

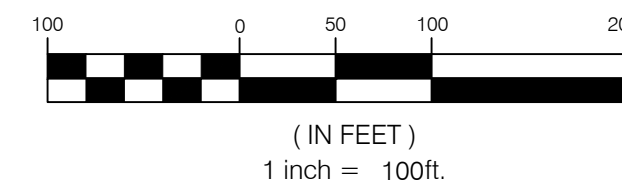
LEGEND

- ◆ WEBER COUNTY SECTION CORNER
- BOUNDARY CORNER (SET 1/4 REBAR AND CAP)
- P.U.E. PUBLIC UTILITY EASEMENT
- ◆ STREET MON. (TO BE CONST.)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- RIGHT OF WAY LINE

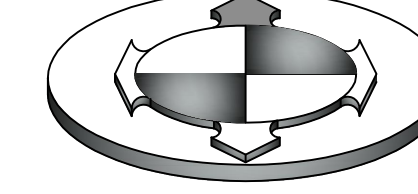
WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017

GRAPHIC SCALE



NORTH



NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)

RAY L BERTODI, TR
PARCEL No. 15-057-0006

JEFFERY & TRUDY EAST
PARCEL No. 15-057-0027

JEFFERY & TRUDY EAST
PARCEL No. 15-057-0004

FRANCIS & NOLA HESSELGESSER
PARCEL No. 15-057-0052

NORTHEAST CORNER OF
SECTION 28,
TOWNSHIP 6 NORTH,
RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)



WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH BE PREVIOUS SURVEYS, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE SECTION LINE 152.35 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EXISTING FENCE AND WESTERLY BANK OF SAID SLOUGH THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 38°02'07" WEST 414.75 FEET, 2) SOUTH 37°51'05" WEST 188.07 FEET, 3) SOUTH 38°06'04" WEST 513.12 FEET, 4) SOUTH 43°27'51" WEST 42.80 FEET, 5) SOUTH 39°10'43" WEST 191.74 FEET, 6) SOUTH 41°15'28" WEST 152.02 FEET, 7) SOUTH 33°50'24" WEST 170.55 FEET TO A POINT ON THE 40 ACRE LINE, THENCE NORTH 89°14'12" WEST 812.89 FEET ALONG SAID 40 ACRE LINE, THENCE NORTH 00°41'23" EAST 1327.75 FEET TO THE QUARTER SECTION LINE, THENCE SOUTH 89°15'08" EAST ALONG SAID QUARTER SECTION LINE 1830.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 40.259 ACRES
54 RESIDENTIAL LOTS, 17 AGRICULTURE LOTS AND 2 OPEN SPACE LOTS

OWNER'S DEDICATION

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, WINSTON PARK SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ROADS INTENDED FOR PUBLIC USE, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2017

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of _____ } S.S.
County of _____ }

ON THE _____ DAY OF _____, 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ 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

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

OWNER / DEVELOPER:
NAME: JAY RICE
RICE ASSET MANAGEMENT, LLC
TELEPHONE: (801) 633-3994
ADDRESS: 4968 HOLLADAY PINES CT.
HOLLADAY, UT 84117
JRRICE2014@GMAIL.COM



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS OF RECORD IN COUNTY OFFICES. 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 _____, 2016

SIGNATURE

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 _____, 2016

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 _____, 2016

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER OTHER PUBLIC WORKS 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 _____, 2016

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 _____, 2016

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

