

BITTON ESTATES PHASE 2

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2025



VICINITY MAP
NOT TO SCALE

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".

BRASS CAP MONUMENTS WERE FOUND FOR THE SOUTH QUARTER CORNER; SOUTHWEST CORNER; SOUTHEAST CORNER; AND THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°15'33" WEST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 9 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A SURVEY OF SECTION 16, TOWNSHIP 6 NORTH, RNAGE 2 WEST, SALT LAKE MERIDIAN, PREPARED BY WASHINGTON JENKINS, DATED APRIL 1898; A BOUNDARY SURVEY PREPARED BY LANDMARK SURVEYING FOR DEE BITTON, DATED APRIL 17, 1995, AND FILED JUNE 29, 1995 AS SURVEY #1195; A BOUNDARY SURVEY PREPARED BY LANDMARK SURVEYING FOR LEROY HERRICK, DATED OCTOBER 20, 2000, AND FILED JANUARY 21, 2003, AS SURVEY #2975; A BOUNDARY SURVEY PREPARED BY C.L.S., INC., FOR LEASA BUTLER, DATED SEPTEMBER 1, 2005, AND FILED APRIL 5, 2005, AS SURVEY #3599; 4100 WEST STREET CONTROL LINE SURVEY PREPARED BY WEBER COUNTY SURVEY, DATED JUNE 25, 2024, AND FILED JUNE 25, 2024, SURVEY #7844; AND MUSGRAVE BITTON SUBDIVISION PREPARED BY REEVE & ASSOCIATES, INC., FOR T. CARTER MUSGRAVE AND DAN T MUSGRAVE, DATED JANUARY 27, 2015, AND RECORDED JULY 28, 2015, AS ENTRY #2747888.

BOUNDARIES FOR THIS PROPERTY WERE DETERMINED BY DOCUMENTS OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE 1898 SURVEY OF SECTION 16, PREPARED BY WASHINGTON JENKINS WAS USED TO RE-ESTABLISH THE LOTS AS INDICATED IN THE DEEDS FOR THE SUBJECT PARCELS AND ADJACENT PARCELS. THAT SURVEY WAS ROTATED AND TRANSLATED TO MATCH HISTORICAL LINES OF OCCUPATION ON THE GROUND. SUBJECT PROPERTY BOUNDARIES WERE THEN FURTHER DETERMINED BY THESE LINES, OLD FENCE LINES AND DEEDS OF RECORD.

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT BEING 278.82 FEET SOUTH 89°32'24" EAST ALONG THE SECTION LINE AND 1759.64 FEET NORTH 00°27'36" EAST FROM THE SOUTH QUARTER CORNER OF SECTION 16 (SAID SOUTH QUARTER CORNER BEING 2646.21 FEET SOUTH 89°15'33" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 16); THENCE NORTH 01°27'14" WEST 355.51 FEET; THENCE NORTH 89°40'16" EAST 1165.20 FEET; THENCE NORTH 85°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°39'14" EAST 213.66 FEET; THENCE SOUTH 09°27'46" WEST 16.37 FEET; THENCE NORTH 89°00'54" WEST 160.21 FEET; THENCE SOUTH 00°27'27" EAST 3.06 FEET; THENCE SOUTH 89°32'33" WEST 372.54 FEET; THENCE SOUTH 00°34'03" EAST 144.95 FEET; THENCE SOUTH 89°34'12" WEST 446.00 FEET; THENCE SOUTH 88°17'40" WEST 411.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 410,404 SQUARE FEET OR 9.422 ACRES.

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, 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 **BITTON ESTATES PHASE 2** 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 _____ DAY OF _____, 20____.

9239283

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 **BITTON ESTATES PHASE 2**, 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 HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS AND ALSO DO HEREBY DEDICATE PARCEL A TO BE RETAINED BY THE DEVELOPER AND DO HEREBY DEDICATE PARCEL B TO WEBER COUNTY FOR DETENTION BASIN PURPOSES AND DO HEREBY DEDICATE PARCELS C AND D TO WEBER COUNTY FOR TRAILS.

SIGNED THIS _____ DAY OF _____, 20____.

LEROY W & ADA CHARLINE HERRICK TRUSTEES

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH _____)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID TRUST AND THAT THEY SIGNED THE

ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	533.00'	4.19"	4.19'	500°33'14"E	0°27'00"			
C2	500.00'	3.39"	3.39'	500°31'24"E	0°23'19"			
C3	467.00'	2.60"	2.60'	500°29'19"E	0°19'08"			
C4	120.00'	60.47'	59.83'	N75°06'23"E	28°52'19"			
C5	120.00'	31.56'	31.47'	N53°08'12"E	15°04'02"			
C6	180.00'	132.58'	129.61'	N66°42'17"E	42°12'11"			
C7	150.00'	115.03'	112.23'	N67°34'22"E	43°56'21"			
C8	150.00'	114.23'	111.49'	N67°25'13"E	43°38'03"			
C9	180.00'	138.04'	134.68'	N67°34'22"E	43°56'21"			
C10	120.00'	89.99'	87.90'	N67°05'14"E	42°58'06"			
C11	450.00'	172.26'	172.18'	S00°52'36"W	9°12'01"			

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

TAYLOR WEST WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WATER DISTRICT. SIGNED THIS _____ DAY OF _____, 20____.

TAYLOR WEST WATER DISTRICT

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 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

HOOPER IRRIGATION COMPANY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY. SIGNED THIS _____ DAY OF _____, 20____.

HOOPER IRRIGATION COMPANY

Project Info.

Surveyor:

J. FELT

Designer:

N. ANDERSON

Begin Date:

4-14-2025

Name:

BITTON ESTATES

PHASE 2

Number:

6298-39

Revision:

Scale:

Checked:

Weber County Recorder

Entry No. _____ Fee Paid

_____ Filed For Record

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page

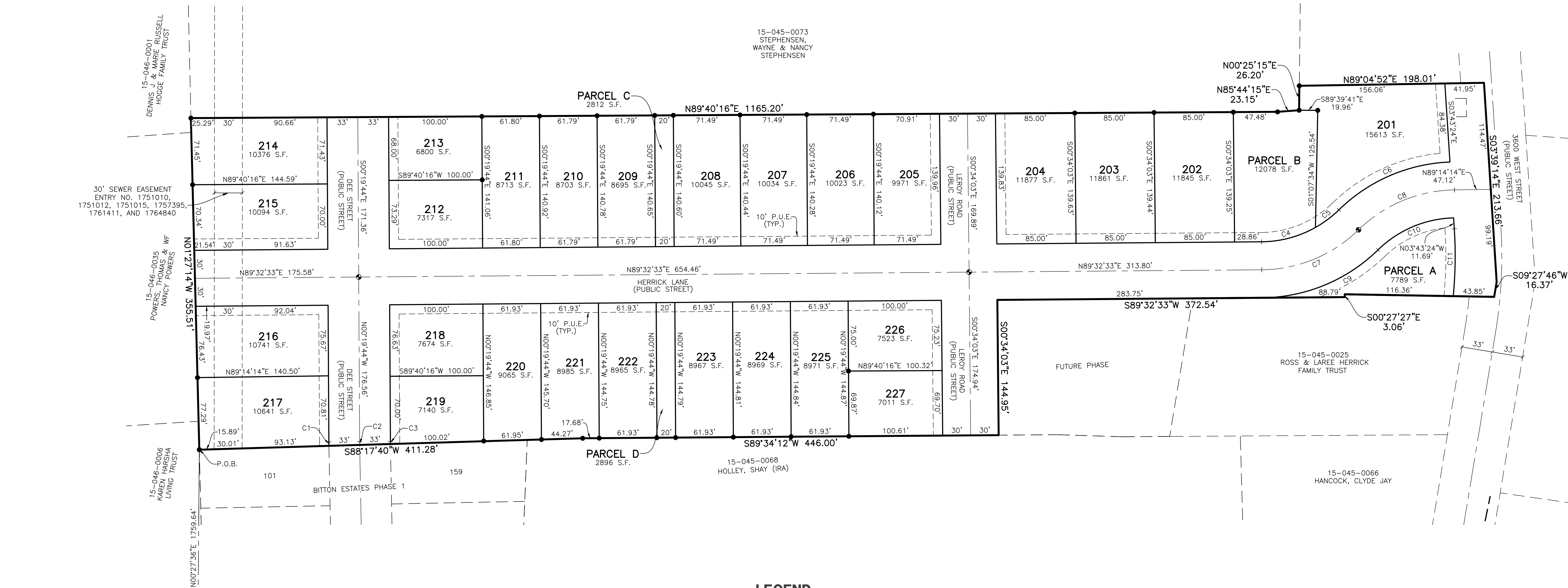
Recorded For:

Weber County Recorder

Deputy.

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WEBER COUNTY, UTAH
DECEMBER, 2025



SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT, STAMPED 1963)



5100 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.	
Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	4-14-2023
Name:	BITTON ESTATES PHASE 2
Number:	6298-39
Revision:	
Scale:	1"=50'
Checked:	

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