

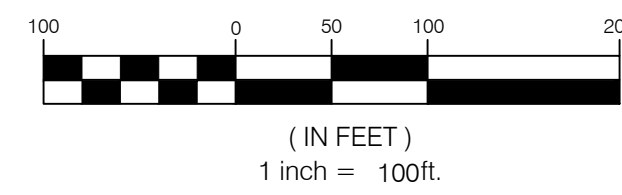
LEGEND

- WEBER COUNTY SECTION CORNER
LOT CORNER (SET 1/4 REBAR AND CAP)
BOUNDARY CORNER (SET 1/4 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

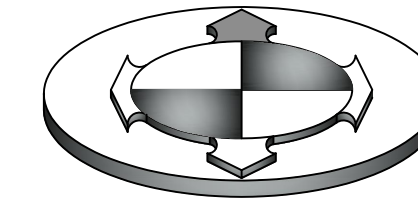
WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH 2021

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)

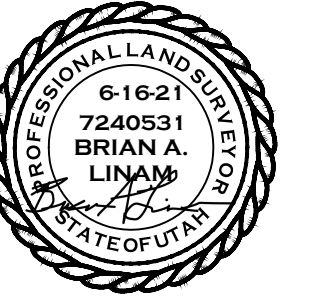
1800 SOUTH ST. (PUBLIC ROAD)

S 89°15'08" E 1830.36'

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)



Please updated the Boundary Description to match the map

WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER 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 54 RESIDENTIAL LOTS & 1 OPEN SPACE & 1 COMMON AREA

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, TRAILS 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 ___, 2021

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of County of } S.S.

ON THE ___ DAY OF ___, 20___, THE UNDERSIGNED NOTARY PUBLIC, WADE RUMSEY, OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE 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 MARCH, 2021

- NOTES: 1. FOR LOT ADDRESSES SEE PAGE 2 2. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANYTIME INCLUDING THE OPERATION OF FARM MACHINERY AND NOT AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. WCO 106-1-8 (C)(5) 3. THE LOWEST ALLOWABLE LIVABLE FINISH FLOOR ELEVATION WILL NEED TO BE APPROVED BY GEOTECHNICAL ENGINEER AND COUNTY ENGINEER DUE TO GROUND WATER TABLE. 4. SETBACKS FOR THIS SUBDIVISION MAY VARY FROM THE A-1 ZONE.

Dimension are the same as the previous plat. Please update the dimensions for the new submittal.

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: OGDEN 3, LLC TELEPHONE: (801) 209-6759 IGORMAKSYM@AOL.COM



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND WATER DESIGN IS APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT ON THE DAY OF ___, 2021.

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 ___, 2021.

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 ___, 2021

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 ___, 2021

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 ___, 2021

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 ___, 2021

WEBER COUNTY RECORDER ENTRY NO. ___ FEE PAID ___ FILED FOR RECORD AND RECORDED AT ___ BOOK ___ OF OFFICIAL RECORDS, PAGE ___ RECORDED FOR: ___

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

REPRESENTATIVE (TWW/WD)

WEBER COUNTY SURVEYOR

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SIGNATURE

CHAIRMAN, WEBER COUNTY COMMISSION

SIGNATURE

WEBER COUNTY RECORDER DEPUTY

