

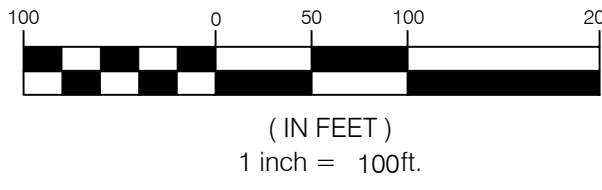
LEGEND

	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

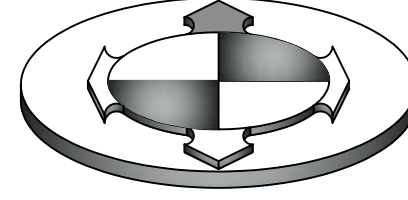
WINSTON PARK SUBDIVISION

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



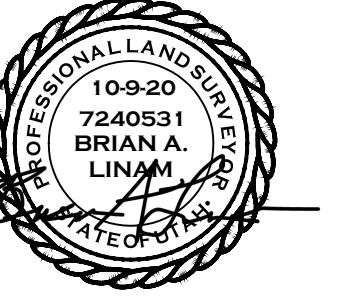
1800 SOUTH
(PUBLIC ROAD)

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

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)



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 SURVEY, 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

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 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 _____, 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 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

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

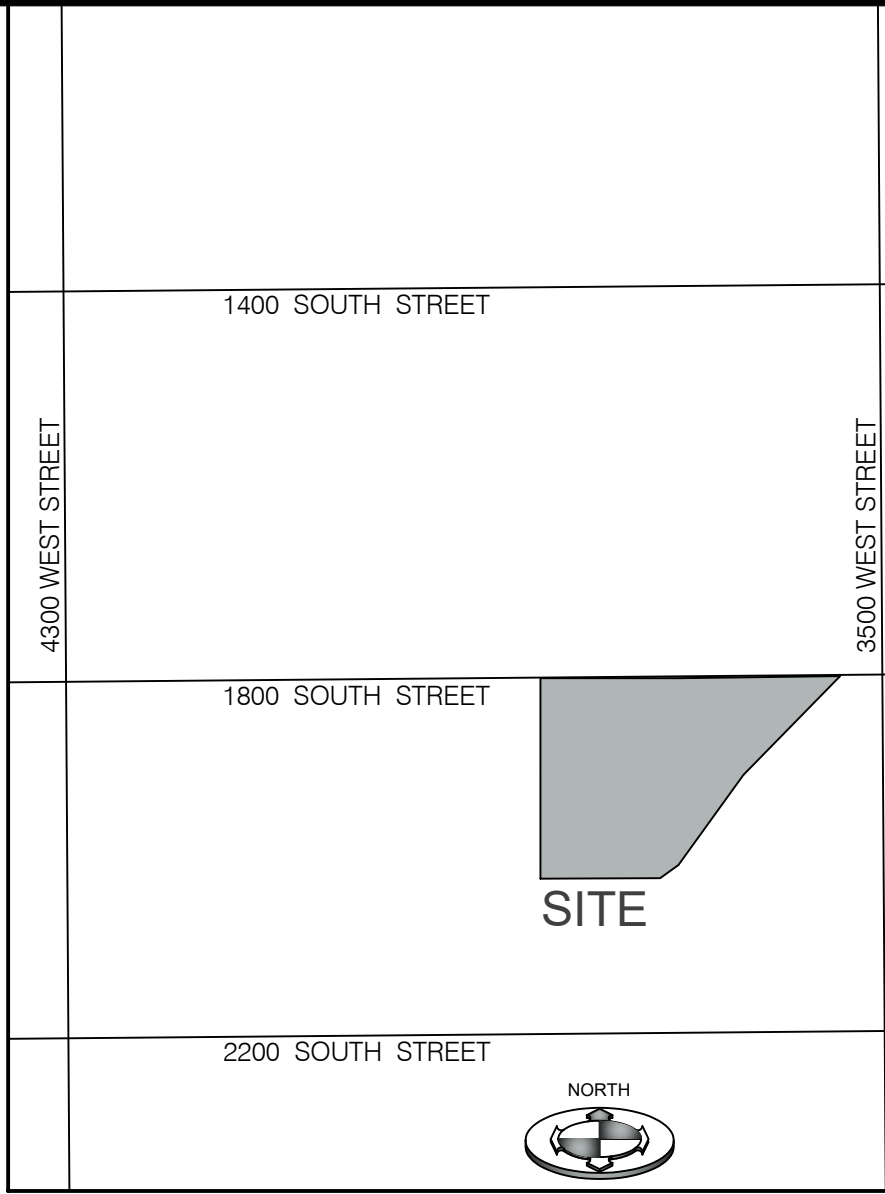
WINSTON PARK SUBDIVISION

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	43.226	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. _____
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WEBER COUNTY RECORDER

DEPUTY



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