

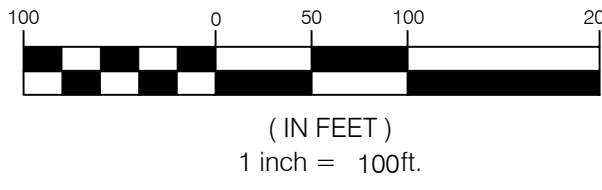
LEGEND

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

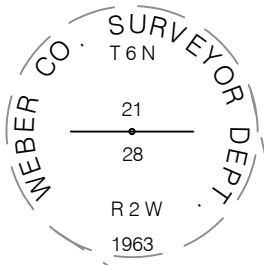
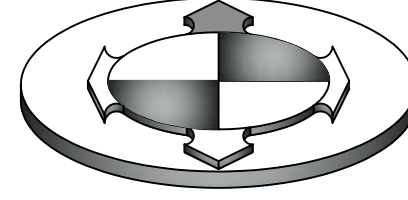
WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
2020

GRAPHIC SCALE



NORTH



NORTH QUARTER CORNER OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 2 WEST  
(FOUND 3" BRASS CAP MONUMENT SET IN  
CONCRETE FLUSH WITH ROAD SURFACE.  
MONUMENT SET IN 1963 BY WEBER COUNTY  
SURVEYOR DEPARTMENT. GOOD CONDITION)

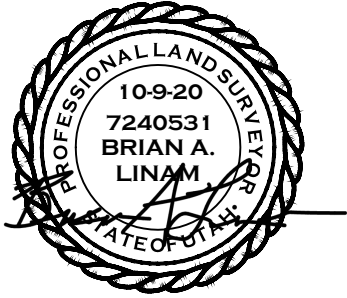
RAY L. BERTOLDI, TR  
PARCEL No. 15-057-0006

JEFFERY & TRUDY EAST  
PARCEL No. 15-057-0027

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

WEBER COUNTY BENCHMARK  
62121-2-5217  
SURVEY BENCHMARK  
ELEVATION NGVD 88 = 4241.87  
(FOUND 3" BRASS CAP SET IN 6"  
CONCRETE POST. SET IN 1954 BY  
BUREAU OF RECLAMATION. GOOD  
CONDITION)

NORTHEAST CORNER OF  
SECTION 28, TOWNSHIP 6  
NORTH, RANGE 2 WEST  
(FOUND 3" BRASS CAP  
MONUMENT SET IN CONCRETE  
2" BELOW ROAD SURFACE.  
MONUMENT SET IN 1963  
BY WEBER COUNTY SURVEYOR  
DEPARTMENT. GOOD  
CONDITION)



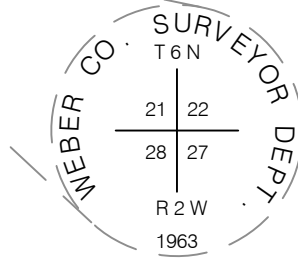
1800 SOUTH  
(PUBLIC ROAD)

HEREBY DEDICATED  
TO WEBER COUNTY  
FOR PUBLIC USE

BASIS OF BEARINGS  
N 89°15'08" W 2643.62' (MEASURED)  
2643.46' (RECORD)  
STATE PLANE GRID BEARING = N 89°15'02" W

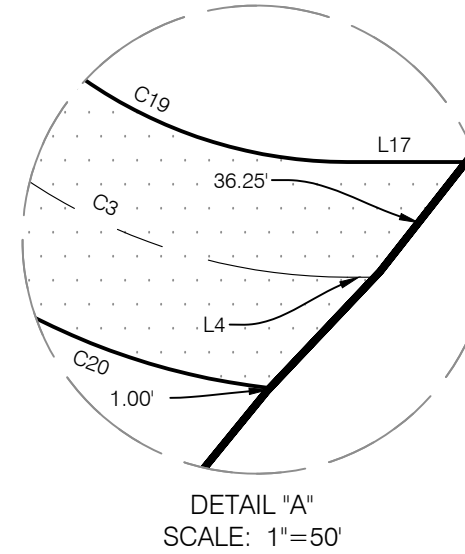
FRANCIS & NOVA HESSELGESSER  
PARCEL No. 15-057-0052

3500 WEST (PUBLIC ROAD)



NOTE:  
FOR LOT ADDRESSES  
SEE PAGE 2

A. LUT SMITH ETAL  
PARCEL No. 15-078-0001



ALBERT WHETTON REV. TRUST  
PARCEL No. 15-078-0076

MARDELL & FRANCES W GODDERIDGE  
FAMILY TRUST  
PARCEL No. 15-078-0050

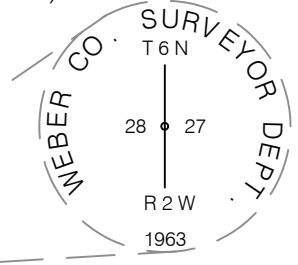
NARRATIVE

THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTA/NSPS  
SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK  
ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS  
OFFICE AS RECORD OF SURVEY#: 005615.

SURVEY NOTE:

1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED  
STREET SHALL BE MARKED BY A PLUG & WASHER SET IN THE CURB  
AT THE LOT LINE EXTENDED.

EAST QUARTER CORNER OF  
SECTION 28, TOWNSHIP 6  
NORTH, RANGE 2 WEST  
(FOUND 3" BRASS CAP  
MONUMENT SET IN CONCRETE 1"  
BELOW ROAD SURFACE.  
MONUMENT SET IN 1963  
BY WEBER COUNTY SURVEYOR  
DEPARTMENT. GOOD  
CONDITION)



OWNER / DEVELOPER:  
NAME: IGOR MAKSYMIW  
TELEPHONE: (801) XXX-XXXX  
ADDRESS: XXXXXXXXX  
IGORMAKSYMIW@AOL.COM



BENCHMARK  
ENGINEERING &  
LAND SURVEYING  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.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 \_\_\_\_\_, 2020

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 \_\_\_\_\_, 2020

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 \_\_\_\_\_, 2020

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 \_\_\_\_\_, 2020

CHAIRMAN, WEBER COUNTY COMMISSION

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  
36 RESIDENTIAL LOTS & 2 PARCELS

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 ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND  
EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS,  
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 ERECTED WITHIN SUCH EASEMENTS, AND  
DO ALSO HEREBY DEDICATE AND GRANT TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND  
OVER OPEN SPACE PARCELS TO GUARANTEE TO WEBER COUNTY THAT SAID OPEN SPACE PARCELS REMAIN  
OPEN AND UNDEVELOPED, AND OPEN SPACE PURPOSES.

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 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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

PAGE 1 OF 2

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 \_\_\_\_\_, 2020

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



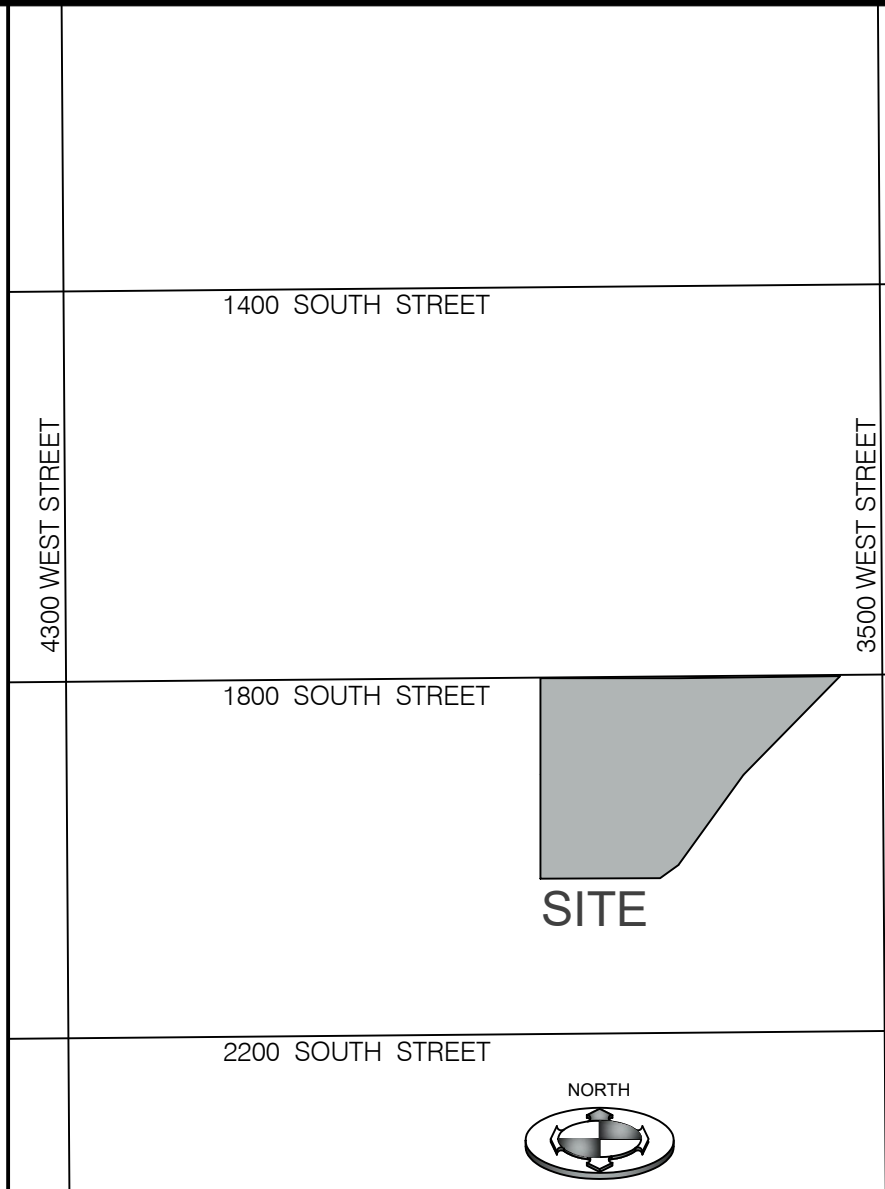
WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.58'	60.00'	37°47'48"	N 19°38'46" E	38.87'
C2	50.06'	55.00'	52°08'43"	N 64°37'02" E	48.35'
C3	110.55'	150.00'	42°13'40"	S 68°53'10" E	108.07'
C4	54.28'	75.00'	41°27'52"	N 68°30'16" W	53.10'
C5	30.02'	225.00'	7°38'43"	S 86°56'27" W	30.00'
C6	29.73'	225.00'	7°34'18"	N 86°54'14" E	29.71'
C7	31.40'	20.00'	89°56'32"	N 44°16'53" W	28.27'
C8	31.44'	20.00'	90°03'28"	S 45°43'07" W	28.30'
C9	19.79'	30.00'	37°47'48"	N 19°38'46" E	19.43'
C10	47.62'	90.00'	30°19'08"	N 15°54'26" E	47.07'
C11	11.75'	90.00'	7°28'40"	N 34°48'20" E	11.74'
C12	13.82'	85.00'	9°18'53"	N 43°12'07" E	13.80'
C13	63.54'	85.00'	42°49'50"	N 69°16'28" E	62.07'
C14	22.75'	25.00'	52°08'43"	N 64°37'02" E	21.98'
C15	31.44'	20.00'	90°03'28"	S 44°16'53" E	28.30'
C16	31.40'	20.00'	89°56'32"	S 45°43'07" W	28.27'
C17	31.41'	20.00'	89°59'03"	S 44°14'40" E	28.28'
C18	75.99'	105.00'	41°27'52"	N 68°30'16" W	74.34'
C19	88.44'	120.00'	42°13'40"	S 68°53'10" E	86.45'
C20	112.46'	180.00'	35°47'47"	S 65°40'13" E	110.64'
C21	32.57'	45.00'	41°27'52"	N 68°30'16" W	31.86'
C22	31.42'	20.00'	90°00'00"	S 45°45'48" W	28.28'
C23	12.09'	15.00'	46°11'13"	S 22°19'48" E	11.77'
C24	84.47'	50.00'	96°47'42"	N 02°58'26" E	74.78'
C25	83.07'	50.00'	95°11'48"	S 81°01'48" E	73.84'
C26	70.15'	50.00'	80°22'56"	S 06°45'34" W	64.53'
C27	12.09'	15.00'	46°11'13"	N 23°51'25" E	11.77'
C28	31.42'	20.00'	90°00'00"	N 44°14'12" W	28.28'
C29	31.42'	20.00'	90°00'57"	N 45°45'20" E	28.29'
C30	30.70'	50.00'	35°10'59"	S 18°20'21" W	30.22'
C31	160.46'	50.00'	183°52'15"	N 52°08'02" W	99.94'
C32	24.72'	50.00'	28°19'35"	N 53°57'53" E	24.47'
C33	17.64'	15.00'	67°22'48"	S 34°26'16" W	16.64'
C34	34.03'	255.00'	7°38'43"	S 86°56'27" W	34.00'
C35	25.75'	195.00'	7°33'58"	N 86°54'04" E	25.73'
C36	26.02'	195.00'	7°38'43"	S 86°56'27" W	26.00'
C37	33.72'	255.00'	7°34'34"	N 86°54'22" E	33.69'
C38	31.44'	20.00'	90°04'25"	S 45°43'36" W	28.30'
C39	31.39'	20.00'	89°55'35"	S 44°16'24" E	28.27'
C40	237.69'	50.00'	272°22'26"	S 89°14'12" E	69.23'
C41	215.88'	50.00'	247°22'48"	N 55°33'44" W	83.21'
C42	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C43	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	20.00'
L2	S 89°18'37" E	106.96'
L3	N 00°44'52" E	120.44'
L4	N 90°00'00" E	7.20'
L5	N 43°02'59" W	50.00'
L6	N 44°34'35" E	50.00'
L7	S 21°52'20" E	50.00'
L8	S 00°44'52" W	124.42'
L9	S 51°27'20" E	49.80'
L10	N 51°27'20" W	110.87'
L11	N 89°14'12" W	7.98'
L12	S 89°14'12" E	54.65'
L13	S 89°14'12" E	10.53'
L14	N 89°14'12" W	142.19'
L15	S 00°45'48" W	52.50'
L16	N 00°45'48" E	27.53'
L17	N 90°00'00" E	30.96'

LOT	ADDRESS
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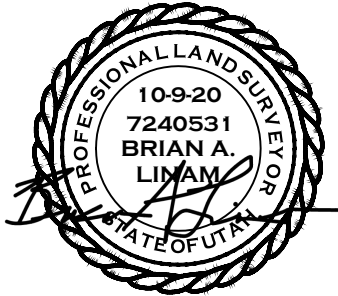


VICINITY MAP  
SCALE: N.T.S.

LOT NO.	LOT AREA	LOT WIDTH (FRONTAGE)
101	40.032	142.05
102	40.000	161.80
103	40.000	161.80
104	40.000	161.80
105	40.000	161.80
106	40.000	161.80
107	40.000	161.80
108	40.000	161.96
109	40.000	153.67
110	40.000	153.56
111	40.000	240.76 OR 133.74
112	40.000	238.30 OR 135.15
113	40.000	154.73
114	40.000	154.64
115	40.000	154.55
116	40.000	154.77
117	74.409	160.67
118	41.079	158.96
119	40.569	156.98
120	44.209	150.83
121	20.000	122.36 OR 122.37
122	22.896	154.74
123	42.642	83.70
124	32.801	96.56
125	23.702	147.32 OR 122.17
126	36.491	226.57
127	40.667	108.31 OR 285.90 OR 120.55
128	40.667	134.30
129	40.667	156.62
130	40.667	157.38
131	43.228	141.84
132	66.633	120.06 OR 187.87
133	47.390	231.95 OR 278.08
134	40.216	160.46
135	45.799	149.43 OR 169.37
136	37.678	201.45 OR 229.30

TOTAL LOT AREA = 1,452,410  
AVERAGE LOT AREA = 40,345

TOTAL OF LOT WIDTHS = 5450  
AVERAGE OF LOT WIDTHS = 151



WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
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WEBER COUNTY RECORDER

DEPUTY



BENCHMARK  
ENGINEERING &  
LAND SURVEYING

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