

## LEGEND

	WEBER COUNTY SECTION CORNER		SECTION LINE
	LOT CORNER (SET 3/4 REBAR AND CAP)		BOUNDARY LINE
	BOUNDARY CORNER (SET 3/4 REBAR AND CAP)		LOT LINE
	P.U.E. PUBLIC UTILITY EASEMENT		STREET CENTERLINE
	STREET MON. (TO BE CONST.)		EASEMENT LINE
	PEDESTRIAN WALKWAY DEDICATED TO WEBER COUNTY FOR PUBLIC USE IN PHASE 2		RIGHT OF WAY LINE
	30' COMMON AREA ACCESS, UTILITY & DRAINAGE EASEMENT		PARCEL/LOT LINES
	PORTION "C"		

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST (FOUND 3" BRASS CAP MONUMENT SET IN CONCRETE FLUSH WITH ROAD SURFACE. MONUMENT SET IN 1963 BY WEBER COUNTY SURVEYOR DEPARTMENT. GOOD CONDITION)

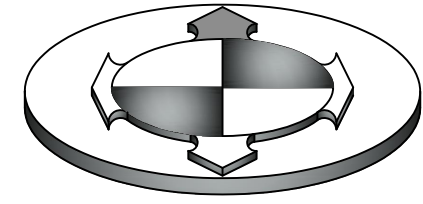
## WINSTON PARK SUBDIVISION (PHASE 3)

## AMENDING PARCEL "A" &amp; COMMON AREA "A"

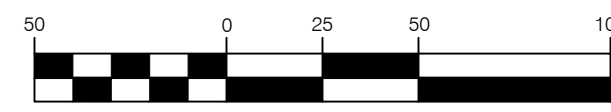
## OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
FEBRUARY, 2025

NORTH

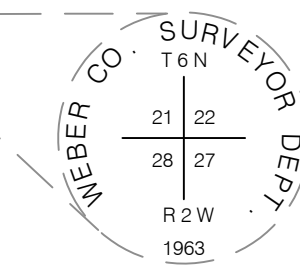
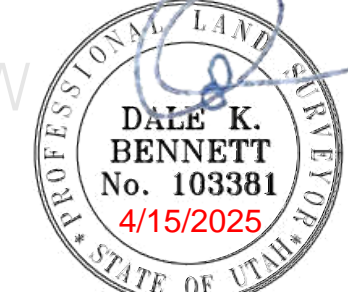


GRAPHIC SCALE

(IN FEET)  
1 inch = 50ft.

WEBER COUNTY BENCHMARK  
62121-2-5217  
SURVEY BENCHMARK  
ELEVATION NGVD 88 = 4241.87'  
(FOUND 3" BRASS CAP SET IN 6"  
CONCRETE POST. SET IN 1954 BY  
BUREAU OF RECLAMATION. GOOD  
CONDITION)

NORTHEAST CORNER OF  
SECTION 28, TOWNSHIP 6  
NORTH, RANGE 2 WEST  
(FOUND 3" BRASS CAP  
MONUMENT SET IN CONCRETE  
2' BELOW ROAD SURFACE.  
MONUMENT SET IN 1963  
BY WEBER COUNTY SURVEYOR  
DEPARTMENT. GOOD  
CONDITION)

FOR REVIEW  
ONLY

## WINSTON PARK SUBDIVISION (PHASE 3)

AMENDING PARCEL "A" & COMMON AREA "A"  
OF WINSTON PARK SUBDIVISION

## BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1800 SOUTH STREET, A PUBLIC ROAD, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 1158.71 FEET AND SOUTH 00°44'52" WEST 40.00 FEET, FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTHEASTERLY 23.54 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 44°16'11" EAST 21.20 FEET; THENCE SOUTH 00°41'12" WEST ALONG THE WESTERLY LINE OF RICHMOND DRIVE, A PUBLIC STREET 546.71 FEET TO A POINT ON THE NORTH LINE OF LOT 140 OF WINSTON PARK SUBDIVISION ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°15'08" WEST ALONG SAID LOT LINE AND LINE EXTENDED 192.78 FEET TO THE NORTHWEST CORNER OF LOT 141 OF SAID WINSTON PARK SUBDIVISION; THENCE NORTH 00°44'17" EAST 561.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 1800 SOUTH STREET; THENCE SOUTH 89°15'08" EAST ALONG SAID SOUTHERLY LINE 177.30 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING PORTION "C" DESCRIPTION IS INCLUDED IN THE ABOVE DESCRIPTION:

## PORTION "C"

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 1800 SOUTH STREET, A PUBLIC ROAD, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 1158.71 FEET AND SOUTH 00°44'52" WEST 40.00 FEET, FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTHEASTERLY 23.54 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 44°16'11" EAST 21.20 FEET; THENCE SOUTH 00°41'12" WEST ALONG THE WESTERLY LINE OF RICHMOND DRIVE, A PUBLIC STREET 349.61 FEET; THENCE SOUTH 45°04'54" WEST 275.55 FEET TO THE NORTHWEST CORNER OF LOT 141 OF SAID WINSTON PARK SUBDIVISION; THENCE NORTH 00°44'17" EAST 561.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 1800 SOUTH STREET; THENCE SOUTH 89°15'08" EAST ALONG SAID SOUTHERLY LINE 177.30 FEET TO THE POINT OF BEGINNING. (2.045 ACRES)

CONTAINS 2.481 ACRES, MORE OR LESS

24 RESIDENTIAL LOTS

## OWNER'S DEDICATION

OGDEN 3, LLC, A UTAH LIMITED LIABILITY COMPANY (THE "DECLARANT"), THE UNDERSIGNED OWNER OF THE TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE TRACT OF LAND INTO LOTS AS SHOWN ON THIS PLAT AND DESIGNATES SAID TRACT AS WINSTON PARK SUBDIVISION (PHASE 3).

FURTHER, THE DECLARANT DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS AND PORTIONS OF LAND, TRAILS, AND ROADS DESIGNATED HEREON AS INTENDED FOR PUBLIC USE. ADDITIONALLY, WE GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS, TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF WINSTON PARK HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, (THE "HOA") AND PUBLIC UTILITY SERVICE LINES AND STORM DRAINAGE FACILITIES. NO BUILDINGS OR STRUCTURES SHALL BE PERMITTED WITHIN SUCH EASEMENTS, EXCEPT FOR PAVEMENT OR OTHER SURFACES EXPLICITLY INTENDED FOR VEHICLE AND/OR PEDESTRIAN ACCESS, TO BE MAINTAINED BY THE HOA.

PORTION "C" OF THE PHASE 3 TRACT OF LAND WAS PREVIOUSLY CONVEYED BY DEED FROM THE HOA TO THE DECLARANT FOR SUBDIVISION AS PART OF THE HEREIN-DESCRIBED TRACT OF LAND. THAT CONVEYANCE WAS AUTHORIZED PURSUANT TO THE HOA'S GOVERNING DOCUMENTS, APPROVED UNDER APPLICABLE LAW, AND MADE IN COMPLIANCE WITH THE PROVISIONS OF UTAH CODE § 10-9A OR § 17-27A, AS APPLICABLE (THE "SUBDIVISIONS CHAPTER"), SPECIFICALLY SECTIONS 606(2) AND 606(5). THE SIGNATURE OF THE CHAIRMAN OF THE WEBER COUNTY COMMISSION IN THE WEBER COUNTY COMMISSION ACCEPTANCE SIGNATURE BLOCK HEREON SIGNIFIES SATISFACTION OF THE REQUIREMENTS OF SECTION 606(5)(A) OF THE SUBDIVISIONS CHAPTER.

OGDEN 3, LLC, DECLARANT

BY:

WADE RUMSEY, MANAGING MEMBER

THE DECLARANT, THROUGH ITS MANAGING MEMBER, HEREBY CERTIFIES THAT:

- AT THE TIME OF THE CONVEYANCE OF PORTION "C," THE DECLARANT HELD AT LEAST 67% OF THE VOTING INTERESTS IN THE HOA PURSUANT TO THE HOA'S GOVERNING DOCUMENTS AND IN COMPLIANCE WITH SECTION 606(5)(B)(I) OF THE SUBDIVISIONS CHAPTER; AND
- THE CONVEYANCE OF PORTION "C" WAS MADE DURING THE DECLARANT'S PERIOD OF ADMINISTRATIVE CONTROL PURSUANT TO THE HOA'S GOVERNING DOCUMENTS AND IN COMPLIANCE WITH SECTION 606(5)(C) OF THE SUBDIVISIONS CHAPTER.

(CONTINUED ON PAGE 2...)

## WINSTON PARK SUBDIVISION (PHASE 3)

AMENDING PARCEL "A" & COMMON AREA "A"  
OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
FEBRUARY, 2025

PAGE 1 OF 2

OWNER / DEVELOPER:  
NAME: OGDEN 3, LLC  
TELEPHONE: (208) 313-9113  
WADERUMSEY@gmail.com



BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

## NARRATIVE

THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTA/NSPS SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS OFFICE AS RECORD OF SURVEY #: 005615.

## SURVEY NOTE:

- LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED STREET SHALL BE MARKED BY A PLUG & WASHER SET IN THE CURB AT THE LOT LINE EXTENDED.

TAYLOR WEST WEBER  
WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND WATER DESIGN IS APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

REPRESENTATIVE (TWWWD)

## 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 28TH DAY OF JUNE \_\_\_\_\_.

WEBER COUNTY SURVEYOR  
RECORD OF SURVEY # 7053

WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING  
COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

SIGNATURE

## WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

CHAIRMAN, WEBER COUNTY COMMISSION

## 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 \_\_\_\_\_, 2025

SIGNATURE

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED AT \_\_\_\_\_  
BOOK \_\_\_\_\_ OF OFFICIAL RECORDS,  
PAGE \_\_\_\_\_  
RECORDED FOR : \_\_\_\_\_

WEBER COUNTY RECORDER

DEPUTY



(...CONTINUED FROM PAGE 1)

## ACKNOWLEDGMENT

State of \_\_\_\_\_ } S.S.  
County of \_\_\_\_\_ }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ PERSONALLY  
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, OF THE ABOVE  
OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE  
TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC (PRINT NAME) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

## ACKNOWLEDGMENT

State of \_\_\_\_\_ } S.S.  
County of \_\_\_\_\_ }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ PERSONALLY  
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, OF THE ABOVE  
OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE  
TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC (PRINT NAME) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

# WINSTON PARK SUBDIVISION (PHASE 3)

# AMENDING PARCEL "A" & COMMON AREA "A"

OF WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
FEBRUARY, 2025

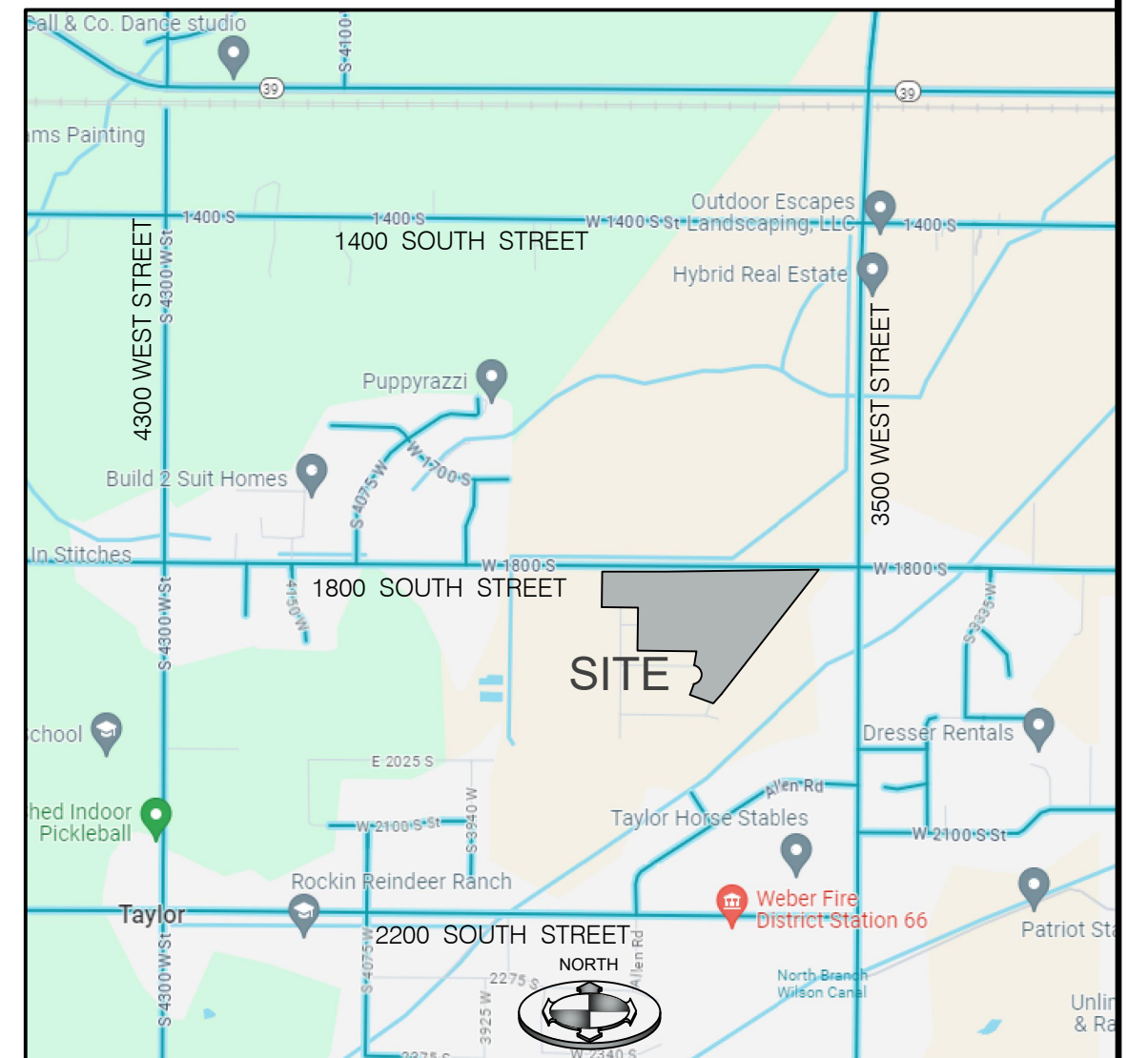
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	49.29'
L2	N 00°44'17" E	109.00'
L3	S 89°15'08" E	49.30'
L4	S 00°44'52" W	109.00'
L5	N 89°15'08" W	42.88'
L6	N 89°15'08" W	0.12'
L7	S 89°15'08" E	43.00'
L8	S 00°44'52" W	109.00'
L9	N 89°15'08" W	42.88'
L10	N 89°15'08" W	0.12'
L11	S 89°15'08" E	43.00'
L12	S 00°44'52" W	109.00'
L13	N 89°15'08" W	56.96'
L14	N 89°15'08" W	0.12'
L15	S 89°15'08" E	41.99'
L17	S 00°41'12" W	94.02'
L18	S 00°41'12" W	89.00'
L19	N 89°15'08" W	56.99'
L20	N 89°15'08" W	0.07'
L21	N 00°44'52" E	89.00'
L22	N 89°15'08" W	42.93'
L23	N 89°15'08" W	89.07'
L24	N 00°44'52" E	0.07'
L25	N 89°15'08" W	42.93'
L26	N 89°15'08" W	0.07'
L27	N 00°44'52" E	89.00'
L28	N 89°15'08" W	49.40'
L29	N 00°44'17" E	89.00'
L30	N 00°44'17" E	89.00'
L31	S 00°44'52" W	89.00'
L32	N 89°15'08" W	2.88'
L33	N 89°15'08" W	46.57'
L34	N 89°15'08" W	1.88'
L35	N 89°15'08" W	41.12'
L36	S 00°44'52" W	89.00'
L37	N 89°15'08" W	0.88'
L38	N 89°15'08" W	42.12'
L39	S 00°44'52" W	89.00'
L40	N 89°15'08" W	57.08'
L41	S 00°41'12" W	89.00'
L42	N 00°44'52" E	89.00'
L43	S 00°41'12" W	89.00'
L44	N 89°15'08" W	57.99'
L45	N 89°15'08" W	0.07'
L46	N 89°15'08" W	43.93'
L47	N 89°15'08" W	0.07'
L48	N 00°44'52" E	89.00'
L49	N 00°44'52" E	89.00'
L50	N 89°15'08" W	43.93'
L51	N 89°15'08" W	0.07'

LINE TABLE		
LINE #	BEARING	DISTANCE
L52	N 00°44'17" E	89.00'
L53	N 89°15'08" W	46.55'
L54	S 00°44'52" W	91.00'
L55	N 89°15'08" W	46.61'
L56	N 00°44'17" E	91.00'
L57	S 00°44'52" W	91.00'
L58	N 89°15'08" W	44.00'
L59	S 00°44'52" W	91.00'
L60	N 89°15'08" W	44.00'
L61	S 00°41'12" W	1.83'
L63	S 00°41'12" W	61.23'
L64	N 89°15'08" W	48.09'
L65	N 00°44'52" E	84.69'
L66	S 89°15'08" E	47.94'
L68	S 00°41'12" W	86.42'
L69	N 89°15'08" W	58.06'
L70	N 00°44'52" E	84.69'
L71	S 89°15'08" E	44.00'
L72	N 89°15'08" W	44.00'
L73	N 00°44'52" E	84.69'
L74	S 89°15'08" E	44.00'
L75	N 89°15'08" W	44.00'
L76	N 00°44'17" E	79.69'
L78	S 89°15'08" E	41.73'
L79	N 89°15'08" W	46.71'

LINE TABLE		
LINE #	BEARING	DISTANCE
L100	N 00°44'26" E	380.80'
L101	S 89°34'51" E	35.43'
L102	S 00°00'00" E	24.50'
L103	N 89°15'43" W	8.78'
L104	N 89°15'34" W	26.98'
L105	S 00°44'17" W	356.50'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	30.26'	44.00'	39°2402"	S 20°23'13" W	29.66'
C3	10.23'	30.00'	19°3202"	N 80°58'57" E	10.18'
C4	7.85'	5.00'	90°00'34"	N 45°44'34" E	7.07'

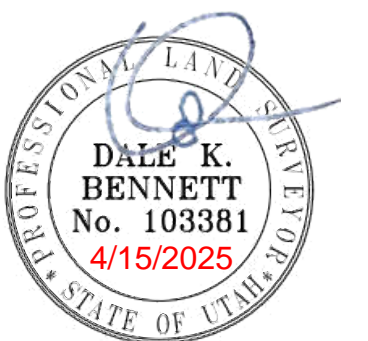
LOT	ADDRESS
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VICINITY MAP  
SCALE: N.T.S.

NOTES:

1. FOR LOT ADDRESSES SEE THIS PAGE.
2. AGRICULTURE IS THE PREFERRED USE IN THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANYTIME INCLUDING THE OPERATION OF FARM MACHINERY AND NOT AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. WCO 106-1-8 (C)(5)
3. THE LOWEST ALLOWABLE LIVABLE FINISH FLOOR ELEVATION WILL NEED TO BE APPROVED BY GEOTECHNICAL ENGINEER AND COUNTY ENGINEER DUE TO GROUND WATER TABLE.
4. SETBACKS FOR THIS SUBDIVISION MAY VARY FROM THE A-1 ZONE. FRONT/REAR: 20 FT, SIDE: 6 FT, STREET-FACING SIDE (CORNER LOT): 15 FT.



PAGE 2 OF 2

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
BOOK \_\_\_\_\_ OF OFFICIAL RECORDS,  
PAGE \_\_\_\_\_  
RECORDED FOR : \_\_\_\_\_

WEBER COUNTY RECORDER

DEPUTY



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
[www.benchmarkcivil.com](http://www.benchmarkcivil.com)