

LEGEND

- WEBER COUNTY SECTION CORNER
BOUNDARY CORNER
PUBLIC UTILITY EASEMENT
STREET MON. (TO BE CONST.)
SECTION LINE
BOUNDARY LINE
LOT LINE
STREET CENTERLINE
EASEMENT LINE
RIGHT OF WAY LINE

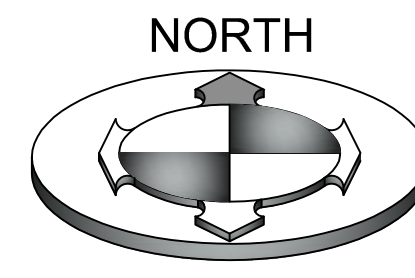
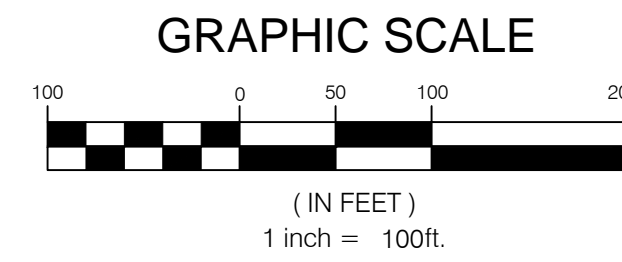
WINSTON PARK SUBDIVISION

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

Items in blue are new plat requirements that went into effect 4/1/2017

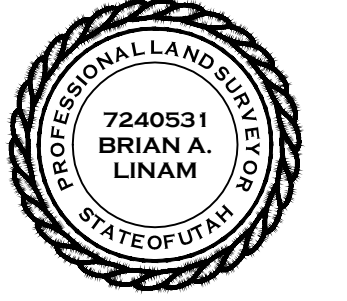
Where a subdivision complies with the cluster subdivision provisions of the Land Use Code, the final plat shall indicate underneath the subdivision name the words, "Cluster Subdivision". WCO 106-1-8(c)(1)b.

The State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(c)(1)d.



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...



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...

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...

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

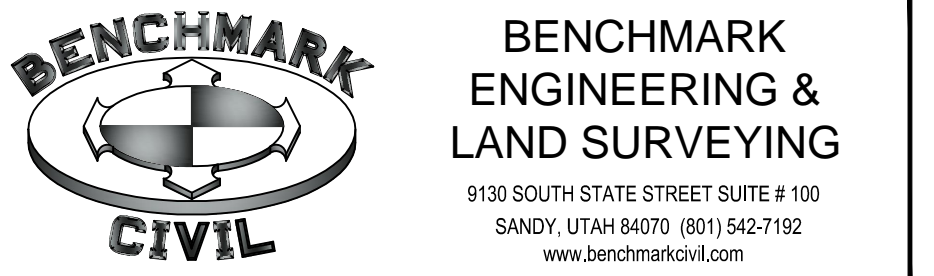
State of \_\_\_\_\_ } S.S. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE 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 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

ATTEST TITLE



# 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'

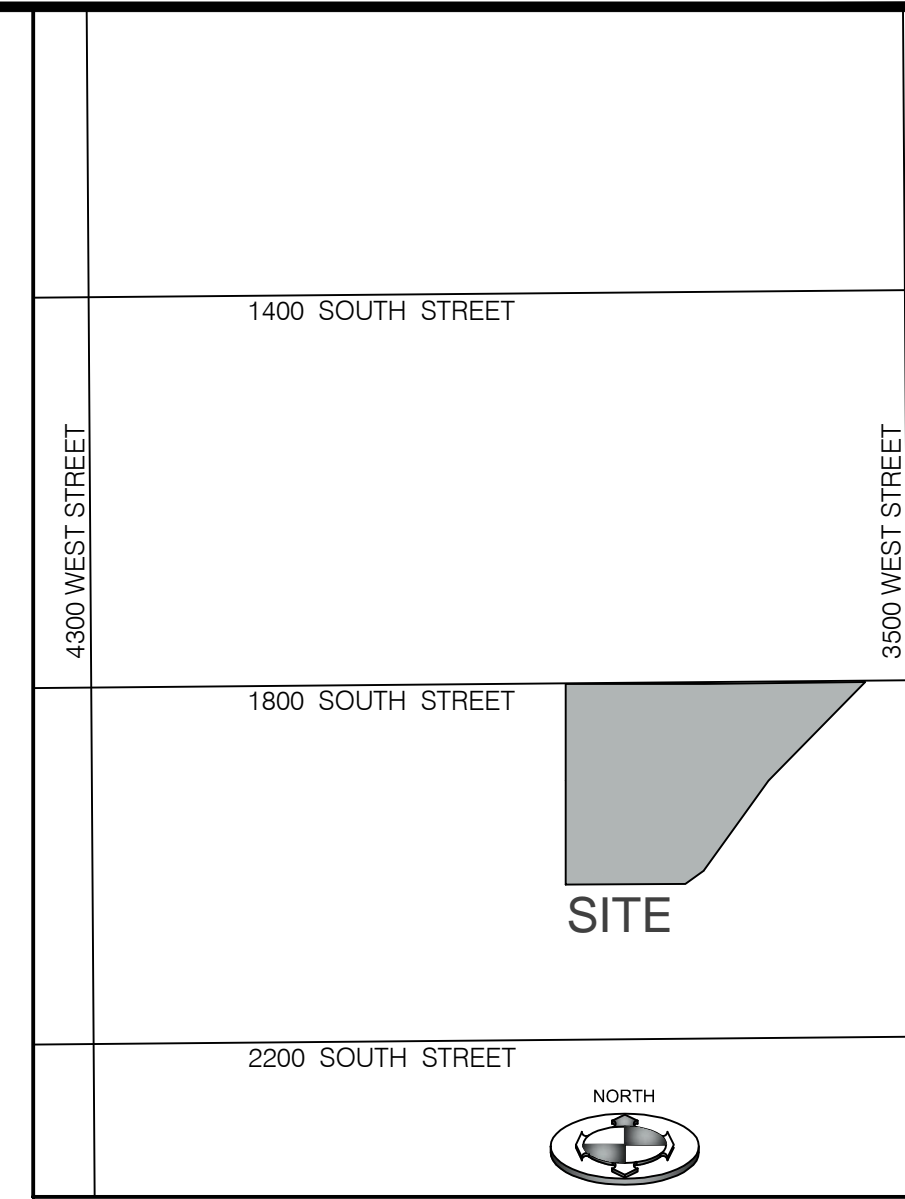
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	110.28'
L2	S 00°41'23" W	101.63'
L3	S 00°41'23" W	80.03'
L4	S 00°41'23" W	80.00'
L5	S 00°41'23" W	80.00'
L6	S 00°41'23" W	80.00'
L7	S 00°41'23" W	79.98'
L8	S 00°41'23" W	79.98'
L9	S 00°41'23" W	75.00'
L10	S 00°41'23" W	80.00'
L11	S 00°41'23" 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'

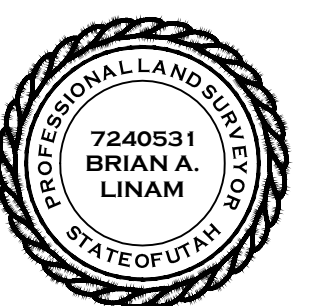
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S 51°27'20" E	112.84'
L82	S 43°27'51" W	35.49'
L83	S 38°06'04" W	29.90'
L84	N 90°00'00" E	27.04'
L85	S 38°06'04" W	63.10'
L86	S 38°06'04" W	94.64'
L87	S 38°06'04" W	99.10'
L88	S 55°53'38" E	120.83'
L89	N 38°32'40" E	46.65'
L90	N 38°32'40" E	94.63'
L91	N 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  
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www.benchmarkcivil.com