

LEGEND

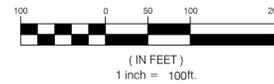
- WEBER COUNTY SECTION CORNER
BOUNDARY CORNER
P.U.E. PUBLIC UTILITY EASEMENT
STREET MON. (TO BE CONST.)
SECTION LINE
BOUNDARY LINE
LOT LINE
STREET CENTERLINE
EASEMENT LINE
RIGHT OF WAY LINE

WINSTON PARK SUBDIVISION
CLUSTER SUBDIVISION

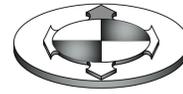
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017

To Ogden City?
Missing verbage in
the owners dedication
to dedicate this to
Weber County

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. 15-057-0002

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

Lot corners shall be noted on the final plat.
WCO 106-1-8(c)(1);



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 3 COMMON AREAS

Owner's Dedication Certificate shall include the following Common Open Space dedication as applicable:
"Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land
designated as common areas to be used for recreational and open space purposes for the benefit of each lot
(unit) owners association member in common with all others in the subdivision and grant and dedicate to the
county a perpetual open space 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."
WCO 106-7-1

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 OF
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.

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, 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 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

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 _____, 2017

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 _____, 2017

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 _____, 2017

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 _____, 2017

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 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

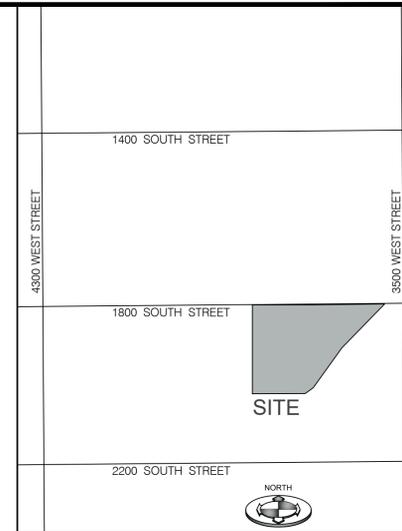
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.63'	275.00'	52°13'08"	N 64°39'14" E	242.05'
C2	100.91'	150.00'	38°32'40"	S 70°43'40" E	99.02'
C3	108.85'	165.00'	37°47'49"	N 19°38'46" E	106.88'
C4	23.56'	15.00'	89°59'55"	N 45°44'49" E	4247.13'
C5	81.86'	190.00'	24°41'12"	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	N 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" E	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°41'23" E	80.00'
L21	N 00°41'23" E	80.00'
L22	N 00°41'23" E	80.00'
L23	N 00°41'23" E	80.00'
L24	N 00°41'23" E	80.00'
L25	N 00°41'23" E	80.00'
L26	N 00°41'23" E	86.52'
L27	S 89°18'37" E	125.14'
L28	N 89°19'32" W	125.26'
L29	N 89°19'32" W	125.26'
L30	N 89°19'32" W	125.26'
L31	N 89°19'32" W	125.26'
L32	N 89°19'04" W	125.26'
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	77.69'
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" E	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'
L109	S 89°18'37" E	95.70'
L110	S 89°18'37" E	85.71'
L111	S 89°18'37" E	69.04'
L112	S 89°18'37" E	85.71'
L113	S 89°18'37" E	85.71'
L114	S 89°18'37" E	85.71'
L115	S 89°18'37" E	85.71'
L116	S 89°18'37" E	85.71'
L117	S 89°18'37" E	85.71'
L118	S 89°18'37" E	85.71'
L119	S 89°18'37" E	85.71'
L120	S 89°18'37" E	85.71'
L121	S 89°18'37" E	85.71'
L122	S 89°18'37" E	85.71'
L123	S 89°18'37" E	85.71'
L124	S 89°18'37" E	85.71'
L125	S 89°18'37" E	85.71'
L126	N 37°33'35" E	27.20'
L127	N 37°33'35" E	15.45'
L128	S 00°41'23" W	90.00'
L129	N 89°18'37" W	80.70'
L130	N 89°18'37" W	85.71'
L131	N 89°18'37" W	85.71'
L132	N 89°18'37" W	85.71'
L133	N 89°18'37" W	85.71'
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
L187	S 00°41'23" W	105.00'
L188	S 00°41'23" W	105.00'
L189	S 00°41'23" W	105.00'



LOT	ADDRESS
101	1825 SOUTH
102	1887 SOUTH
103	1849 SOUTH
104	1861 SOUTH
105	1875 SOUTH
106	1887 SOUTH
107	1987 SOUTH
108	1911 SOUTH
109	1923 SOUTH
110	1947 SOUTH
111	1942 SOUTH/3765 WEST
112	3751 WEST
113	3737 WEST
114	3727 WEST
115	3713 WEST
116	3701 WEST
117	3694 WEST
118	3714 WEST
119	3726 WEST
120	3738 WEST
121	3752 WEST
122	3764 WEST
123	1870 SOUTH/3763 WEST
124	3751 WEST
125	3737 WEST
126	3711 WEST
127	3713 WEST
128	3701 WEST
129	3702 WEST
130	3714 WEST
131	3726 WEST
132	3738 WEST
133	3752 WEST
134	3764 WEST/1846 SOUTH
135	3701 WEST

LOT	ADDRESS
201	1959 SOUTH
202	1971 SOUTH/3792 WEST
203	1994 SOUTH/3755 WEST
204	3749 WEST
205	3735 WEST
206	3719 WEST
207	3705 WEST
208	3693 WEST
209	1978 SOUTH
210	1947 SOUTH
211	1958 SOUTH
212	1948 SOUTH
213	1936 SOUTH
214	4032 WEST/1918 SOUTH
215	1906 SOUTH
216	1898 SOUTH
217	1866 SOUTH
218	1852 SOUTH
219	1838 SOUTH
220	1824 SOUTH
A	3757 WEST/1822 SOUTH
B	3727 WEST
C	3686 WEST
D	3643 WEST
E	1833 SOUTH
F	1861 SOUTH
G	1869 SOUTH
H	1891 SOUTH
I	1913 SOUTH
J	1951 SOUTH
K	3720 WEST
L	3756 WEST/1962 SOUTH
M	1894 SOUTH
N	N/A
O	1812 SOUTH
P	N/A
Q	1884 SOUTH



WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER
 DEPUTY

