

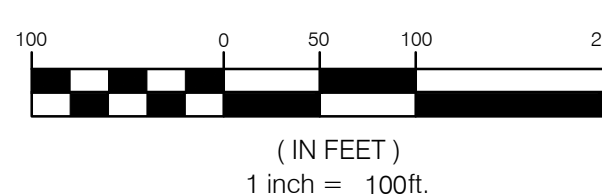
**LEGEND**

- ◆ 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

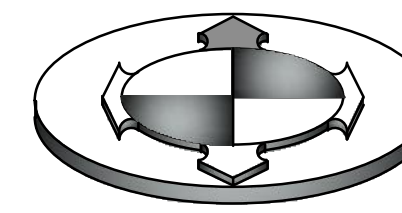
# CONCEPT WINSTON PARK SUBDIVISION

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**



**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.

PRELIMINARY ONLY



## 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

**OWNER'S 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 ERRECTED 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

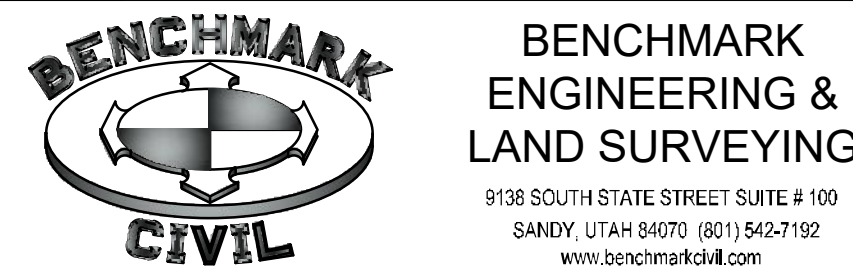
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH

NOTE:  
FOR LOT ADDRESSES  
SEE PAGE 2

Show any existing buildings immediately adjacent to the property line

There will need to be a temporary turn around here.

OWNER / DEVELOPER:  
NAME: IGOR MAKSYMIW  
TELEPHONE: (801) 209-6759  
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

**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 EFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

SIGNATURE

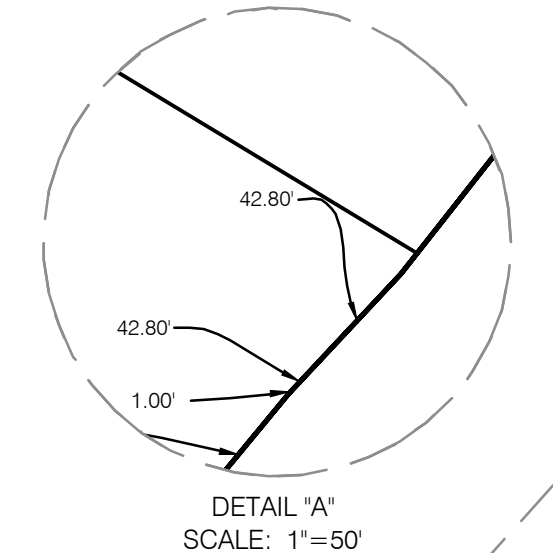
**WEBER COUNTY RECORDER**

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

WEBER COUNTY RECORDER

DEPUTY

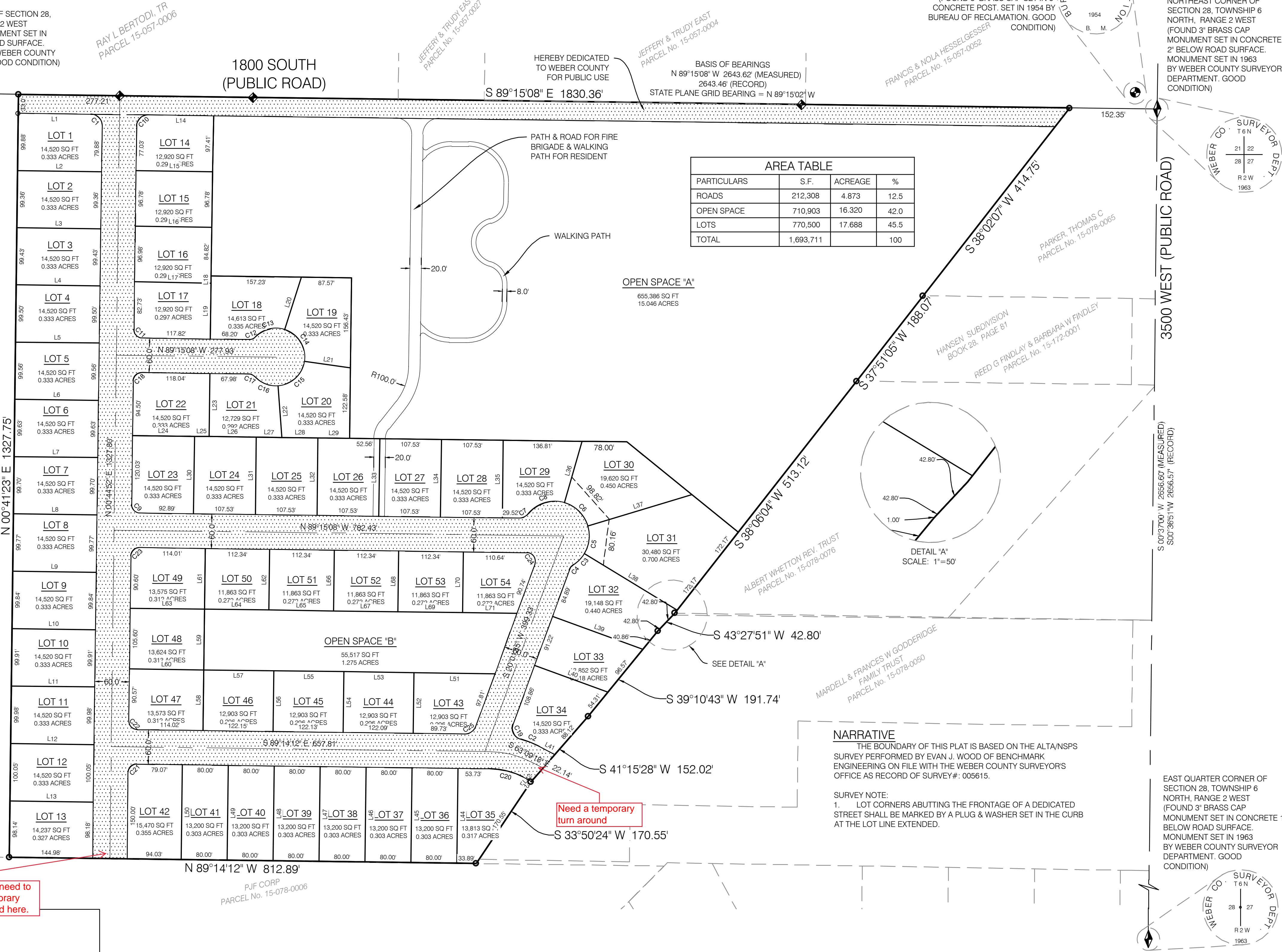
PARTICULARS	S.F.	ACREAGE	%
ROADS	212,308	4.873	12.5
OPEN SPACE	710,903	16.320	42.0
LOTS	770,500	17.688	45.5
TOTAL	1,693,711		100



**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.



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)

A. JAY SMITH, ETAL PARCEL No. 15-078-0001

PJF CORP PARCEL No. 15-078-0006

JEFFERY & TRUDY EAST PARCEL No. 15-057-0002

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)

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

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)

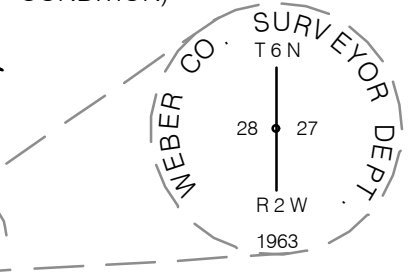
PARKER, THOMAS C PARCEL No. 15-078-0005

HANSEN SUBDIVISION BOOK 28, PAGE 87 REED G FINDLAY & BARBARA W FINDLEY PARCEL No. 15-172-0001

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

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

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)



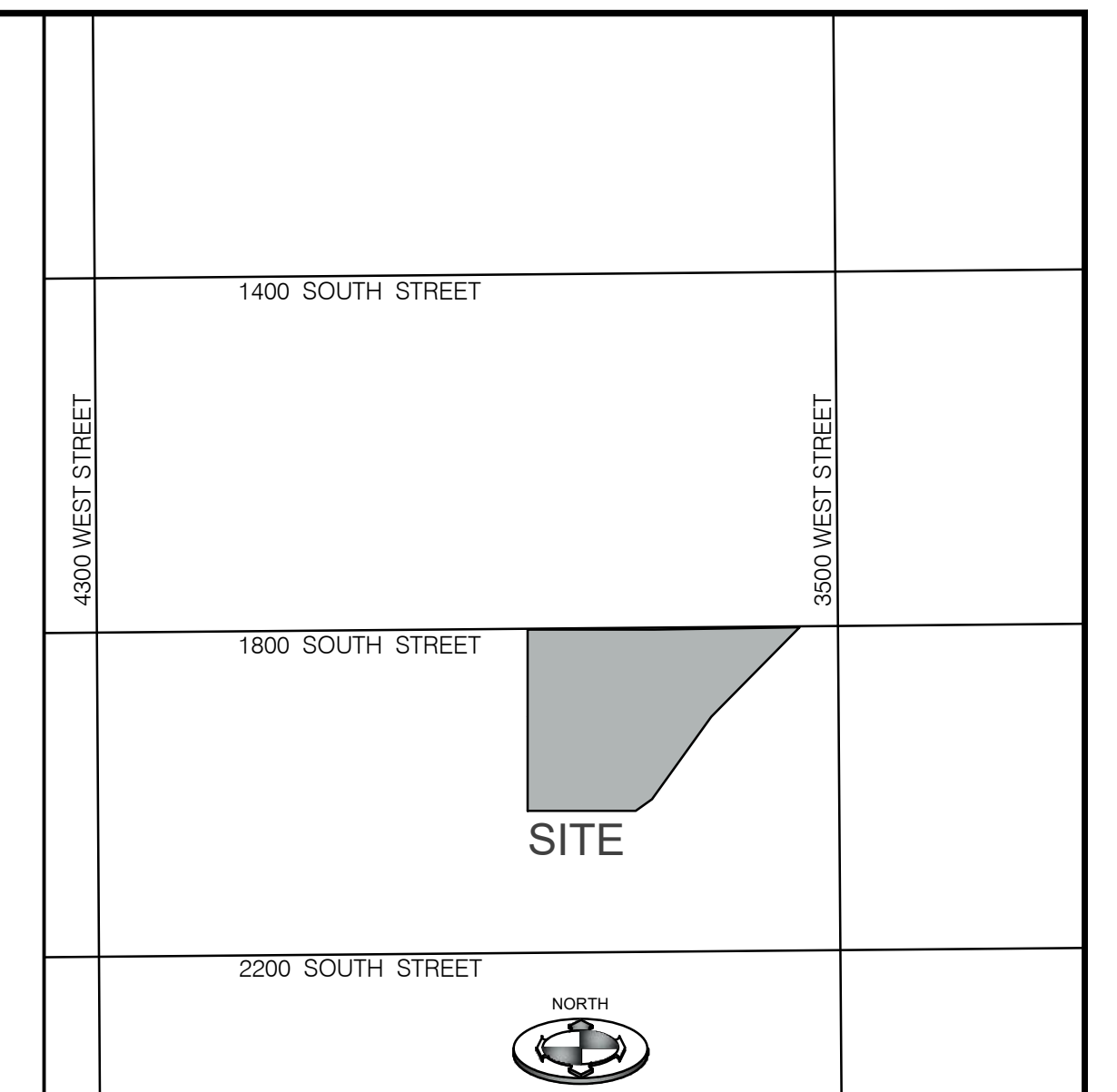
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LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
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WEBER COUNTY, UTAH  
2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42	20.00	90°00'00"	N 44°15'08" W	28.28
C2	35.54	200.00	10°10'51"	S 68°14'44" E	35.49
C3	26.77	60.00	25°34'02"	S 44°02'23" W	26.55
C4	12.84	20.00	36°47'50"	S 38°25'30" W	12.63
C5	50.28	60.00	48°00'43"	S 07°15'01" W	48.82
C6	60.00	60.00	57°17'45"	S 45°24'13" E	57.53
C7	17.91	20.00	51°19'04"	N 65°05'19" E	17.32
C8	69.66	60.00	66°31'07"	N 72°41'21" E	65.81
C9	23.56	15.00	90°00'00"	S 44°15'08" E	21.21
C10	31.42	20.00	90°00'00"	S 45°44'52" W	28.28
C11	23.56	15.00	90°00'00"	S 44°15'08" E	21.21
C12	12.09	15.00	46°11'13"	N 67°39'15" E	11.77
C13	55.07	50.00	63°06'12"	N 76°06'45" E	52.33
C14	70.25	50.00	80°30'09"	S 32°05'05" E	64.61
C15	67.87	50.00	77°46'25"	S 47°03'12" W	62.78
C16	44.50	50.00	50°59'40"	N 68°33'45" W	43.05
C17	12.09	15.00	46°11'13"	N 66°09'32" W	11.77
C18	23.56	15.00	90°00'00"	S 45°44'52" W	21.21
C19	32.59	20.00	93°21'44"	S 26°39'17" E	29.10
C20	63.73	140.00	26°04'54"	N 76°11'45" W	63.18
C21	23.57	15.00	90°00'57"	S 45°45'20" W	21.22
C22	23.56	15.00	89°59'03"	S 44°14'40" E	21.21
C23	23.56	15.00	90°00'00"	S 45°44'52" W	21.21
C24	28.61	15.00	109°16'43"	N 34°36'47" W	24.47
C25	24.69	20.00	70°44'14"	N 55°23'42" E	23.15

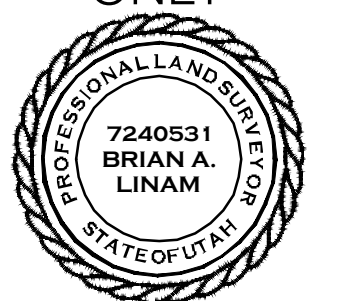
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	126.29
L2	S 89°15'08" E	146.19
L3	S 89°15'08" E	146.09
L4	S 89°15'08" E	145.99
L5	S 89°15'08" E	145.89
L6	S 89°15'08" E	145.79
L7	S 89°15'08" E	145.68
L8	S 89°15'08" E	145.58
L9	S 89°15'08" E	145.48
L10	S 89°15'08" E	145.38
L11	S 89°15'08" E	145.28
L12	S 89°15'08" E	145.18
L13	S 89°15'08" E	145.08
L14	N 89°15'08" W	113.92
L15	S 89°05'27" E	133.64
L16	S 89°05'27" E	133.37
L17	S 89°05'27" E	133.10
L18	N 00°54'33" E	12.15
L19	N 00°54'33" E	97.35
L20	N 17°39'51" E	95.81
L21	S 81°50'00" E	81.10
L22	S 04°03'35" E	90.00
L23	S 00°44'52" W	109.50
L24	S 89°15'08" E	107.89
L25	S 89°15'08" E	25.15
L26	S 89°15'08" E	82.38
L27	S 89°15'08" E	44.24
L28	S 89°15'08" E	63.30
L29	S 89°15'08" E	54.97
L30	N 00°44'52" E	135.03
L31	N 00°44'52" E	135.03
L32	N 00°44'52" E	135.03
L33	N 00°44'52" E	135.03
L34	N 00°44'52" E	135.03
L35	N 00°44'52" E	135.03
L36	N 15°56'55" E	111.01
L37	N 73°14'39" E	188.82
L38	S 58°44'38" E	189.06
L39	S 69°58'25" E	167.70
L40	S 69°58'25" E	136.01

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 63°09'18" E	29.85
L42	N 41°15'28" E	1.95
L43	N 63°09'18" W	14.43
L44	S 00°45'48" W	165.00
L45	S 00°45'48" W	165.00
L46	S 00°45'48" W	165.00
L47	S 00°45'48" W	165.00
L49	S 00°45'48" W	165.00
L50	S 00°45'48" W	165.00
L51	N 89°15'08" W	140.87
L52	S 00°45'48" W	105.70
L53	N 89°15'08" W	122.09
L54	S 00°45'48" W	105.67
L55	N 89°15'08" W	122.13
L56	S 00°45'48" W	105.63
L57	N 89°15'08" W	122.18
L58	N 00°44'52" E	105.60
L59	N 00°44'52" E	105.60
L60	S 89°15'08" E	129.01
L61	N 00°44'52" E	105.60
L62	N 00°44'52" E	105.60
L63	S 89°15'08" E	129.01
L64	S 89°15'08" E	112.34
L65	S 89°15'08" E	112.34
L66	N 00°44'52" E	105.60
L67	S 89°15'08" E	112.34
L68	N 00°44'52" E	105.60
L69	S 89°15'08" E	112.34
L70	N 00°44'52" E	105.60
L71	S 89°15'08" E	94.84



NORTH  
  
**VICINITY MAP**  
SCALE: N.T.S.

PRELIMINARY  
ONLY




PAGE 2 OF 2

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
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RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
BOOK \_\_\_\_\_ OF OFFICIAL RECORDS,  
PAGE \_\_\_\_\_  
RECORDED FOR : \_\_\_\_\_

WEBER COUNTY RECORDER

DEPUTY



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