

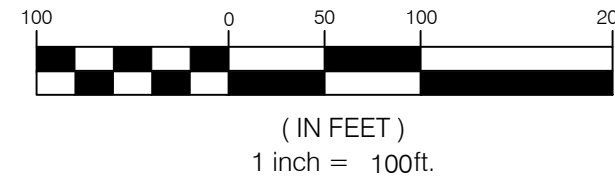
LEGEND

	WEBER COUNTY SECTION CORNER		SECTION LINE
	LOT CORNER (SET 1/2 REBAR AND CAP)		BOUNDARY LINE
	BOUNDARY CORNER (SET 1/2 REBAR AND CAP)		LOT LINE
	P.U.E. PUBLIC UTILITY EASEMENT		STREET CENTERLINE
	STREET MON. (TO BE CONST.)		EASEMENT LINE
			RIGHT OF WAY LINE

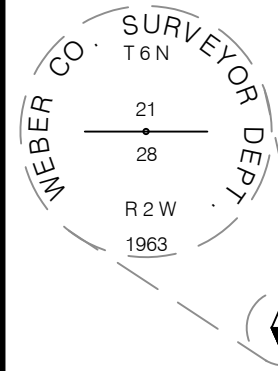
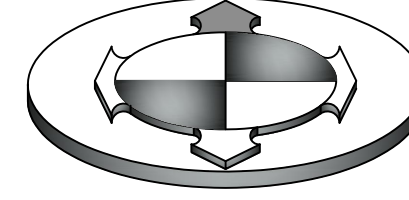
WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
2020

GRAPHIC SCALE



NORTH



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)

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

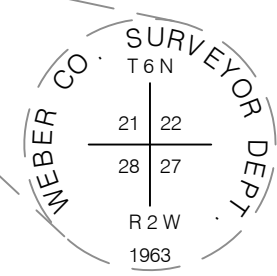
JEFFERY & TRUDY EAST
PARCEL No. 15-057-0047

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

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)

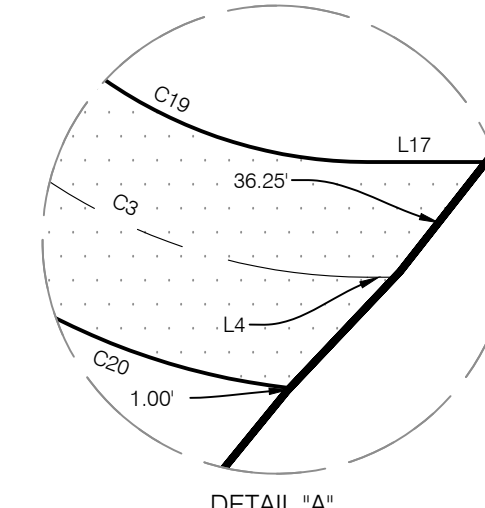
BUREAU OF RECLAMATION
6-2
SE-21
O
1954
B. M.

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)



NOTE:
FOR LOT ADDRESSES
SEE PAGE 2

A. L. J. SMITH ETAL
PARCEL No. 15-078-0001



No Measurements

MARDELL & FRANCES W. GODDERIDGE
FAMILY TRUST
PARCEL No. 15-078-0050

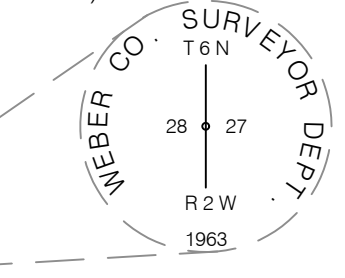
NARRATIVE

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:

1. 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.

EAST QUARTER CORNER OF
SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST
(FOUND 3" BRASS CAP
MONUMENT SET IN CONCRETE 1"
BELOW ROAD SURFACE.
MONUMENT SET IN 1963
BY WEBER COUNTY SURVEYOR
DEPARTMENT. GOOD
CONDITION)



OWNER / DEVELOPER:
NAME: IGOR MAKSYMIW
TELEPHONE: (801) XXX-XXXX
ADDRESS: XXXXXXXXX
IGORMAKSYMIW@AOL.COM



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

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS
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 _____, 2020

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 _____, 2020

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 _____, 2020

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE
DEDICATION OF STREETS AND 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 _____, 2020

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 _____, 2020

SIGNATURE

WEBER COUNTY RECORDER

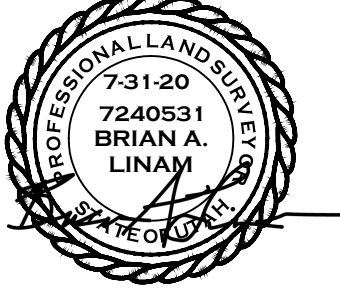
ENTRY NO. _____
FEE PAID _____
FILED FOR RECORD AND
RECORDED AT _____
BOOK _____ OF OFFICIAL RECORDS,
PAGE _____
RECORDED FOR : _____

WEBER COUNTY RECORDER

DEPUTY

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF
UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND
THAT I HOLD CERTIFICATE NO. 7240531; 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 ON THIS PLAT, AND THAT THIS PLAT OF WINSTON PARK
SUBDIVISION 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 RECORDERS 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 COMPILED WITH.



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 SURVEY, 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
36 RESIDENTIAL LOTS & 2 PARCELS

OWNERS 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 EASEMENTS,
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 ERECTED WITHIN SUCH EASEMENTS, AND
DO ALSO HEREBY DEDICATE AND GRANT TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND
OVER OPEN SPACE PARCELS TO GUARANTEE TO WEBER COUNTY THAT SAID OPEN SPACE PARCELS REMAIN
OPEN AND UNDEVELOPED, AND OPEN SPACE PURPOSES.

AND DO ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR
PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND
OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH
ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE
RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE
COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND
OPEN SPACE PURPOSES.

SIGNED THIS _____ DAY OF _____, 2020

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

PAGE 1 OF 2

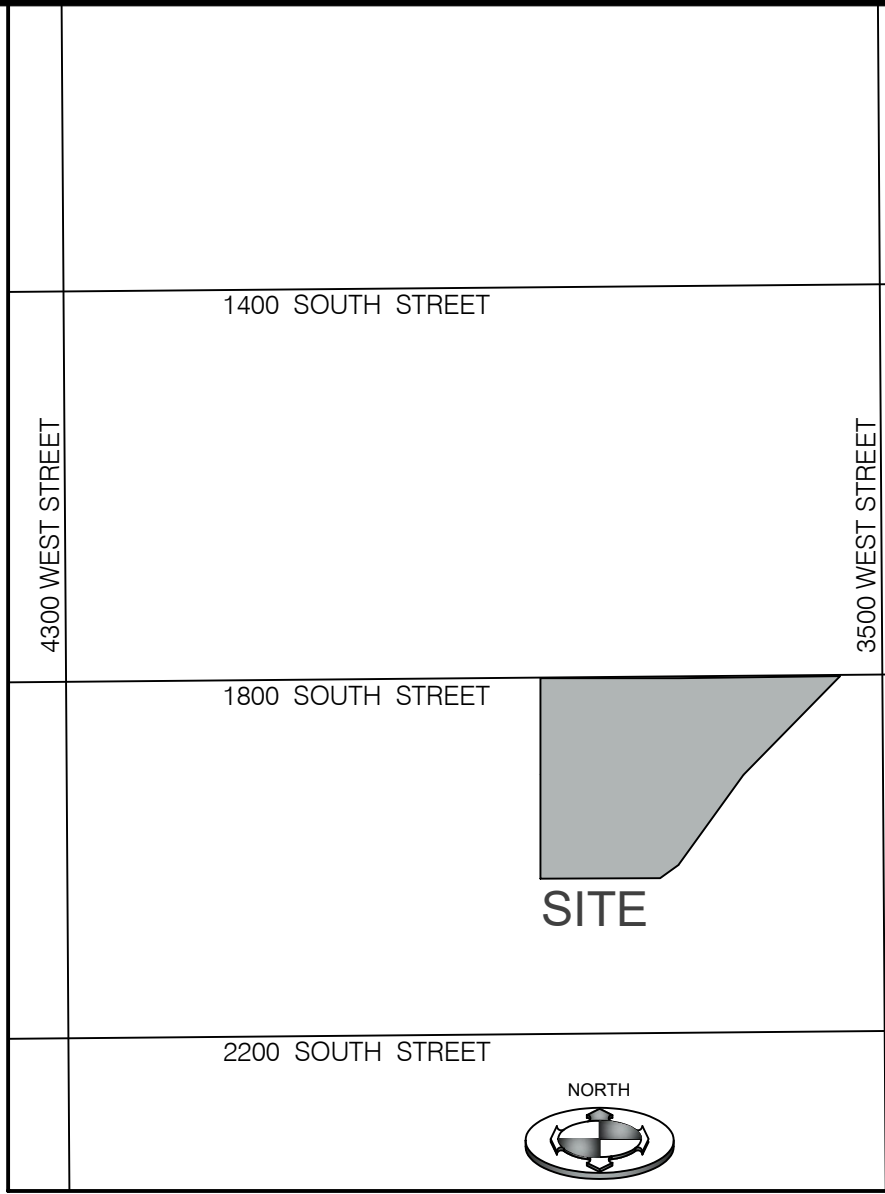
WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.58'	60.00'	37°47'48"	N 19°38'46" E	38.87'
C2	50.06'	55.00'	52°08'43"	N 64°37'02" E	48.35'
C3	110.55'	150.00'	42°13'40"	S 68°53'10" E	108.07'
C4	54.28'	75.00'	41°27'52"	N 68°30'16" W	53.10'
C5	30.02'	225.00'	7°38'43"	S 86°56'27" W	30.00'
C6	29.73'	225.00'	7°34'18"	N 86°54'14" E	29.71'
C7	31.40'	20.00'	89°56'32"	N 44°16'53" W	28.27'
C8	31.44'	20.00'	90°03'28"	S 45°43'07" W	28.30'
C9	19.79'	30.00'	37°47'48"	N 19°38'46" E	19.43'
C10	47.62'	90.00'	30°19'08"	N 15°54'26" E	47.07'
C11	11.75'	90.00'	7°28'40"	N 34°48'20" E	11.74'
C12	13.82'	85.00'	9°18'53"	N 43°12'07" E	13.80'
C13	63.54'	85.00'	42°49'50"	N 69°16'28" E	62.07'
C14	22.75'	25.00'	52°08'43"	N 64°37'02" E	21.98'
C15	31.44'	20.00'	90°03'28"	S 44°16'53" E	28.30'
C16	31.40'	20.00'	89°56'32"	S 45°43'07" W	28.27'
C17	31.41'	20.00'	89°59'03"	S 44°14'40" E	28.28'
C18	75.99'	105.00'	41°27'52"	N 68°30'16" W	74.34'
C19	88.44'	120.00'	42°13'40"	S 68°53'10" E	86.45'
C20	112.46'	180.00'	35°47'47"	S 65°40'13" E	110.64'
C21	32.57'	45.00'	41°27'52"	N 68°30'16" W	31.86'
C22	31.42'	20.00'	90°00'00"	S 45°45'48" W	28.28'
C23	12.09'	15.00'	46°11'13"	S 22°19'48" E	11.77'
C24	84.47'	50.00'	96°47'42"	N 02°58'26" E	74.78'
C25	83.07'	50.00'	95°11'48"	S 81°01'48" E	73.84'
C26	70.15'	50.00'	80°22'56"	S 06°45'34" W	64.53'
C27	12.09'	15.00'	46°11'13"	N 23°51'25" E	11.77'
C28	31.42'	20.00'	90°00'00"	N 44°14'12" W	28.28'
C29	31.42'	20.00'	90°00'57"	N 45°45'20" E	28.29'
C30	30.70'	50.00'	35°10'59"	S 18°20'21" W	30.22'
C31	160.46'	50.00'	183°52'15"	N 52°08'02" W	99.94'
C32	24.72'	50.00'	28°19'35"	N 53°57'53" E	24.47'
C33	17.64'	15.00'	67°22'48"	S 34°26'16" W	16.64'
C34	34.03'	255.00'	7°38'43"	S 86°56'27" W	34.00'
C35	25.75'	195.00'	7°33'58"	N 86°54'04" E	25.73'
C36	26.02'	195.00'	7°38'43"	S 86°56'27" W	26.00'
C37	33.72'	255.00'	7°34'34"	N 86°54'22" E	33.69'
C38	31.44'	20.00'	90°04'25"	S 45°43'36" W	28.30'
C39	31.39'	20.00'	89°55'35"	S 44°16'24" E	28.27'
C40	237.69'	50.00'	272°22'26"	S 89°14'12" E	69.23'
C41	215.88'	50.00'	247°22'48"	N 55°33'44" W	83.21'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	20.00'
L2	S 89°18'37" E	106.96'
L3	N 00°44'52" E	120.44'
L4	N 90°00'00" E	7.20'
L5	N 43°02'59" W	50.00'
L6	N 44°34'35" E	50.00'
L7	S 21°52'20" E	50.00'
L8	S 00°44'52" W	124.42'
L9	S 51°27'20" E	49.80'
L10	N 51°27'20" W	110.87'
L11	N 89°14'12" W	7.98'
L12	S 89°14'12" E	54.65'
L13	S 89°14'12" E	10.53'
L14	N 89°14'12" W	142.19'
L15	S 00°45'48" W	52.50'
L16	N 00°45'48" E	27.53'
L17	N 90°00'00" E	30.96'

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



WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY



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