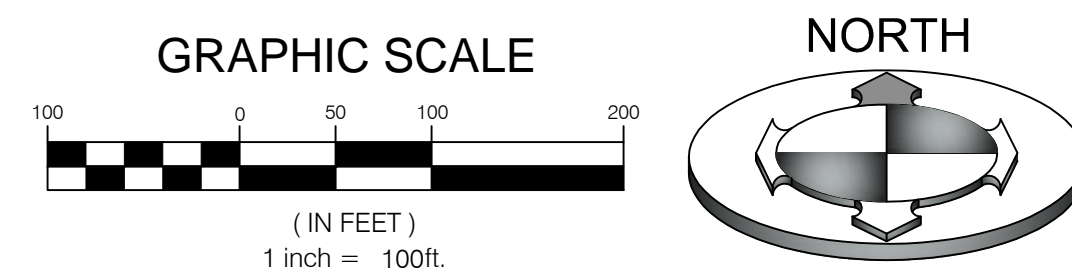


WINSTON PARK SUBDIVISION

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

LEGEND

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



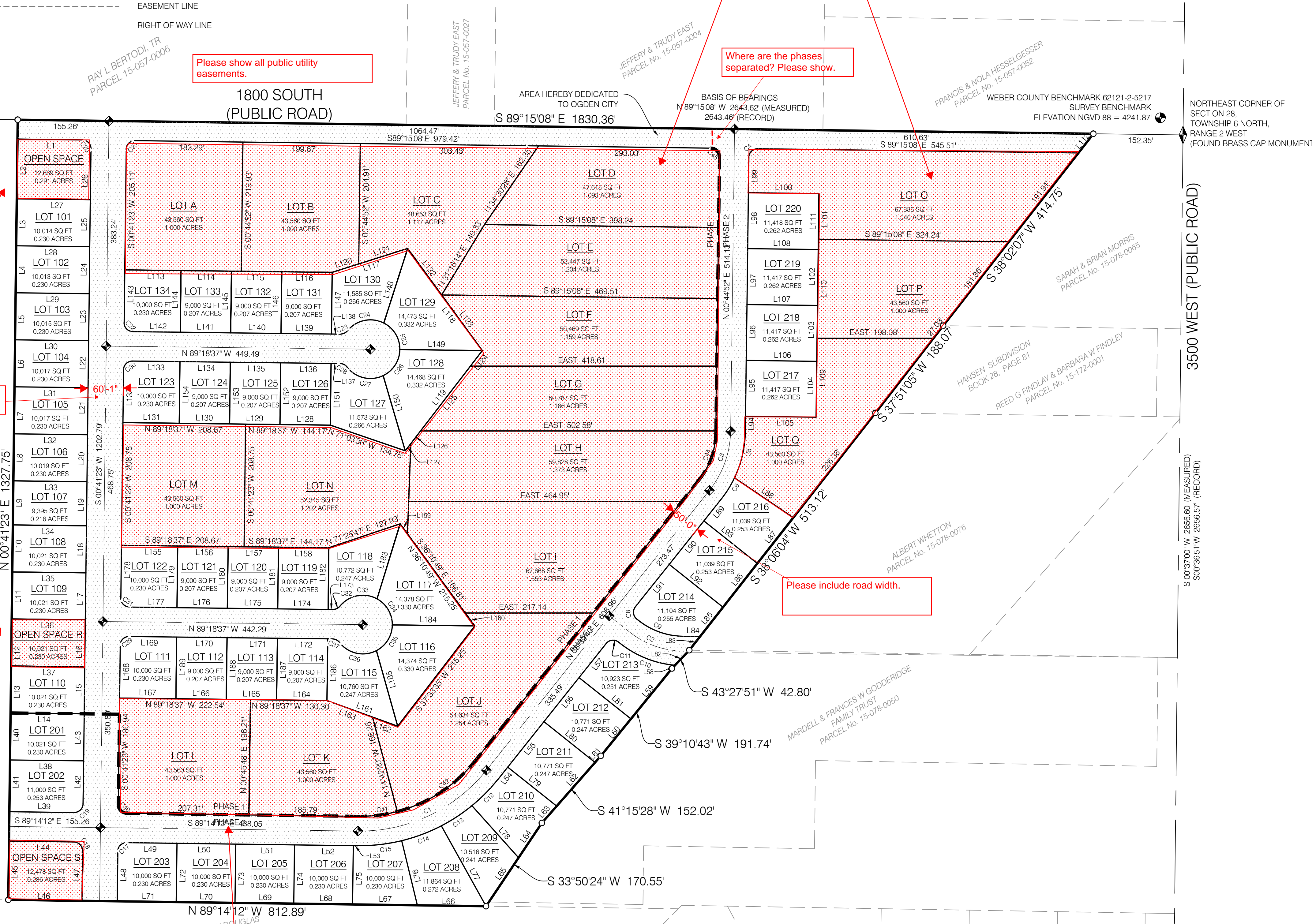
Please show all public utility easements.

Please provide proper labeling of open space parcels or common areas.

Where are the phases separated? Please show.

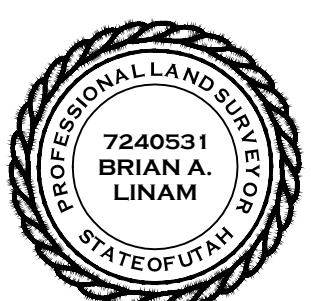
Please include road width.

If open space parcels are less than 1 acre, they cannot be individually owned. Please label as "Common Area"



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 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.

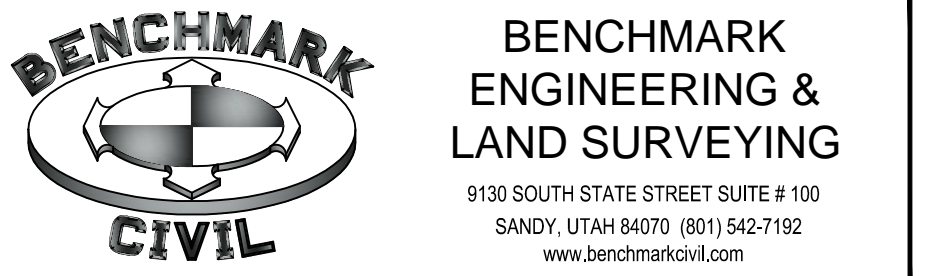
MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

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



Please identify as phase 2 so it is legible.

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 _____, 2017

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 _____, 2017

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 _____, 2017

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 _____, 2017

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 _____, 2017

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 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

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|---------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 250.63 | 275.00 | 52°13'08" | N 64°39'14" E | 242.05' |
| C2 | 100.91 | 150.00 | 38°32'40" | S 70°43'40" E | 99.02' |
| C3 | 108.85 | 165.00 | 37°47'49" | N 19°38'46" E | 106.88' |
| C4 | 23.56 | 15.00 | 89°59'55" | N 45°44'49" E | 4247.13' |
| C5 | 81.86 | 190.00 | 24°41'12" | N 13°05'28" E | 81.23' |
| C6 | 43.48 | 190.00 | 13°06'37" | N 31°59'22" E | 43.38' |
| C7 | 125.34 | 190.00 | 37°47'49" | N 19°38'46" E | 123.08' |
| C8 | 23.56 | 15.00 | 90°00'00" | N 06°27'20" W | 21.21' |
| C9 | 84.09 | 125.00 | 38°32'40" | N 70°43'40" W | 82.51' |
| C10 | 105.08 | 175.00 | 34°24'12" | S 67°36'44" E | 103.51' |
| C11 | 23.84 | 15.00 | 91°02'41" | N 84°04'01" E | 21.41' |
| C12 | 63.14 | 300.00 | 12°03'34" | N 44°34'27" E | 63.03' |
| C13 | 62.46 | 300.00 | 11°55'43" | N 56°34'05" E | 62.35' |
| C14 | 72.25 | 300.00 | 13°47'56" | N 69°25'54" E | 72.08' |
| C15 | 75.57 | 300.00 | 14°25'56" | N 83°32'50" E | 75.37' |
| C16 | 273.42 | 300.00 | 52°13'08" | N 64°39'14" E | 264.05' |
| C17 | 23.58 | 15.00 | 90°04'25" | N 45°43'36" E | 21.23' |
| C18 | 23.54 | 15.00 | 89°55'35" | S 44°16'24" E | 21.20' |
| C19 | 23.58 | 15.00 | 90°04'25" | S 45°43'36" W | 21.23' |
| C20 | 23.55 | 15.00 | 89°56'32" | N 44°16'53" W | 21.20' |
| C21 | 23.58 | 15.00 | 90°03'28" | S 45°43'07" W | 21.22' |
| C22 | 23.56 | 15.00 | 90°00'00" | S 44°18'37" E | 21.21' |
| C23 | 13.59 | 15.00 | 51°55'26" | N 64°43'40" E | 13.13' |
| C24 | 68.34 | 50.00 | 78°18'36" | S 77°55'15" W | 63.14' |
| C25 | 55.43 | 50.00 | 63°30'55" | N 31°09'59" W | 52.63' |
| C26 | 55.55 | 50.00 | 63°39'30" | N 32°25'14" E | 52.74' |
| C27 | 68.55 | 50.00 | 78°33'22" | S 76°28'20" E | 63.31' |
| C28 | 13.64 | 15.00 | 52°06'58" | N 63°15'08" W | 13.18' |
| C29 | 247.87 | 50.00 | 284°02'24" | N 00°47'09" E | 61.54' |
| C30 | 23.56 | 15.00 | 90°00'00" | S 45°41'23" W | 21.21' |
| C31 | 23.56 | 15.00 | 90°00'00" | S 44°18'37" E | 21.21' |
| C32 | 13.59 | 15.00 | 51°55'26" | N 64°43'40" E | 13.13' |
| C33 | 69.78 | 50.00 | 79°57'42" | S 78°44'48" W | 64.25' |
| C34 | 53.99 | 50.00 | 61°51'50" | N 30°20'27" W | 51.40' |
| C35 | 54.11 | 50.00 | 62°00'10" | N 31°35'34" E | 51.51' |
| C36 | 70.00 | 50.00 | 80°12'43" | S 77°18'00" E | 64.42' |
| C37 | 13.64 | 15.00 | 52°06'58" | N 63°15'08" W | 13.18' |
| C38 | 247.87 | 50.00 | 284°02'24" | N 00°47'09" E | 61.54' |
| C39 | 23.56 | 15.00 | 90°00'00" | S 45°41'23" W | 21.21' |
| C40 | 23.54 | 15.00 | 89°55'35" | S 44°16'24" E | 21.20' |
| C41 | 67.50 | 250.00 | 15°28'08" | N 83°01'44" E | 67.29' |
| C42 | 160.35 | 250.00 | 36°45'00" | N 56°55'10" E | 157.62' |
| C43 | 227.85 | 250.00 | 52°13'08" | N 64°39'14" E | 220.04' |
| C44 | 92.59 | 131.40 | 40°22'28" | N 19°38'46" E | 90.69' |
| C45 | 23.56 | 15.00 | 90°00'00" | N 44°15'08" W | 21.21' |

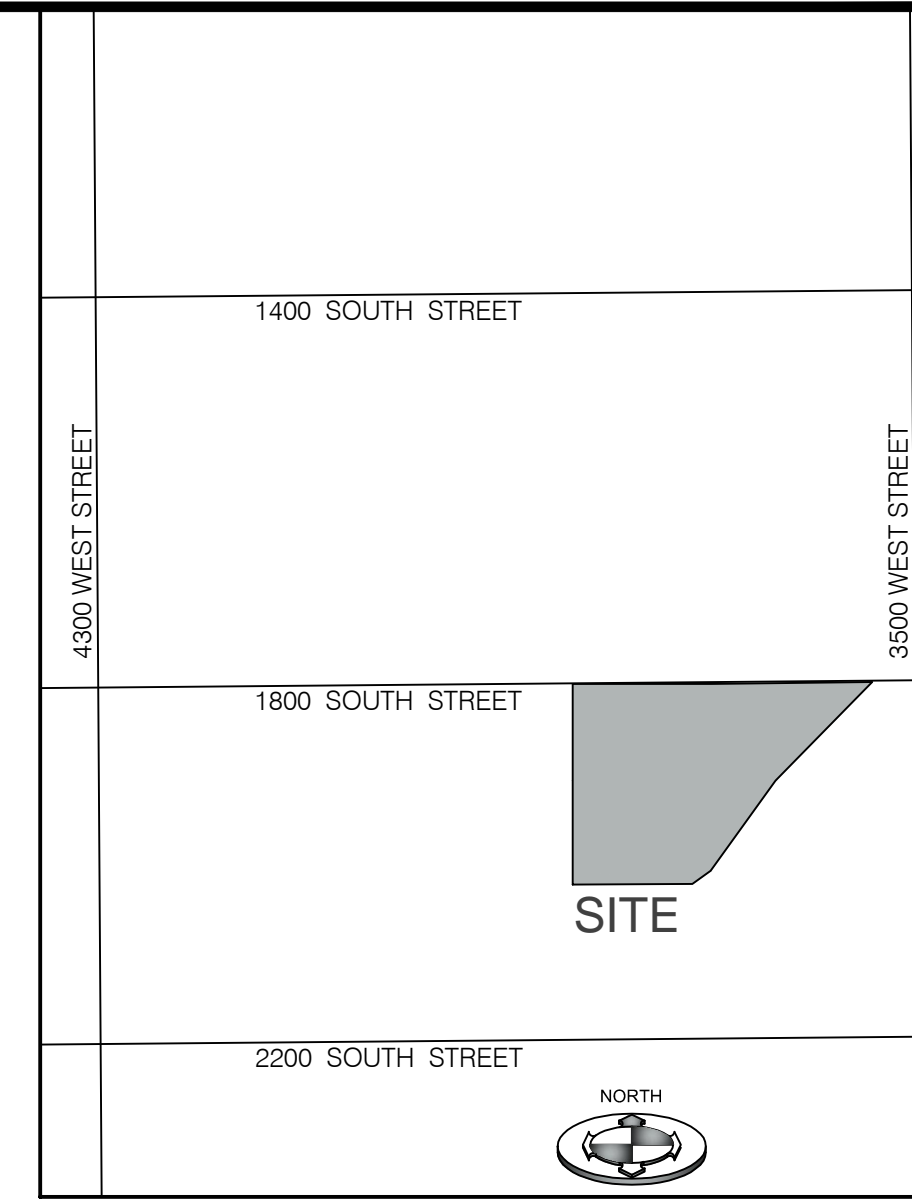
| PARCEL LINE TABLE | | |
|-------------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N 89°15'08" W | 110.28' |
| L2 | S 00°41'23" W | 101.63' |
| L3 | S 00°41'23" W | 80.03' |
| L4 | S 00°41'23" W | 80.00' |
| L5 | S 00°41'23" W | 80.00' |
| L6 | S 00°41'23" W | 80.00' |
| L7 | S 00°41'23" W | 79.98' |
| L8 | S 00°41'23" W | 79.98' |
| L9 | S 00°41'23" W | 75.00' |
| L10 | S 00°41'23" W | 80.00' |
| L11 | S 00°41'23" W | 80.00' |
| L12 | S 00°41'23" W | 80.00' |
| L13 | S 00°41'23" W | 80.00' |
| L14 | N 89°18'37" W | 125.26' |
| L15 | N 00°41'23" E | 80.00' |
| L16 | N 00°41'23" E | 80.00' |
| L17 | N 00°41'23" E | 80.00' |
| L18 | N 00°41'23" E | 80.00' |
| L19 | N 00°41'23" E | 75.00' |
| L20 | N 00°40'28" E | 80.00' |
| L21 | N 00°40'28" E | 80.00' |
| L22 | N 00°40'28" E | 80.00' |
| L23 | N 00°40'28" E | 80.00' |
| L24 | N 00°40'28" E | 80.00' |
| L25 | N 00°40'28" E | 80.00' |
| L26 | N 00°46'27" E | 86.52' |
| L27 | S 89°18'37" E | 125.14' |
| L28 | N 89°19'32" W | 125.16' |
| L29 | N 89°19'32" W | 125.18' |
| L30 | N 89°19'32" W | 125.20' |
| L31 | N 89°19'32" W | 125.22' |
| L32 | N 89°19'04" W | 125.24' |
| L33 | S 89°18'37" E | 125.26' |
| L34 | N 89°18'37" W | 125.26' |
| L35 | N 89°18'37" W | 125.26' |
| L36 | N 89°18'37" W | 125.26' |
| L37 | N 89°18'37" W | 125.26' |
| L38 | N 89°18'37" W | 125.26' |
| L39 | N 89°14'12" W | 110.24' |
| L40 | S 00°41'23" W | 80.00' |

| PARCEL LINE TABLE | | |
|-------------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L41 | S 00°41'23" W | 88.12' |
| L42 | S 00°41'23" W | 73.26' |
| L43 | S 00°41'23" W | 80.00' |
| L44 | S 89°14'12" E | 110.28' |
| L45 | S 00°41'23" W | 100.00' |
| L46 | N 89°14'12" W | 125.26' |
| L47 | S 00°41'23" W | 85.02' |
| L48 | N 00°41'23" E | 84.98' |
| L49 | S 89°14'12" E | 85.53' |
| L50 | S 89°14'12" E | 100.00' |
| L51 | S 89°14'12" E | 100.00' |
| L52 | S 89°14'12" E | 100.00' |
| L53 | S 89°14'12" E | 7.47' |
| L54 | N 38°32'40" E | 26.54' |
| L55 | N 38°32'40" E | 98.92' |
| L56 | N 38°32'40" E | 95.94' |
| L57 | N 38°32'40" E | 74.12' |
| L58 | S 43°27'51" W | 7.31' |
| L59 | S 39°10'43" W | 110.64' |
| L60 | S 39°10'43" W | 81.10' |
| L61 | N 41°15'28" E | 14.87' |
| L62 | N 41°15'28" E | 99.03' |
| L63 | N 41°15'28" E | 38.12' |
| L64 | N 33°50'24" E | 71.21' |
| L65 | N 33°50'24" E | 99.34' |
| L66 | N 89°14'12" W | 116.80' |
| L67 | N 89°14'12" W | 75.79' |
| L68 | N 89°14'12" W | 100.00' |
| L69 | N 89°14'12" W | 100.00' |
| L70 | N 89°14'12" W | 100.00' |
| L71 | N 89°14'12" W | 100.42' |
| L72 | S 00°45'48" W | 100.00' |
| L73 | S 00°45'48" W | 100.00' |
| L74 | S 00°45'48" W | 100.00' |
| L75 | S 00°45'48" W | 100.00' |
| L76 | S 13°40'08" E | 113.03' |
| L77 | S 29°04'38" E | 156.43' |
| L78 | S 41°51'04" E | 118.87' |
| L79 | S 51°27'20" E | 106.55' |
| L80 | S 51°27'20" E | 111.24' |

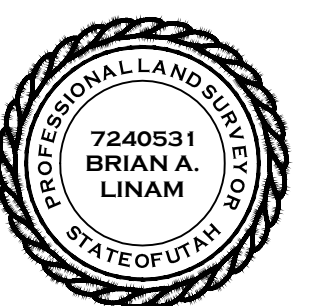
| PARCEL LINE TABLE | | |
|-------------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L81 | S 51°27'20" E | 112.84' |
| L82 | S 43°27'51" W | 35.49' |
| L83 | S 38°06'04" W | 29.90' |
| L84 | N 90°00'00" E | 27.04' |
| L85 | S 38°06'04" W | 63.10' |
| L86 | S 38°06'04" W | 94.64' |
| L87 | S 38°06'04" W | 99.10' |
| L88 | S 55°53'38" E | 120.83' |
| L89 | N 38°32'40" E | 46.65' |
| L90 | N 38°32'40" E | 94.63' |
| L91 | N 38°32'40" E | 92.19' |
| L92 | S 51°27'20" E | 117.02' |
| L93 | S 51°27'20" E | 116.28' |
| L94 | N 00°44'52" E | 25.56' |
| L95 | N 00°44'52" E | 95.14' |
| L96 | N 00°44'52" E | 95.14' |
| L97 | N 00°44'52" E | 95.14' |
| L98 | N 00°44'52" E | 95.15' |
| L99 | N 00°44'52" E | 60.00' |
| L100 | S 89°15'08" E | 120.00' |
| L101 | S 00°44'52" W | 77.89' |
| L102 | S 00°44'52" W | 95.14' |
| L103 | S 00°44'52" W | 55.83' |
| L104 | S 00°44'52" W | 95.14' |
| L105 | N 89°15'08" W | 120.00' |
| L106 | S 89°15'08" E | 120.00' |
| L107 | S 89°15'08" E | 120.00' |
| L108 | S 89°15'08" E | 120.00' |
| L113 | S 89°18'37" E | 95.70' |
| L114 | S 89°18'37" E | 85.71' |
| L115 | S 89°18'37" E | 69.04' |
| L116 | S 89°18'37" E | 85.71' |
| L126 | N 37°33'35" E | 27.20' |
| L127 | N 37°33'35" E | 15.45' |
| L132 | S 00°41'23" W | 90.00' |
| L133 | N 89°18'37" W | 80.70' |
| L134 | N 89°18'37" W | 85.71' |
| L135 | N 89°18'37" W | 85.71' |
| L136 | N 89°18'37" W | 85.71' |
| L137 | N 89°18'37" W | 15.34' |

| PARCEL LINE TABLE | | |
|-------------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L138 | S 89°18'37" E | 15.48' |
| L139 | N 89°18'37" W | 85.71' |
| L140 | S 89°18'37" E | 85.71' |
| L141 | S 89°18'37" E | 85.71' |
| L142 | S 89°18'37" E | 80.70' |
| L143 | S 00°41'23" W | 90.00' |
| L144 | N 00°41'23" E | 105.00' |
| L145 | N 00°41'23" E | 105.00' |
| L146 | N 00°41'23" E | 105.00' |
| L147 | S 00°41'23" W | 105.00' |
| L148 | N 17°44'29" E | 133.36' |
| L149 | S 89°18'37" E | 140.47' |
| L150 | S 16°21'49" E | 133.20' |
| L151 | S 00°41'23" W | 105.00' |
| L152 | S 00°41'23" W | 105.00' |
| L153 | S 00°41'23" W | 105.00' |
| L154 | S 00°41'23" W | 105.00' |
| L155 | N 89°18'37" W | 95.70' |
| L156 | N 89°18'37" W | 85.71' |
| L157 | N 89°18'37" W | 58.46' |
| L159 | N 36°10'49" W | 21.10' |
| L160 | N 36°10'49" W | 27.35' |
| L169 | N 89°18'37" W | 80.70' |
| L170 | N 89°18'37" W | 85.71' |
| L171 | N 89°18'37" W | 85.71' |
| L172 | N 89°18'37" W | 85.71' |
| L173 | S 89°18'37" E | 8.28' |
| L174 | S 89°18'37" E | 85.71' |
| L175 | S 89°18'37" E | 85.71' |
| L176 | S 89°18'37" E | 85.71' |
| L177 | S 89°18'37" E | 80.70' |
| L178 | S 00°41'23" W | 90.00' |
| L179 | N 00°41'23" E | 105.00' |
| L180 | N 00°41'23" E | 105.00' |
| L181 | N 00°41'23" E | 105.00' |
| L182 | N 00°41'23" E | 105.00' |
| L183 | N 17°07'59" E | 133.62' |
| L184 | S 89°18'37" E | 140.47' |
| L185 | S 15°45'11" E | 133.46' |
| L186 | S 00°41'23" W | 105.00' |

| PARCEL LINE TABLE | | |
|-------------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L187 | S 00°41'23" W | 105.00' |
| L188 | S 00°41'23" W | 105.00' |
| L189 | S 00°41'23" W | 105.00' |



VICINITY MAP
SCALE: N.T.S.

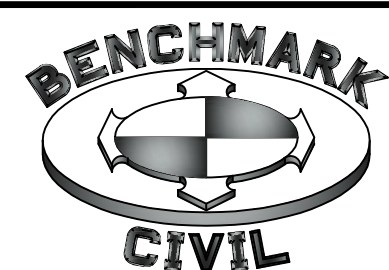


WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY



**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com