.37	7.8		
C5	30.00	23.61	23.01	N11°47'07" W	45.05	57.7		
C6	55.00	12.67	12.41	N12°00'00" E	20.35	05.5		
C7	55.00	19.70	19.59	N69°10'30" N	20.35	05.7		
C8	30.00	23.61	23.01	S56°05'05" E	45.05	05.5		
C9	186.00	87.29	86.49	N33°00'00" E	26.53	47.2		
C10	186.00	32.00	31.76	S15°00'38" W	26.53	47.2		
C11	20.00	26.88	24.90	S47°48'08" W	76.59	32.2		
C12	53.00	71.22	65.98	S47°48'08" W	76.59	32.2		
C13	53.00	32.00	31.76	S15°00'38" W	76.59	32.2		
C14	65.00	29.03	28.79	S04°25'25" S	25.35	30.0		
C15	65.00	55.07	53.44	S32°38'39" W	48.32	38.2		
C16	65.00	63.48	60.76	S32°38'39" W	55.54	27.7		
C17	50.00	13.89	13.65	S80°26'11" W	55.54	27.7		
C18	224.00	40.14	40.17	N87°35'45" E	2.35	43.1		
C19	2207.40	99.98	99.97	N87°35'45" E	2.35	43.1		
C20	2207.40	30.00	30.00	N87°35'45" E	2.35	43.1		
C21	533.00	3.95	3.85	N00°56'34" W	0.19	39.9		
C22	361.12	4.19	4.19	N00°27'48" W	0.40	40.7		
C23	326.81	6.79	6.79	N00°39'40" W	1.04	28.2		
C24	481.00	10.00	10.00	N00°39'40" W	1.04	28.2		
C25	311.32	2.60	2.60	N00°26'55" W	0.28	44.2		
C26	120.00	58.91	58.32	N74°44'01" E	28.07	36.2		
C27	120.00	113.31	110.64	N67°14'40" E	43.16	57.9		
C28	180.12	136.28	133.05	N67°17'24" E	43.12	02.1		
C29	55.00	45.45	44.17	S25°25'55" E	47.20	45.5		
C30	55.00	45.45	44.17	S25°25'55" E	47.20	45.5		
C31	55.00	45.45	44.17	S25°25'55" E	47.20	45.5		
C32	55.00	45.45	44.17	S25°25'55" E	47.20	45.5		
C33	55.00	45.45	44.17	S25°25'55" E	47.20	45.5		
C34	55.00	45.45	44.17	S25°25'55" E	47.20	45.5		
C35	180.00	132.58	129.81	N66°42'17" E	42.12	11.1		
C36	150.00	114.23	111.49	N67°25'13" E	43.38	03.3		
C37	120.00	89.29	87.90	N67°25'13" E	42.58	06.6		
C38	450.00	10.00	10.00	N67°25'13" E	42.58	06.6		

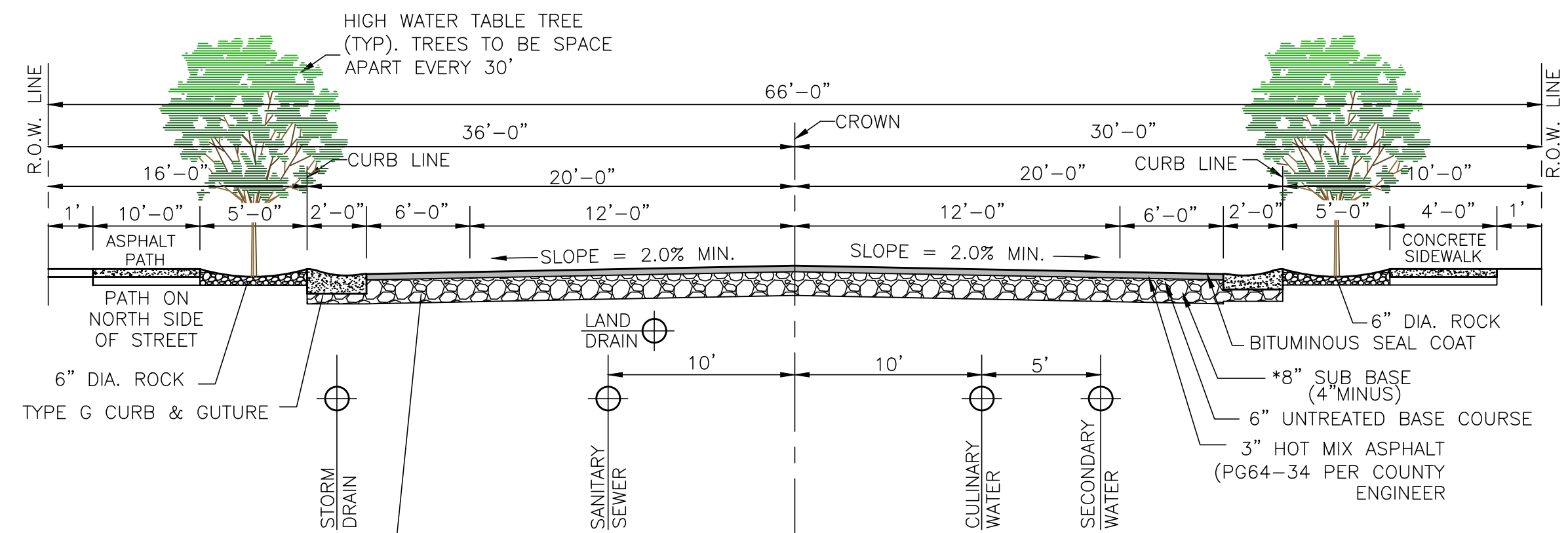
	BEARING	DISTANCE
11	N89°12'14"W	33.04
12	N30°40'59"S	30.97
13	N89°12'14"W	33.04
14	S89°12'14"W	27.52
15	S89°12'14"W	42.11
16	S89°12'14"W	42.11
17	S89°12'14"W	42.11
18	S89°12'14"W	61.35
19	S89°12'14"W	61.35
20	S89°12'14"W	61.35
21	N30°42'06"W	70.00
22	N30°42'06"W	70.00
23	N30°42'06"W	70.00
24	N30°42'06"W	70.00
25	N30°42'06"W	70.00
26	N30°42'06"W	70.00
27	N30°42'06"W	70.00
28	N30°42'06"W	70.00
29	N30°42'06"W	70.00
30	N30°42'06"W	70.00
31	N30°42'06"W	70.00
32	N30°42'06"W	70.00
33	N30°42'06"W	70.00
34	N30°42'06"W	70.00
35	N30°42'06"W	70.00
36	N30°42'06"W	70.00
37	N30°42'06"W	70.00
38	N30°42'06"W	70.00
39	N30°42'06"W	70.00
40	N30°42'06"W	70.00
41	N30°42'06"W	70.00
42	N30°42'06"W	70.00
43	N30°42'06"W	70.00
44	N30°42'06"W	70.00
45	N30°42'06"W	70.00
46	N30°42'06"W	70.00
47	N30°42'06"W	70.00
48	N30°42'06"W	70.00
49	N30°42'06"W	70.00
50	N30°42'06"W	70.00
51	N30°42'06"W	70.00
52	N30°42'06"W	70.00
53	N30°42'06"W	70.00
54	N30°42'06"W	70.00
55	N30°42'06"W	70.00
56	N30°42'06"W	70.00
57	N30°42'06"W	70.00
58	N30°42'06"W	70.00
59	N30°42'06"W	70.00
60	N30°42'06"W	70.00
61	N30°42'06"W	70.00
62	N30°42'06"W	70.00
63	N30°42'06"W	70.00
64	N30°42'06"W	70.00
65	N30°42'06"W	70.00
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67	N30°42'06"W	70.00
68	N30°42'06"W	70.00
69	N30°42'06"W	70.00
70	N30°42'06"W	70.00
71	N30°42'06"W	70.00
72	N30°42'06"W	70.00
73	N30°42'06"W	70.00
74	N30°42'06"W	70.00
75	N30°42'06"W	70.00
76	N30°42'06"W	70.00
77	N30°42'06"W	70.00
78	N30°42'06"W	70.00
79	N30°42'06"W	70.00
80	N30°42'06"W	70.00
81	N30°42'06"W	70.00
82	N30°42'06"W	70.00
83	N30°42'06"W	70.00
84	N30°42'06"W	70.00
85	N30°42'06"W	70.00
86	N30°42'06"W	70.00
87	N30°42'06"W	70.00
88	N30°42'06"W	70.00
89	N30°42'06"W	70.00
90	N30°42'06"W	70.00
91	N30°42'06"W	70.00
92	N30°42'06"W	70.00
93	N30°42'06"W	70.00
94	N30°42'06"W	70.00
95	N30°42'06"W	70.00
96	N30°42'06"W	70.00
97	N30°42'06"W	70.00
98	N30°42'06"W	70.00
99	N30°42'06"W	70.00
100	N30°42'06"W	70.00



PROVIDE 4" THICKNESS OF 3/4" OR 1"
GRAVEL BASE COURSE UNDER SIDEWALK,
DRIVEWAY APPROACHES AND CURB &
GUTTER WHEN SUBGRADE IS CLAY OR
C.B.R. IS LESS THAN 10 OR AS DIRECTED
BY COUNTY ENGINEER

SCALE: NONE

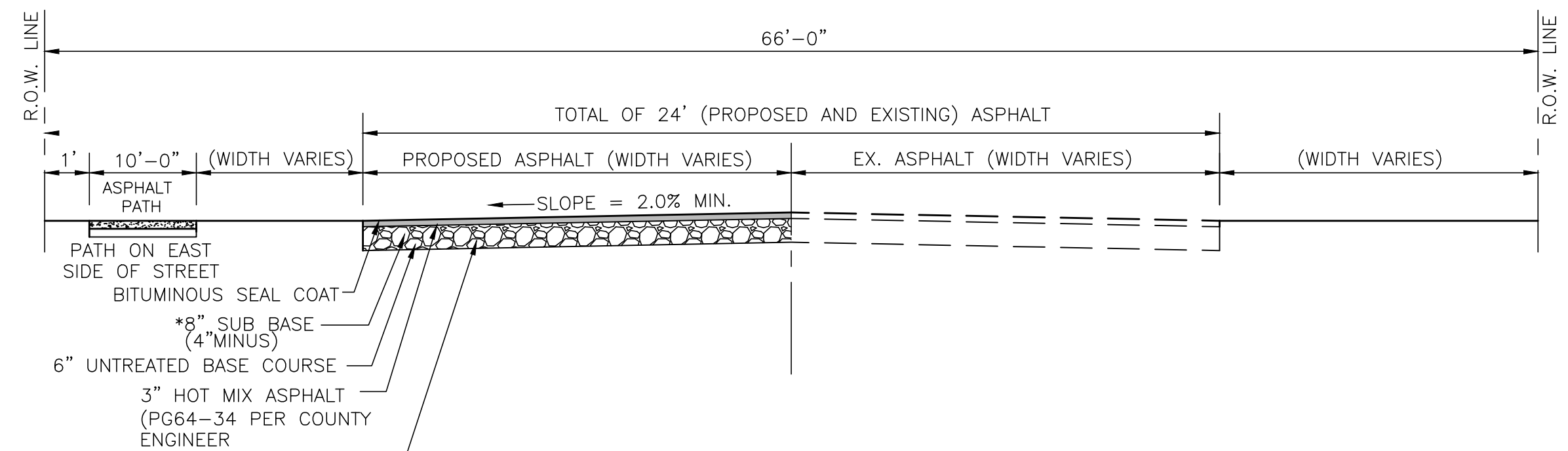
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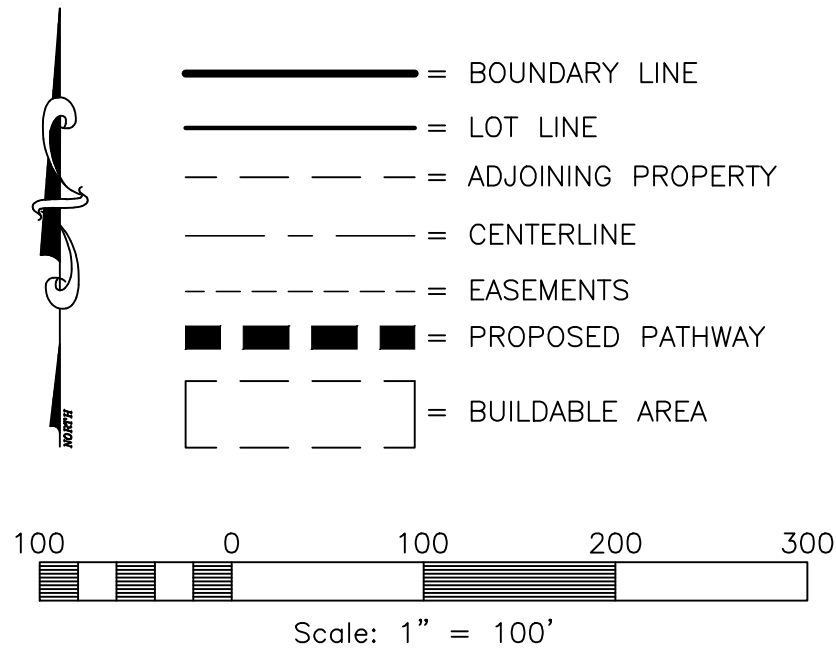


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DRIVEWAY APPROACHES AND CURB &
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C.B.R. IS LESS THAN 10 OR AS DIRECTED
BY COUNTY ENGINEER

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES

LEGEND



BUILDABLE AREA TABLE

LOT #	BUIDABLE AREA
101	3673 S.F.
102	3775 S.F.
103	3837 S.F.
104	3870 S.F.
105	3870 S.F.
106	3869 S.F.
107	3743 S.F.
108	10247 S.F.
109	3744 S.F.
110	3354 S.F.
111	3459 S.F.
112	3459 S.F.
113	3354 S.F.
114	3744 S.F.
115	3120 S.F.
116	2795 S.F.
117	2883 S.F.
118	2883 S.F.
119	2795 S.F.
120	3120 S.F.
121	3744 S.F.
122	3354 S.F.
123	3459 S.F.
124	5273 S.F.
125	4448 S.F.
126	4201 S.F.
127	12858 S.F.
128	12490 S.F.
129	8372 S.F.
130	12201 S.F.
131	6037 S.F.
132	15588 S.F.
133	6951 S.F.
134	10159 S.F.
135	11936 S.F.
136	7754 S.F.
137	5514 S.F.
138	11818 S.F.
139	6462 S.F.
140	8385 S.F.
141	3274 S.F.
142	3276 S.F.
143	3480 S.F.
144	3504 S.F.
145	6866 S.F.
146	7170 S.F.
147	7411 S.F.
148	8400 S.F.
149	4759 S.F.
150	4988 S.F.
151	4947 S.F.
152	4970 S.F.
153	3897 S.F.
154	4271 S.F.
155	4452 S.F.
156	4634 S.F.
157	4815 S.F.
158	4997 S.F.
159	5262 S.F.
201	8868 S.F.
202	7096 S.F.
203	7109 S.F.
204	6283 S.F.
205	5169 S.F.
206	5732 S.F.
207	5741 S.F.
208	5750 S.F.
209	4735 S.F.
210	4741 S.F.
211	4749 S.F.
212	3132 S.F.
213	3315 S.F.
214	4132 S.F.
215	3445 S.F.
216	4172 S.F.
217	4583 S.F.
218	3540 S.F.
219	3558 S.F.
220	5006 S.F.
221	4945 S.F.
222	4932 S.F.
223	4933 S.F.
224	4935 S.F.
225	4936 S.F.
226	3266 S.F.
227	3455 S.F.
301	7154 S.F.
302	10079 S.F.
401	10004 S.F.
402	7852 S.F.
403	15236 S.F.
404	14790 S.F.
405	30393 S.F.

PHASE 4

PHASE 1

PHASE 1

PHASE 2

PHASE 3

SETBACK NOTE

ZONE R1-15
FRONT SETBACK: 15'
SIDE SETBACK: 7', TOTAL MINIMUM COMBINED SIDEYARD SETBACK 17'
CORNER LOT SETBACK: 15'
REAR SETBACK: 20'

Bitton Estates

Weber County, Utah

Reeve & Associates, Inc.
TRA
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-5666 WWW.REVEE.CO
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
1	4-30-25	ROAD REVISIONS
2	7-15-25	BOUNDARY UPDATED
3	8-18-25	LOT REVISIONS

Bitton Estates
PART OF THE WEST HALF OF SECTION 16, T.6N., R.2W., S.11B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
Buildable Area Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 4-2-25
Name: BITTON ESTATES
Number: 6298-39

Sheet	3
3	Sheets