WINSTON PARK SUBDIVISION **LEGEND** SURVEYOR'S CERTIFICATE **NORTH GRAPHIC SCALE** LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, WEBER COUNTY SECTION CORNER SECTION LINE 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 TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, **BOUNDARY LINE** LOT CORNER (SET 5/8 REBAR AND CAP) THAT I HOLD CERTIFICATE NO. 7240531: AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED SALT LAKE BASE AND MERIDIAN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. AND HAVE **BOUNDARY CORNER** (SET 1/8 REBAR AND CAP) PLACED MONUMENTS AS REPRESENTED ON THIS PLAT ON THIS PLAT, AND THAT THIS PLAT OF WINSTON PARK 1 inch = 100 ft.WEBER COUNTY, UTAH SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE P.U.E. PUBLIC UTILITY EASEMENT STREET CENTERLINE 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 STREET MON. (TO BE CONST.) ---- EASEMENT LINE MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES AND WEBER COUNTY BENCHMARK ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE RIGHT OF WAY LINE 62121-2-5217 BEEN COMPILED WITH. SURVEY BENCHMARK 🔷 6-2 ELEVATION NGVD 88 = 4241.87' / SE - 21 (FOUND 3" BRASS CAP SET IN 6" C NORTHEAST CORNER OF 800 South is a CONCRETE POST. SET IN 1954 BY SECTION 28, TOWNSHIP 6 NORTH QUARTER CORNER OF SECTION 28, Oft ROW BUREAU OF RECLAMATION. GOOD NORTH, RANGE 2 WEST TOWNSHIP 6 NORTH, RANGE 2 WEST CONDITION) (FOUND 3" BRASS CAP (FOUND 3" BRASS CAP MONUMENT SET IN MONUMENT SET IN CONCRETE 28 CONCRETE FLUSH WITH ROAD SURFACE. 2" BELOW ROAD SURFACE. MONUMENT SET IN 1963 BY WEBER COUNTY R 2 W **BRIAN A** HEREBY DEDICATED MONUMENT SET IN 1963 1800 SOUTH SURVEYOR DEPARTMENT. GOOD CONDITION) BASIS OF BEARINGS 1963 TO WEBER COUNTY BY WEBER COUNTY SURVEYOR N 89°15'08" W 2643.62' (MEASURED) FOR PUBLIC USE DEPARTMENT. GOOD (PUBLIC ROAD) 2643.46' (RECORD) CONDITION) STATE PLANE GRID BEARING = N 89°15'02' W S 89°15'08" E 1830.36' 277.21 1086.48 S 89°15'08" E 1006.42' 152.35 N 89°15'08" W 227.23' 239.03 267.56 252.88 231.95 187.87' 208.67 **DETENTION BASIN** DETENTION BASIN EASEMENT EASEMENT 40,002 SQ FT IN FAVOR OF WEBER COUNTY IN FAVOR OF WEBER COUNT LOT 116 WINSTON PARK SUBDIVISION 0.918 ACRES LOT 134 40,000 SQ FT LOT 133 66,633 SQ FT R 2 W 0.918 ACRES 1.530 ACRES 40,216 SQ FT 47,390 SQ FT 0.923 ACRES 1.088 ACRES BOUNDARY DESCRIPTION N 89°15'08" W 258.90' N 89°18'37" W 247.21' BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH 173.19 LOT 117 BE PREVIOUS SURVEYS. SAID POINT BEING NORTH 89°15'08" WEST ALONG THE SECTION LINE 152.35 FEET FROM S 89°15'08" E 212.33 THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN LOT 115 74,409 SQ FT AND RUNNING THENCE ALONG SAID EXISTING FENCE AND WESTERLY BANK OF SAID SLOUGH THE FOLLOWING 1.708 ACRES 40,000 SQ FT 40,000 SQ FT SEVEN (7) COURSES: 1) SOUTH 38°02'07" WEST 414.75 FEET; 2) SOUTH 37°51'05" WEST 188.07 FEET; 3) SOUTH 0.918 ACRES 0.918 ACRES 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 45,799 SQ FT 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 1.051 ACRES NORTH 89°14'12" WEST 812.89 FEET ALONG SAID 40 ACRE LINE; THENCE NORTH 00°41'23" EAST 1327.75 FEET TO THE N 89°15'08" W 258,43' 43,266 SQ FT QUARTER SECTION LINE; THENCE SOUTH 89°15'08" EAST ALONG SAID QUARTER SECTION LINE 1830.36 FEET TO THE 0.993 ACRES N 89°15'08" W 258.74' POINT OF BEGINNING. N 89°18'37" W 247.21' N 89°15'08" W 197.84' CONTAINS 40.259 ACRES LOT 114 LOT 118 36 RESIDENTIAL LOTS & 2 PARCELS 40,000 SQ FT 41,079 SQ FT LOT 130 40,000 SQ FT 0.918 ACRES OWNER'S DEDICATION 0.943 ACRES 0.918 ACRES 40,677 SQ FT <u>LOT 1</u>36 0.934 ACRES WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND FOR LOT ADDRESSES SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT, WINSTON N 89°15'08" W 258.43' 37,678 SQ FT SEE PAGE 2 PARK SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND 0.865 ACRES N 89°15'08" W 258.59' AND ROADS INTENDED FOR PUBLIC USE AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND N 89°18'37" W 247.21' EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS LOT 113 LOT 129 STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED LOT 119 40,000 SQ FT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM 40.677 SQ FT 40,569 SQ FT 0.918 ACRES DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. AND 0.934 ACRES 0.931 ACRES 40,000 SQ FT DO ALSO HEREBY DEDICATE AND GRANT TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND 0.918 ACRES OVER OPEN SPACE PARCELS TO GUARANTEE TO WEBER COUNTY THAT SAID OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED, AND OPEN SPACE PURPOSES. N 89°15'08" W 258.43' N 89°15'08" W 258.43' 57.01¹ AND DO ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR N 89°18'37" W 247.21' PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND LOT 112 OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH 40,677 SQ FT 0.934 ACRES 40,000 SQ FT ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE 40,677 SQ FT LOT 105 0.918 ACRES RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE 44,209 SQ FT 0.934 ACRES COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND 1.015 ACRES 40,000 SQ FT OPEN SPACE PURPOSES. 0.918 ACRES DETAIL "A" S 89°14'12" E 238.30' 168.29 SCALE: 1"=50' SIGNED THIS DAY OF S 89°14'12" E 298.79' S 89°14'12" E 218.31 . C6 '.'. C5 ' S 89°14'12" E 140.05' 104.65 113.66 N 89°18'37" W 247.21' 122.17' 81.54' WINSTON PARK SUBDIVISION LOT 106 LOT 125 40,000 SQ FT LOT 126 -S 43°27'51" W 42.80' 0.918 ACRES 20,000 SQ FT LOT 111 23,702 SQ FT 0.459 ACRES 26,491 SQ FT 0.544 ACRES 40,000 SQ FT 0.608 ACRES 0.918 ACRES - SEE DETAIL "A" **ACKNOWLEDGMENT** N 89°18'37" W 247.21 There will need to L14 be an easement for 191.74 142.17' N 89°14'12" W 260.59' State of S 89°14'12" Ĕ 266.15' County of the temporary LOT 122 urnaround 40.000 SQ FT 22,896 SQ FT ON THE DAY OF PERSONALLY LOT 110 0.918 ACRES 0.526 ACRES LOT 124 NARRATIVE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC 40,000 SQ FT 32,801 SQ FT ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTA/NSPS 0.918 ACRES 0.753 ACRES ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK MENTIONED. ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYOR'S -S 41°15'28" W 152.02' N 89°18'37" W 247.21' OFFICE AS RECORD OF SURVEY#: 005615. N 89°14'12" W 260,39' EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 MY COMMISSION NUMBER: LOT 123 NORTH, RANGE 2 WEST LOT 109 NOTARY PUBLIC (PRINT NAME) 1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED 40,000 SQ FT (FOUND 3" BRASS CAP 42,642 SQ FT 0.918 ACRES 40,000 SQ FT STREET SHALL BE MARKED BY A PLUG & WASHER SET IN THE CURB 0.979 ACRES MONUMENT SET IN CONCRETE 1 MY COMMISSION EXPIRES: 0.918 ACRES AT THE LOT LINE EXTENDED. BELOW ROAD SURFACE. NOTARY PUBLIC -S 33°50'24" W 170.55' MONUMENT SET IN 1963 RESIDING IN BY WEBER COUNTY SURVEYOR 40 ACRE LINE DEPARTMENT. GOOD WINSTON PARK SUBDIVISION N 89°14'12" W 812.89 CONDITION) PJF CORP PARCEL No. 15-078-0006 LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN R 2 W OWNER / DEVELOPER: WEBER COUNTY, UTAH PAGE 1 OF 2 NAME: IGOR MAKSYMIW WEBER COUNTY RECORDER TELEPHONE: (801) XXX-XXXX WEBER COUNTY PLANNING WEBER COUNTY SURVEYOR WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ATTORNEY ENTRY NO. COMMISSION ACCEPTANCE ADDRESS: XXXXXXXXX FEE PAID I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S FILED FOR RECORD AND I HEREBY CERTIFY THAT THE REQUIRED PUBLIC THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IGORMAKSYMIW@AOL.COM OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY RECORDED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS DEDICATION OF STREETS AND OTHER OTHER PUBLIC WAYS IN MY OPINION THEY CONFORM WITH THE COUNTY OF OFFICIAL RECORDS, CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND WITH LINES AND MONUMENTS OF RECORD IN COUNTY ON THE _____ DAY OF _____, 2020 PAGE THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER RECORDED FOR: FOR THE INSTALLATION OF THESE IMPROVEMENTS. ENCHMARE APPROVED AND ACCEPTED BY THE COMMISSIONERS OF SIGNED THIS DAY OF COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND **BENCHMARK** SIGNED THIS DAY OF WEBER COUNTY, UTAH THIS DAY OF , 2020 SURVEYOR WHO EXECUTED THIS PLAT FROM THE **ENGINEERING &** RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS DAY OF LAND SURVEYING WEBER COUNTY RECORDER 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 **SIGNATURE** SIGNATURE CHAIRMAN, WEBER COUNTY PLANNING COMMISION SIGNATURE CHAIRMAN, WEBER COUNTY COMMISION www.benchmarkcivil.com 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 TA	ABLE	
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 ¹
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'	15.00¹	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 ¹
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 ¹	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
101	
102	
103	
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
121	
122	
123	
124	
125	
126	
127	
128	
129	
130	
131	
132	
133	
134	
135	
136	

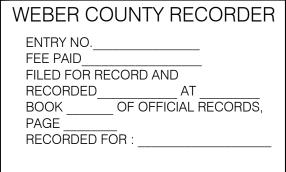


VICINITY MAP SCALE: N.T.S.

TOTAL LOT AREA = 1,452,410 AVERAGE LOT AREA = 40,345 TOTAL OF LOT WIDTHS = 5450 AVERAGE OF LOT WIDTHS = 151



PAGE 2 OF 2



WEBER COUNTY RECORDER

DEPUTY

