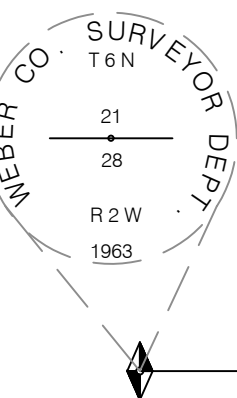


LEGEND

| | | | |
|--|--|--|-------------------|
| | 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 HEREBY DEDICATED TO WEBER COUNTY FOR PUBLIC USE | | RIGHT OF WAY LINE |
| | COMMON AREA, ACCESS, UTILITY & DRAINAGE EASEMENT | | PARCEL/LOT LINES |
| | PORTION B | | |



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)

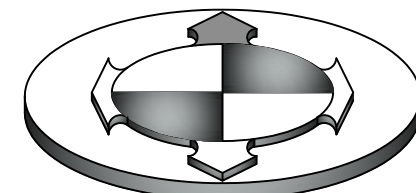
1800 SOUTH ST.
(PUBLIC ROAD)

L=23.54
R=15.00
CH=N 44°16'11" W
CL=21.20

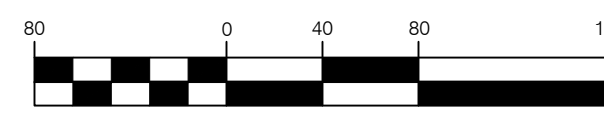
BASIS OF BEARINGS
N 89°15'08" W 2643.62' (MEASURED)
2643.46' (RECORD)
STATE PLANE GRID BEARING = N 89°15'02" W

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)

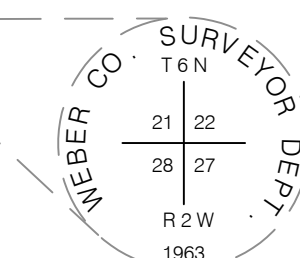
NORTH



GRAPHIC SCALE

(IN FEET)
1 inch = 80ft.

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)

S 00°37'00" W 2656.60' (MEASURED)
S 00°36'05" W 2656.57' (RECORD)

NOTES:
1. ALL FOOTINGS WILL NEED TO BE
ON NATURAL GROUND,
GEOTECHNICAL ENGINEER TO
VERIFY.
2. DUE TO HIGH GROUND WATER,
ALL LOTS TO BE SLAB ON GRADE
OR LOWEST FINISH FLOOR
ELEVATION TO BE APPROVED BY
COUNTY ENGINEER.

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)

NOTE:
LOTS 136-138 WINSTON
PARK SUBDIVISION ARE
VACATED WITH THIS PLAT
DUE TO RECONFIGURATION
OF ROADS & LOTS

WINSTON PARK SUBDIVISION (PHASE 2)

AMENDING PARCEL "A", COMMON AREA "A" & LOTS 137 & 138

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

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, 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. 103381; 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 (PHASE 2) 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 COMPLIED WITH.

FOR REVIEW
ONLY

WINSTON PARK SUBDIVISION (PHASE 2)

AMENDING PARCEL "A", COMMON AREA "A" & LOTS 137 & 138

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 182.81 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 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 33.46 FEET; THENCE NORTH 49°27'38" WEST 173.69 FEET; THENCE NORTHWESTERLY 136.63 FEET ALONG A THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 15°33'05" WEST 108.96 FEET; THENCE NORTH 09°12'52" EAST 96.05 FEET; THENCE NORTH 89°15'08" WEST 142.13 FEET; THENCE NORTH 00°41'12" EAST 546.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 23.54 ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 44°16'11" WEST 21.20 FEET; THENCE SOUTH 89°15'08" EAST 975.90 FEET TO THE POINT OF BEGINNING.

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

PORTION "B"
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 SOUTH 89°15'08" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE SAID 1800 SOUTH STREET 37.33 FEET TO THE NORTHEAST CORNER OF COMMON AREA "A" WINSTON PARK SUBDIVISION ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG THE EASTERLY LINE OF SAID COMMON AREA "A" THE FOLLOWING TWO (2) COURSES: SOUTH 00°44'52" WEST 342.12 FEET, AND SOUTH 45°04'54" WEST 31.43 FEET; THENCE NORTH 00°41'12" EAST 349.61 FEET; THENCE NORTHWESTERLY 23.54 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 44°16'11" WEST 21.20 FEET TO THE POINT OF BEGINNING. (0.181 ACRES)

CONTAINS 11.314 ACRES, MORE OR LESS

28 RESIDENTIAL LOTS

OWNER'S DEDICATION

OGDEN 3, LLC, A UTAH LIMITED LIABILITY COMPANY (THE "DECLARANT"), THE UNDERSIGNED OWNER OF THE TRACT OF LAND, AND THE OWNERS OF THE PROPERTY KNOWN AS LOTS 137 AND 138 AS SHOWN ON THE WINSTON PARK SUBDIVISION PLAT (ENTRY NO. 3245491) (ALSO KNOWN AS PHASE 1 OF THE SUBDIVISION), AS APPLICABLE, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, DESIGNATING SAID TRACT AS WINSTON PARK SUBDIVISION (PHASE 2).

FURTHER, THE UNDERSIGNED DECLARANT AND THE OWNERS OF PHASE 1 LOTS 137 AND 138 AUTHORIZE AND ACCEPT THE RECONFIGURATION OF SAID LOTS, INCLUDING BOUNDARY ADJUSTMENTS AND MODIFICATIONS AS DEPICTED ON THIS PLAT, WITH SUCH LOTS HEREBY RENUMBERED AS PHASE 2 LOTS 216 AND 218, RESPECTIVELY, ANY EASEMENTS OR OTHER ENCUMBRANCES BURDENING OR BENEFITING LOTS 137 AND 138, AS SHOWN ON THE PHASE 1 PLAT, ARE HEREBY EXTINGUISHED, RELEASED, AND REPLACED WITH THE EASEMENTS AND ENCUMBRANCES DEPICTED ON THIS PLAT. THIS RECONFIGURATION CONFORMS TO THE NEW LOT CONFIGURATION AND BOUNDARIES ESTABLISHED HEREIN.

THE SIGNATURE OF THE CHAIRMAN OF THE WEBER COUNTY COMMISSION IN THE WEBER COUNTY COMMISSION ACCEPTANCE SIGNATURE BLOCK HEREON SIGNIFIES THE COUNTY'S AUTHORIZATION AND ACCEPTANCE OF THESE LOT RECONFIGURATIONS. THIS SUBDIVISION, DESIGNATION, RECONFIGURATION, AND ADJUSTMENT OF EASEMENTS AND ENCUMBRANCES COMPLY WITH ALL APPLICABLE LAWS AND THE GOVERNING DOCUMENTS OF WINSTON PARK HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, (THE "HOA") AND SHALL TAKE EFFECT UPON RECORDATION OF THIS PLAT IN THE RECORDERS OFFICE OF WEBER COUNTY, UTAH.

FURTHER, THE DECLARANT, THE OWNERS OF PHASE 1 LOTS 137 AND 138, AND THE HOA, AS APPLICABLE, DO HEREBY GRANT AND DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS AND PORTIONS OF LAND, TRAILS, AND ROADS DESIGNATED HEREON AS INTENDED FOR PUBLIC USE, INCLUDING THE PORTION OF THE PEDESTRIAN WALKWAY SHOWN IN COMMON AREA "A" LOCATED OUTSIDE THE PHASE 2 TRACT OF LAND. 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 HOA AND PUBLIC UTILITY SERVICE LINES AND STORM DRAINAGE FACILITIES.

THE DECLARANT HEREBY DEDICATES TO THE HOA ALL PORTIONS OF SAID TRACT DESIGNATED AS COMMON AREAS, TO BE USED FOR SUCH PURPOSES AS MAY BE FURTHER DESCRIBED IN THE HOA'S DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS AMENDED FROM TIME TO TIME. THE DECLARANT FURTHER GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS, GUARANTEEING THAT THE COMMON AREAS SHALL REMAIN OPEN AND UNDEVELOPED, EXCEPT FOR APPROVED RECREATIONAL, ACCESS, PARKING, AND OPEN SPACE PURPOSES. THIS EASEMENT MAY ALSO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF HOA UTILITY LINES, INFRASTRUCTURE, AND OTHER FACILITIES CONSISTENT WITH THE INTENDED USE AND ENJOYMENT OF THE COMMON AREAS, PROVIDED SUCH USE DOES NOT INTERFERE WITH THE COUNTY'S RIGHTS AND PURPOSES UNDER THIS EASEMENT.

(CONTINUED ON PAGE 2...)

WINSTON PARK SUBDIVISION (PHASE 2)

AMENDING PARCEL "A", COMMON AREA "A" & LOTS 137 & 138

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: (801) 209-6759
IGORMAKSYMIV@AOL.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:

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.

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 _____ 2025.

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

2006142sp-PH2.dwg

PORTION "B" OF THE PHASE 2 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.

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

1. AT THE TIME OF THE CONVEYANCE OF PORTION "B," 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
2. THE CONVEYANCE OF PORTION "B" 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.

WADE RUMSEY, DIRECTOR

OGDEN 3, LLC

WADE RUMSEY, MANAGING MEMBER

STC HOLDINGS, LLC

BY: _____

SHON COLARUSSO, MANAGER

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

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

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

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

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 |
| L135 | N 90°00'00" W | 273.50' |
| L136 | S 00°00'00" E | 160.70' |
| L137 | N 89°15'08" W | 166.45' |
| L138 | N 89°15'08" W | 166.71' |
| L139 | N 00°00'00" E | 49.30' |
| L140 | N 90°00'00" W | 208.98' |
| L141 | N 17°55'14" W | 106.65' |
| L142 | S 00°44'17" W | 213.33' |
| L144 | N 49°34'50" E | 60.56' |
| L145 | S 40°55'17" E | 116.89' |
| L146 | S 38°16'37" W | 72.32' |
| L148 | N 89°15'08" W | 2.57' |
| L154 | N 38°16'37" E | 77.53' |
| L156 | S 38°16'37" W | 99.43' |
| L157 | N 38°16'37" E | 68.01' |
| L158 | S 89°15'08" E | 37.82' |
| L160 | S 51°43'23" E | 39.37' |
| L162 | S 38°16'37" W | 86.40' |
| L163 | N 00°44'52" E | 155.28' |
| L165 | S 89°15'08" E | 168.04' |
| L170 | S 89°15'08" E | 28.59' |
| L174 | S 89°15'08" E | 457.00' |
| L175 | S 00°41'12" W | 68.19' |
| L178 | S 38°16'37" W | 168.77' |
| L179 | S 89°15'08" E | 649.81' |
| L182 | S 89°15'08" E | 89.99' |
| L183 | N 38°16'37" E | 258.15' |
| L198 | N 38°16'37" E | 258.15' |
| L199 | S 89°15'08" E | 234.45' |
| L201 | S 89°15'08" W | 10.95' |
| L202 | S 00°41'12" W | 61.23' |
| L203 | N 89°15'08" W | 192.69' |
| L204 | S 00°44'27" W | 94.69' |
| L205 | S 89°15'43" E | 10.00' |
| L206 | N 00°44'29" E | 79.69' |
| L207 | S 89°15'08" E | 177.66' |
| L209 | N 45°59'56" E | 4.78' |
| L210 | N 00°41'12" E | 69.52' |
| L214 | S 89°15'08" E | 37.33' |
| L215 | S 00°44'52" W | 342.12' |
| L216 | S 45°04'54" W | 31.43' |
| L217 | N 00°41'12" E | 349.61' |

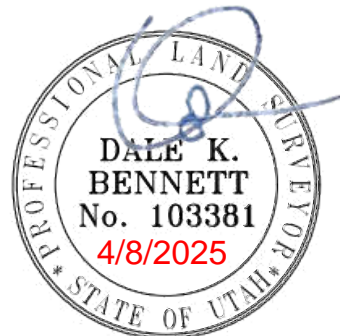
| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 78.49 | 50.00' | 89°5621" | S 44°1658" E | 70.67' |
| C2 | 52.40' | 80.00' | 37°31'46" | S 70°2915" E | 51.47' |
| C3 | 52.40' | 80.00' | 37°31'46" | N 19°3045" E | 51.47' |
| C4 | 73.26' | 80.00' | 52°2814" | N 64°3045" E | 70.73' |
| C5 | 23.58' | 15.00' | 90°0339" | N 45°4302" E | 21.22' |
| C6 | 23.56' | 15.00' | 90°0000" | S 44°1508" E | 21.21' |
| C7 | 32.75' | 50.00' | 37°31'46" | S 19°3045" W | 32.17' |
| C8 | 23.56' | 15.00' | 90°0000" | S 83°1637" W | 21.21' |
| C9 | 72.05' | 110.00' | 37°31'46" | N 70°2915" W | 70.77' |
| C10 | 31.39' | 20.00' | 89°5621" | N 44°1658" W | 28.27' |
| C11 | 31.35' | 110.00' | 16°1943" | N 08°5443" E | 31.24' |
| C12 | 23.56' | 15.00' | 90°0000" | N 45°4452" E | 21.21' |
| C13 | 19.57' | 15.00' | 74°4433" | S 51°5252" E | 18.21' |
| C14 | 133.47' | 60.00' | 127°27'18" | N 87°1414" E | 107.60' |
| C15 | 40.70' | 110.00' | 21°1203" | N 27°4036" E | 40.47' |
| C16 | 23.56' | 15.00' | 90°0000" | N 06°4323" W | 21.21' |
| C17 | 23.56' | 15.00' | 90°0000" | N 83°1637" E | 21.21' |
| C18 | 13.88' | 110.00' | 7°1349" | N 41°5332" E | 13.87' |
| C20 | 13.91' | 15.00' | 53°0749" | N 64°1059" E | 13.42' |
| C21 | 76.70' | 110.00' | 39°5655" | N 70°4624" E | 75.15' |
| C22 | 46.77' | 60.00' | 44°3948" | N 58°2714" W | 45.60' |
| C23 | 12.63' | 60.00' | 12°0356" | N 43°3900" E | 12.61' |
| C24 | 45.79' | 50.00' | 52°2814" | S 64°3045" W | 44.21' |
| C25 | 13.91' | 15.00' | 53°0748" | N 62°4114" W | 13.42' |
| C27 | 32.75' | 50.00' | 37°31'46" | S 70°2915" E | 32.17' |
| C28 | 23.56' | 15.00' | 90°0000" | S 06°4323" E | 21.21' |
| C29 | 125.58' | 80.00' | 89°5621" | S 44°1658" E | 113.08' |
| C31 | 23.58' | 15.00' | 90°0335" | S 45°4300" W | 21.22' |
| C32 | 72.05' | 110.00' | 37°31'46" | S 19°3045" W | 70.77' |
| C33 | 6.92' | 20.00' | 19°4855" | N 80°5024" E | 6.88' |
| C34 | 287.52' | 60.00' | 274°3328" | S 28°1240" W | 81.41' |
| C35 | 92.02' | 60.00' | 87°5231" | S 05°5409" E | 83.27' |
| C36 | 62.02' | 60.00' | 59°1339" | S 79°2714" E | 59.30' |
| C37 | 100.74' | 110.00' | 52°2814" | S 64°3045" W | 97.25' |
| C38 | 23.55' | 15.00' | 89°5621" | S 44°1658" E | 21.20' |
| C39 | 10.16' | 110.00' | 5°1730" | S 48°0911" W | 10.16' |
| C40 | 77.22' | 60.00' | 73°4423" | N 00°4451" E | 72.00' |
| C41 | 6.02' | 80.00' | 4°1848" | N 31°4049" W | 6.02' |
| C43 | 34.80' | 44.00' | 45°1844" | S 23°2034" W | 33.90' |
| C49 | 7.85' | 5.00' | 90°0034" | N 45°4434" E | 7.07' |
| C51 | 10.23' | 30.00' | 19°3156" | N 80°5854" E | 10.18' |
| C53 | 26.89' | 34.00' | 45°1844" | N 23°2034" E | 26.19' |
| C55 | 6.97' | 5.00' | 79°5009" | N 06°0452" E | 6.42' |

| LOT | ADDRESS |
|-----|---------|
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NOTES:

1. FOR LOT ADDRESSES SEE THIS PAGE.
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 ELEVATION 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

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SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com