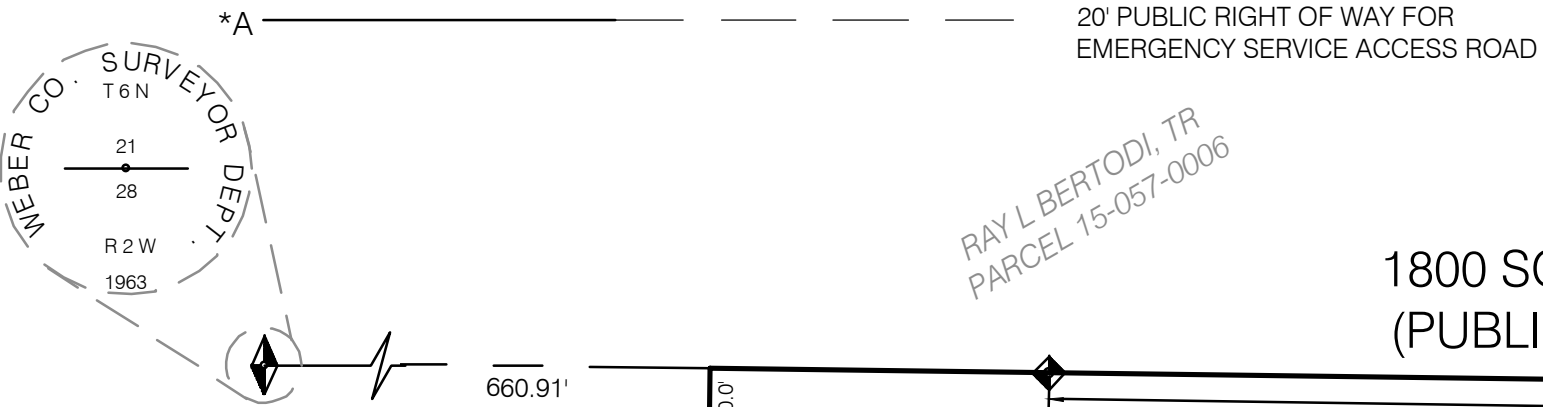


# LEGEND

	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



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)

## NOTES:

1. FOR LOT ADDRESSES SEE PAGE 2
2. AGRICULTURE IS 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.

OWNER / DEVELOPER:  
NAME: OGDEN 3, LLC  
TELEPHONE: (801) 209-6759  
IGORMAKSYMIW@AOL.COM

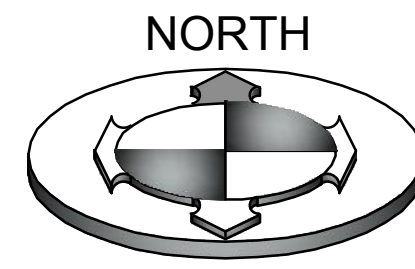
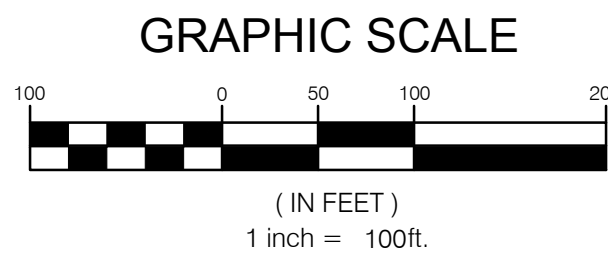


BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

# WINSTON PARK PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
OCTOBER, 2023

"CONCEPT B"



## 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 PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK

### 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 EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 152.35 FEET AND SOUTH 38°02'07" WEST 50.28 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING, THENCE SOUTH 38°02'07" WEST 364.48 FEET; THENCE SOUTH 37°51'05" WEST 188.07 FEET; THENCE SOUTH 38°06'04" WEST 513.12 FEET; THENCE SOUTH 43°27'51" WEST 42.80 FEET; THENCE SOUTH 39°10'43" WEST 40.86 FEET; THENCE NORTH 69°58'25" WEST 167.70 FEET; THENCE NORTH 20°01'35" EAST 77.72 FEET TO A POINT ON 15-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 13.91 FEET THRU A CENTRAL ANGLE OF 53°07'48" (CHORD BEARS N 46°35'29" E 13.42) TO A POINT ON A 60-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 161.21 FEET THRU A CENTRAL ANGLE OF 153°56'31" (CHORD BEARS N 03°48'52" W 116.91); THENCE NORTH 09°12'52" EAST 96.05 FEET; THENCE NORTH 89°15'08" WEST 334.91 FEET; THENCE NORTH 45°04'54" EAST 306.98 FEET; THENCE NORTH 00°44'52" EAST 193.10 FEET TO A POINT ON A 75-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 48.35 FEET THRU A CENTRAL ANGLE OF 36°56'19" (CHORD BEARS N 29°15'31" W 47.52); THENCE NORTH 89°15'08" WEST 91.51 FEET; THENCE NORTH 00°44'52" EAST 107.87 FEET; THENCE SOUTH 89°15'08" EAST 1,053.83 FEET TO BEGINNING.

CONTAINS 12.197 ACRES, MORE OR LESS

29 RESIDENTIAL LOTS

### 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, TRAILS 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 ERRECTED WITHIN SUCH EASEMENTS.

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 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 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 \_\_\_\_\_, 2022

WADE RUMSEY  
ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ PERSONALLY  
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WADE RUMSEY, OF THE ABOVE OWNERS  
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 PHASE 2 & AMENDING LOTS 136, 137, & 138 WINSTON PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
OCTOBER, 2023

PAGE 1 OF 2

### 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 \_\_\_\_\_ DAY OF \_\_\_\_\_.

WEBER COUNTY SURVEYOR  
RECORD OF SURVEY # \_\_\_\_\_

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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022

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 \_\_\_\_\_, 2022

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 \_\_\_\_\_, 2022

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



WINSTON PARK PHASE 2

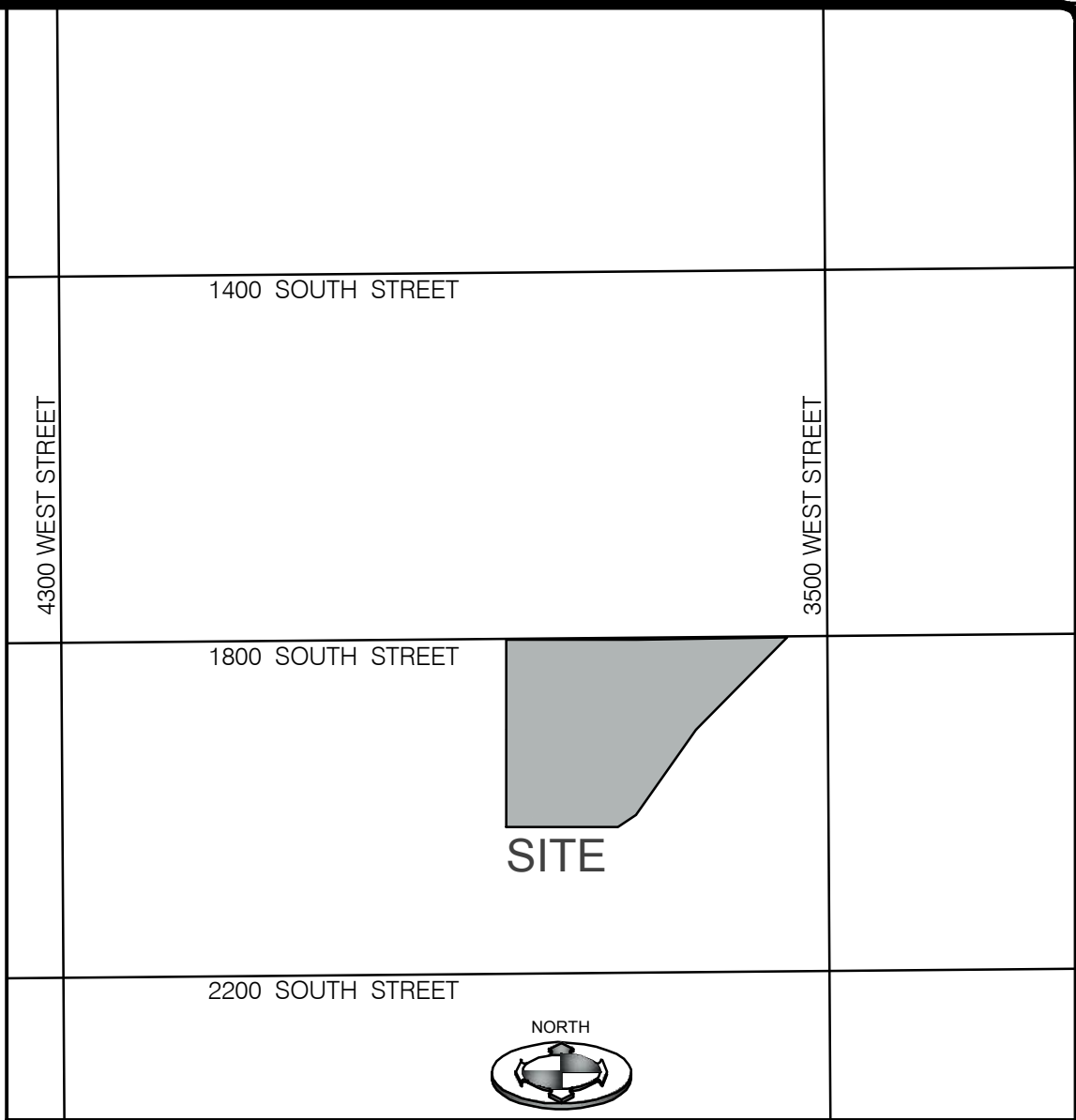
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
2021

"CONCEPT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C15	23.57'	15.00'	90°02'04"	S 45°43'50" W	21.22'
C16	23.55'	15.00'	89°57'56"	S 44°16'10" E	21.21'
C17	54.36'	75.00'	41°31'28"	N 68°29'25" W	53.17'
C18	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C19	36.87'	110.00'	19°12'14"	S 10°20'58" W	36.70'
C28	34.37'	110.00'	17°54'00"	S 28°54'05" W	34.23'
C29	23.56'	15.00'	90°00'00"	N 44°15'08" W	21.21'
C30	47.12'	30.00'	90°00'00"	N 45°44'52" E	42.43'
C31	13.91'	15.00'	53°07'48"	S 62°41'14" E	13.42'
C32	103.46'	60.00'	98°47'46"	S 85°31'13" E	91.11'
C33	129.10'	60.00'	123°16'54"	N 16°33'33" W	105.60'
C34	67.21'	60.00'	64°10'56"	S 69°42'31" W	63.75'
C35	13.91'	15.00'	53°07'48"	S 64°10'57" W	13.42'
C36	32.38'	90.00'	20°36'54"	S 80°26'24" W	32.21'
C37	22.96'	15.00'	87°41'55"	N 66°01'05" W	20.78'
C38	35.76'	110.00'	18°37'28"	N 31°28'52" W	35.60'
C39	23.55'	15.00'	89°57'56"	N 44°16'10" W	21.21'
C40	15.06'	75.00'	11°30'10"	N 05°02'17" W	15.03'
C51	33.49'	170.00'	11°17'13"	S 32°12'28" W	33.44'
C52	49.71'	230.00'	12°23'00"	S 32°45'22" W	49.61'
C53	20.91'	15.00'	79°52'09"	S 00°59'13" E	19.26'
C54	23.56'	15.00'	90°00'00"	N 85°55'17" W	21.21'
C55	36.64'	130.00'	16°08'55"	S 57°09'10" W	36.52'
C56	57.90'	130.00'	25°31'14"	S 77°59'15" W	57.43'
C57	13.91'	15.00'	53°07'48"	S 64°10'57" W	13.42'
C58	16.13'	60.00'	15°24'04"	S 45°19'05" W	16.08'
C59	46.77'	60.00'	44°39'48"	S 58°27'14" E	45.60'
C61	23.56'	15.00'	90°00'00"	N 04°04'43" E	21.21'
C71	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C72	23.56'	15.00'	90°00'00"	N 44°15'08" W	21.21'
C73	32.38'	50.00'	37°06'14"	N 19°17'58" E	31.82'
C74	45.31'	230.00'	11°17'13"	N 32°12'28" E	45.24'
C75	27.79'	15.00'	106°08'33"	N 86°00'26" E	23.98'
C76	18.90'	170.00'	6°22'18"	N 29°45'01" E	18.90'
C77	16.36'	50.00'	18°45'10"	S 31°32'42" E	16.29'
C78	12.00'	20.00'	34°22'49"	S 04°58'43" E	11.82'
C79	1.85'	90.00'	1°10'35"	S 11°37'24" W	1.85'
C80	16.16'	90.00'	10°17'15"	S 05°53'29" W	16.14'
C81	0.25'	110.00'	0°07'41"	N 40°51'27" W	0.25'
C82	21.09'	60.00'	20°08'16"	S 63°05'15" W	20.98'
C83	13.91'	15.00'	53°07'48"	S 46°35'29" W	13.42'
C84	50.91'	70.00'	41°40'09"	N 69°54'47" E	49.79'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N 00°44'52" E	107.87'
L67	N 09°12'52" E	96.05'
L68	N 00°44'52" E	107.87'
L69	N 00°44'52" E	107.87'
L70	N 20°01'35" E	77.72'
L71	N 69°58'25" W	167.70'
L122	N 00°44'52" E	107.87'
L123	S 00°39'47" W	107.87'
L124	N 00°44'52" E	107.87'
L125	S 00°44'52" W	96.82'
L126	S 89°15'08" E	52.16'
L127	N 89°15'08" W	106.12'
L128	S 52°08'55" E	120.81'
L129	S 52°08'55" E	120.73'
L135	S 52°08'55" E	120.33'
L136	S 52°08'55" E	107.79'
L140	S 57°28'20" E	128.15'
L141	S 89°15'08" E	74.99'
L147	S 00°44'17" W	216.62'
L148	N 17°55'14" W	103.47'
L149	S 89°15'08" E	91.51'
L150	N 90°00'00" E	365.37'
L154	S 00°00'00" E	160.70'
L157	N 00°00'00" E	49.30'
L158	N 90°00'00" W	362.51'
L159	N 17°55'14" W	106.65'
L160	S 00°44'17" W	213.33'
L161	S 54°30'56" E	175.64'
L162	N 00°44'52" E	107.87'
L163	N 00°39'47" E	107.87'
L164	S 00°44'52" W	111.52'
L165	S 00°44'52" W	81.58'
L166	S 89°15'08" E	106.30'
L167	N 89°15'08" W	120.52'
L168	S 89°15'08" E	278.72'
L169	S 89°15'08" E	94.80'
L170	S 00°42'48" W	89.90'
L171	S 00°42'48" W	107.87'
L175	S 89°15'08" E	18.55'
L182	S 89°15'08" E	105.02'
L183	S 00°44'52" W	101.01'
L184	S 45°04'54" W	282.17'
L185	S 30°36'31" W	74.24'
L186	S 58°41'45" E	103.37'
L187	S 30°36'31" W	80.29'
L188	S 30°36'31" W	9.72'
L189	S 58°41'45" E	107.16'
L190	S 89°15'08" E	104.07'
L191	N 89°15'08" W	81.07'
L192	N 00°44'52" E	110.00'
L193	S 89°15'08" E	42.46'
L194	S 30°36'31" W	82.53'
L195	S 89°15'08" E	65.05'
L196	N 00°44'52" E	110.00'
L197	S 89°15'08" E	108.11'
L198	N 89°15'08" W	128.68'
L199	N 38°02'07" E	31.79'
L200	N 37°51'05" E	71.82'
L201	N 38°06'04" E	18.18'
L207	S 89°15'08" E	404.34'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L209	S 89°15'08" E	105.03'
L211	S 45°04'54" W	24.81'
L212	N 49°04'43" E	96.07'
L213	N 26°33'52" E	95.42'
L214	N 37°51'05" E	211.09'
L215	N 43°27'51" E	21.40'
L216	N 43°27'51" E	21.40'
L217	N 00°44'52" E	203.93'
L218	S 89°15'08" E	64.94'
L219	S 22°10'07" E	166.60'
L220	S 40°55'17" E	132.69'
L221	N 00°44'52" E	90.64'
L222	S 40°55'17" E	112.22'



VICINITY MAP  
SCALE: N.T.S.

LOT	ADDRESS
101	3789 W. / 1811 S.
102	1825 S.
103	1841 S.
104	1855 S.
105	1871 S.
106	1885 S.
107	1901 S.
108	1915 S.
109	1931 S.
110	1947 S.
111	1961 S.
112	1977 S.
113	1991 S.
114	1988 S. / 3761 W.
115	3749 W.
116	3737 W.
117	3725 W.
118	3711 W.
119	3701 W.
120	3687 W.
121	3673 W.
122	1957 S. / 3685 W.
123	3702 W.
124	3722 W.
125	3738 W.
126	3758 W. / 1958 S.
127	1942 S.
128	1927 S. / 3759 W.
129	3741 W.
130	3723 W.
131	3705 W.
132	3689 W.
133	3671 W.
134	3662 W. / 1958 S.
135	1942 S.
136	1928 S.

LOT	ADDRESS
137	1918 S.
138	3650 W.
139	3662 W.
140	3680 W.
141	3696 W.
142	3712 W.
143	3728 W.
144	3746 W.
145	3760 W. / 1898 S.
146	1882 S. / 3759 W.
147	3741 W.
148	3723 W.
149	3724 W.
150	3738 W.
151	3758 W. / 1856 S.
152	1842 S.
153	1828 S.
154	1814 S. / 3759 W.

