

Winston Park Cluster Subdivision Lots 101-134 & 201-220 (see attached plat)

Agricultural Preservation Plan

The best use of the common area is open space, as it will allow for the preservation of historic context and agricultural feel of the land. This action would allow for open space to be preserved and allow for the continued productive use of livestock and crops.

Open Space in the Winston Park Cluster Subdivision is divided into two types: Common Area and Agriculture Preservation Parcels. Details, permitted uses, and ownership of each are outlined below.

Common Areas (3 Parcels)

Common Area parcels within the Winston Park Cluster Subdivision are located along the west side of the subdivision along 3775 West (see attached plat). Each of the three Common Area Parcels are accessible by road and are between 10,000 and 13,000 square feet each.

Permitted Uses

Structures: Structures for agricultural or associated purposes may be built on the Common Area Parcels, but are limited to 10 percent of each lot. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Common Area Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Common Area Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: The parties agreeing that the Common Area Parcels shall be owned by the Winston Park HOA.

The Common Area Parcels are required at all times to conform to the use restrictions stated above.

DATED this _____ day of _____, 20

Agriculture Preservation Parcels (17 Parcels)

Agriculture Preservation Parcels within the Winston Park Cluster Subdivision area located throughout the central and east side of the subdivision. Agriculture Preservation Parcels have letter designations A-Q and are 1-acre minimum.

Structures: Agriculture Preservation Parcel A: no structures permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved.

All other Agriculture Preservation Parcels: Structures for agricultural or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Agriculture Preservation Parcels A, B, & D: No crops permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Agriculture Preservation Parcels: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Agriculture Preservation Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Agriculture Preservation Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: Ownership of Agriculture Preservation Parcels within the Winston Park Cluster Subdivision is restricted to individuals owning a residential lot within the Winston Park Cluster Subdivision. Land-locked Agricultural Lots without road access are restricted to being owned only by individuals also owning a residential lot which shares a property line with the land-locked Agricultural Lot.

The Agriculture Preservation Parcels are required at all times to conform to the use restrictions stated above.

STATE OF UTAH)

ss:

COUNTY OF WEBER)

On the _____ day of _____, 20____ personally

Appeared before me _____ and _____
the signers of the within instrument and who duly acknowledged to me that they executed the same.

Notary Public

Residing at:

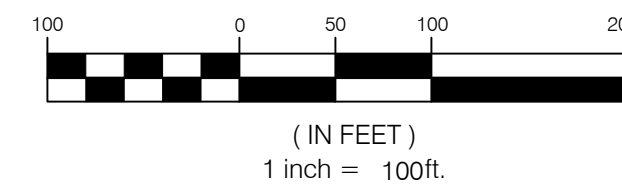
LEGEND

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

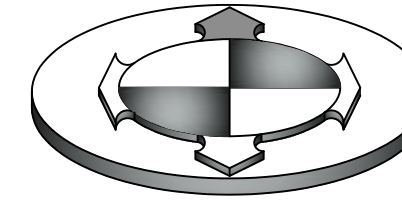
WINSTON PARK SUBDIVISION
CLUSTER SUBDIVISION

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

GRAPHIC SCALE



NORTH



NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)

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

1800 SOUTH
(PUBLIC ROAD)

AREA HEREBY DEDICATED
TO OGDEN CITY

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

FRANCIS & NOLA HESSELGESSER
PARCEL No. 15-057-0052

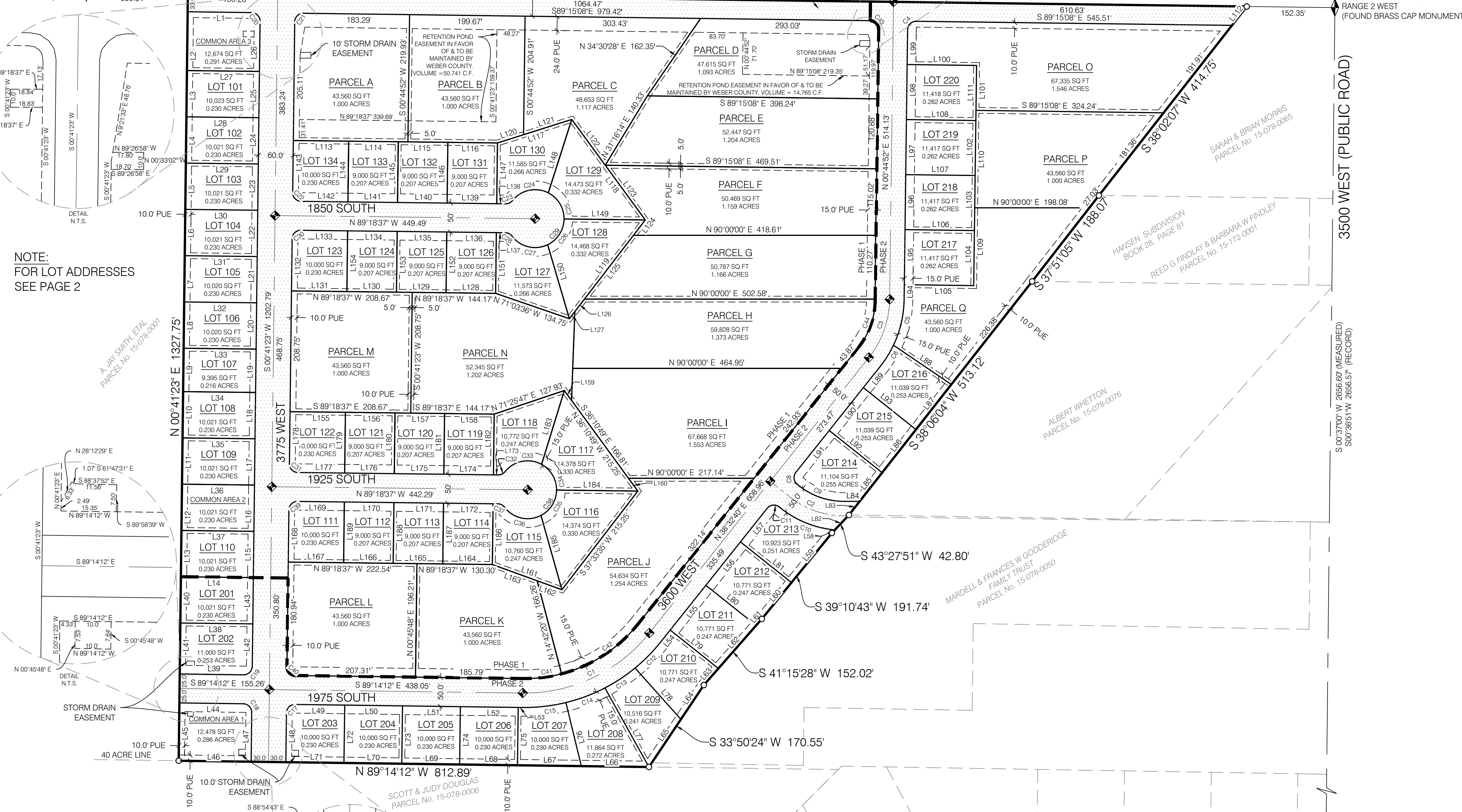
WEBER COUNTY BENCHMARK 62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87'

3500 WEST (PUBLIC ROAD)

3775 WEST

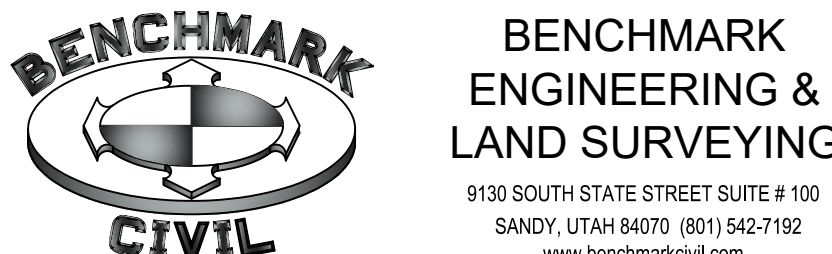
3900 WEST

1975 SOUTH



NOTE:
FOR LOT ADDRESSES
SEE PAGE 2

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 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

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.

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
RETENTION 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.

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 OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID
ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN
MENTIONED.

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

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

