

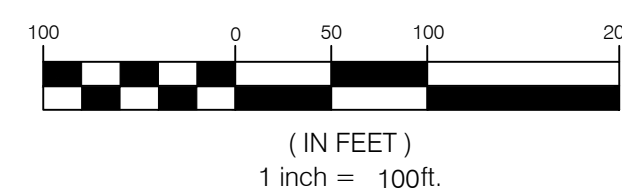
LEGEND

- WEBER COUNTY SECTION CORNER
LOT CORNER (SET 3/4 REBAR AND CAP)
BOUNDARY CORNER (SET 3/4 REBAR AND CAP)
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

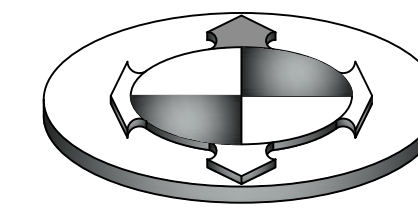
WINSTON PARK SUBDIVISION
CLUSTER SUBDIVISION

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

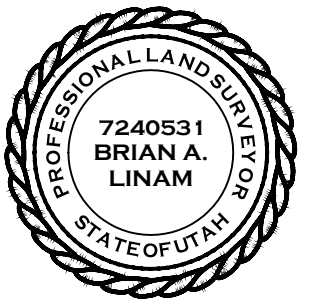


NORTH



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 AGRICULTURAL LOTS AND 3 COMMON AREAS

OWNERS 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 DO ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT 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 OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION...

SIGNED THIS ___ DAY OF ___, 2017

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of } s.s.
County of }

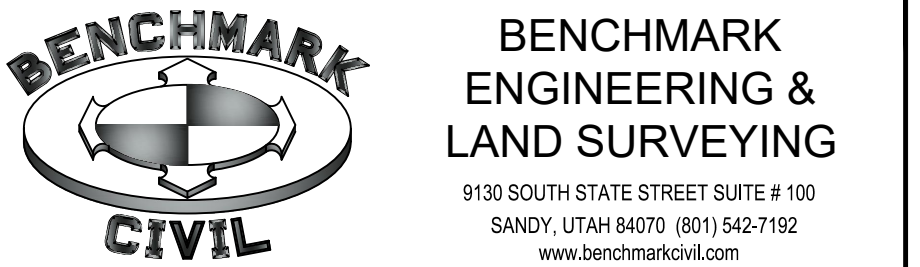
ON THE ___ DAY OF ___, 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ___ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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



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 ___, 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	92.36	140.00	37°47'49"	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°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°19'32" 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 89°18'37" W	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" 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'
L109	N 00°44'52" E	134.45'
L110	S 00°44'52" W	168.43'
L111	N 00°44'52" E	95.15'
L112	S 38°02'07" W	41.48'
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'
L117	S 72°26'22" W	134.75'
L118	N 36°10'49" W	215.25'
L119	N 37°33'35" E	215.25'
L120	N 72°26'22" E	47.31'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L121	N 72°26'22" E	87.44'
L122	S 36°10'49" E	98.08'
L123	S 36°10'49" E	117.16'
L124	S 37°33'35" W	33.50'
L125	S 37°33'35" W	139.10'
L126	N 37°33'35" E	27.20'
L127	N 37°33'35" E	15.45'
L128	N 89°18'37" W	85.71'
L129	N 89°18'37" W	85.71'
L130	N 89°18'37" W	85.71'
L131	N 89°18'37" W	95.70'
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'
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'
L158	S 89°18'37" E	85.71'
L159	N 36°10'49" W	21.10'
L160	N 36°10'49" W	27.35'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L161	S 70°03'01" E	127.93'
L162	N 70°03'01" W	45.53'
L163	N 70°03'01" W	82.40'
L164	N 89°18'37" W	85.71'
L165	S 89°18'37" E	85.71'
L166	S 89°18'37" E	85.71'
L167	S 89°18'37" E	95.70'
L168	S 00°41'23" W	90.00'
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 89°18'37" W	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'
L187	S 00°41'23" W	105.00'
L188	S 00°41'23" W	105.00'
L189	S 00°41'23" W	105.00'
L190	S 89°14'12" E	86.06'
L191	S 00°41'23" W	59.95'
L192	S 87°49'25" E	46.33'
L193	S 72°06'14" E	30.48'
L194	S 11°20'48" E	50.96'
L195	S 29°04'38" E	112.06'
L196	S 89°14'12" E	16.45'
L197	N 33°50'24" E	75.14'
L198	S 36°10'49" E	20.00'

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	