

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 STATUES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPILED WITH.



WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 FHENCE 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 THI 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 167.55 FEET TO POINT ON A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 3184075 AT THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE NORTH 88°46'49" WEST 814.57 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE NORTH 00°41'23" EAST 1318.75 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 40.152 ACRES, MORE OR LESS

54 RESIDENTIAL LOTS & 1 OPEN SPACE & 1 COMMON AREA

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 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 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 , 2021

WINSTON PARK SUBDIVISION

WADE RUMSEY	

State of

ACKNOWLEDGMENT

County of

S.S.

ON THE DAY OF PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WADE RUMSEY, OF THE ABOVE OWNER'S 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

PAGE 1 OF 2

		WEBER COUNTY RECORDER
	WEBER COUNTY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND	ENTRY NO FEE PAID FILED FOR RECORD AND RECORDED AT
IC WAYS IENTS RE HEREBY RS OF , 2021	IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS DAY OF, 2021	BOOK OF OFFICIAL RECORDS, PAGE RECORDED FOR :

WEBER COUNTY RECORDER

DEPUTY

			CURVE T		
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	77.39'	170.00'	26°04'54"	N 76°11'45" W	76.72'
C2	31.42'	20.00'	90°00'00"	N 44°15'08" W	28.28'
C3	31.42'	20.00'	90°00'00"	S 45°44'52" W	28.28'
C4	23.56'	15.00'	90°00'00"	S 44°15'08" E	21.21'
C5	13.60'	15.00'	51°56'37"	N 64°46'33" E	13.14'
C6	70.24'	58.00'	69°23'17"	S 73°29'54" W	66.03'
C7	64.62'	58.00'	63°50'01"	N 39°53'27" W	61.33'
C8	69.97'	58.00'	69°07'21"	N 26°35'14" E	65.81'
C9	82.55'	58.00'	81°32'34"	S 78°04'49" E	75.75'
C10	13.60'	15.00'	51°56'37"	N 63°16'50" W	13.14'
C11	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C12	287.38'	58.00'	283°53'13"	N 00°44'52" E	71.51'
C13	23.56'	15.00'	90°00'00"	S 44°15'08" E	21.21'
C14	13.91'	15.00'	53°07'48"	N 64°10'57" E	13.42'
C15	64.50'	60.00'	61°35'49"	S 68°24'58" W	61.44'
C16	65.29'	60.00'	62°21'06"	N 49°36'35" W	62.12'
C17	71.33'	60.00'	68°07'00"	N 15°37'28" E	67.20'
C18	24.58'	60.00'	23°28'25"	N 61°25'11" E	24.41'
C19	13.91'	15.00'	53°07'48"	S 46°35'29" W	13.42'
C20	24.81'	15.00'	94°46'35"	S 27°21'43" E	22.08'
C21	40.47'	200.00'	11°35'42"	N 68°57'09" W	40.41'
C22	63.73'	140.00'	26°04'54"	N 76°11'45" W	63.18'
C23	23.57'	15.00'	90°00'57"	S 45°45'20" W	21.22'
C24	23.56'	15.00'	89°59'03"	S 44°14'40" E	21.21'
C25	18.52'	15.00'	70°44'14"	N 55°23'42" E	17.37'
C26	28.61'	15.00'	109°16'43"	N 34°36'47" W	24.47'
C27	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C28	225.71'	60.00'	215°32'20"	N 34°36'47" W	114.28'
C29	18.43'	28.00'	37°42'19"	S 19°36'01" W	18.10'
C30	31.59'	48.00'	37°42'19"	N 19°36'01" E	31.02'
C31	18.43'	28.00'	37°42'19"	N 19°36'01" E	18.10'
C32	31.59'	48.00'	37°42'19"	S 19°36'01" W	31.02'
C33	11.11'	5.00'	127°17'04"	S 64°23'23" W	8.96'
C34	45.55'	70.00'	37°17'02"	S 70°36'37" E	44.75'
C35	109.96'	70.00'	90°00'00"	N 45°44'52" E	98.99'
C36	52.00'	40.00'	74°28'45"	N 36°29'31" W	48.41'
C37	90.32'	34.74'	148°57'29"	S 00°44'52" W	66.95'
C38	52.00'	40.00'	74°28'45"	N 37°59'14" E	48.41'
C39	109.96'	70.00'	90°00'00"	N 44°15'08" W	98.99'
C40	45.48'	70.00'	37°13'40"	S 72°08'02" W	44.69'
C41	11.10'	5.00'	127°13'40"	S 62°51'58" E	8.96'
C42	3.93'	5.00'	45°00'03"	S 23°14'50" W	3.83'
C43	48.69'	62.00'	45°00'00"	S 68°14'52" W	47.45'
C44	97.39'	62.00'	90°00'00"	N 44°15'08" W	87.68'
C45	41.60'	32.00'	74°28'45"	N 37°59'14" E	38.73'
C46	111.12'	42.74'	148°57'29"	S 00°44'52" W	82.37'
C47	41.60'	32.00'	74°28'45"	N 36°29'31" W	38.73'
C48	97.39'	62.00'	90°00'00"	N 45°44'52" E	87.68'
C49	48.82'	62.00'	45°06'54"	S 66°41'41" E	47.57'
C50	3.92'	5.00'	44°53'06"	S 21°41'41" E	3.82'

PARCEL LINE TABLE			
LINE #	BEARING	DISTANCE	
L1	S 63°09'18" E	22.14'	
L2	S 89°15'08" E	126.28'	
L3	S 00°44'52" W	122.02'	
L4	S 00°44'52" W	89.39'	
L5	S 00°44'52" W	89.45'	
L6	S 00°44'52" W	89.50'	
L7	S 00°44'52" W	89.56'	
L8	S 00°44'52" W	89.61'	
L9	S 00°44'52" W	89.67'	
L10	S 00°44'52" W	89.72'	
L11	S 00°44'52" W	89.78'	
L12	S 00°44'52" W	89.84'	
L13	S 00°44'52" W	89.90'	
L14	S 00°44'52" W	89.95'	
L15	S 00°44'52" W	151.55'	
L16	N 89°15'08" W	145.14'	
L17	S 89°15'08" E	145.23'	
L18	N 89°15'08" W	145.32'	
L19	S 89°15'08" E	145.41'	
L20	N 89°15'08" W	145.50'	
L21	S 89°15'08" E	145.60'	
L22	N 89°15'08" W	145.69'	
L23	S 89°15'08" E	145.78'	
L24	N 89°15'08" W	145.87'	
L25	S 89°15'08" E	145.96'	
L26	N 89°15'08" W	146.05'	
L27	S 89°15'08" E	146.14'	
L28	S 00°44'52" W	75.38'	
L29	S 00°44'52" W	95.38'	
L30	S 00°44'52" W	95.38'	
L31	S 00°44'52" W	80.38'	
L32	S 89°15'08" E	133.13'	
L33	S 89°15'08" E	133.13'	
L34	S 89°15'08" E	133.13'	
L35	S 00°44'52" W	95.38'	
L36	S 00°44'52" W	95.38'	
L37	S 00°44'52" W	109.50'	
L38	S 89°15'08" E	118.13'	
L39	S 89°15'08" E	47.61'	
L40	N 18°11'32" E	88.23'	

	PARCEL LINE TA	BLE
LINE #	BEARING	DISTANCE
L41	N 82°01'33" E	83.34'
L42	S 36°41'11" E	125.62'
L43	S 89°15'08" E	45.77'
L44	S 89°15'08" E	119.97'
L45	S 00°44'52" W	105.18'
L46	S 89°15'08" E	134.97'
L47	S 89°15'08" E	208.26'
L48	S 89°15'08" E	34.70'
L49	S 00°44'52" W	109.35'
L50	N 89°15'08" W	90.42'
L51	S 00°44'52" W	124.35'
L52	S 89°15'08" E	105.42'
L53	S 89°15'08" E	105.03'
L54	N 89°15'08" W	105.02'
L55	N 89°15'08" W	105.02'
L56	N 89°15'08" W	105.03'
L57	S 00°44'52" W	124.35'
L58	N 89°15'08" W	105.02'
L59	S 00°44'52" W	124.35'
L60	N 89°15'08" W	105.02'
L62	N 89°15'08" W	105.03'
L63	S 00°44'52" W	124.35'
L64	N 89°15'08" W	105.02'
L65	S 00°44'52" W	124.35'
L66	N 89°15'08" W	41.88'
L67	N 09°12'52" E	96.05'
L68	S 71°33'58" W	90.42'
L70	N 20°01'35" E	77.72'
L71	N 69°58'25" W	167.70'
L72	N 20°01'35" E	91.22'
L73	N 69°58'25" W	136.01'
L74	N 20°01'35" E	114.23'
L75	S 63°09'18" E	29.85'
L76	S 63°09'18" E	14.43'
L77	S 89°14'12" E	56.18'
L78	S 00°45'48" W	162.18'
L79	S 89°14'12" E	80.63'
L80	N 00°45'48" E	161.54'
L81	S 89°14'12" E	80.95'
L82	S 00°45'48" W	160.90'



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

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

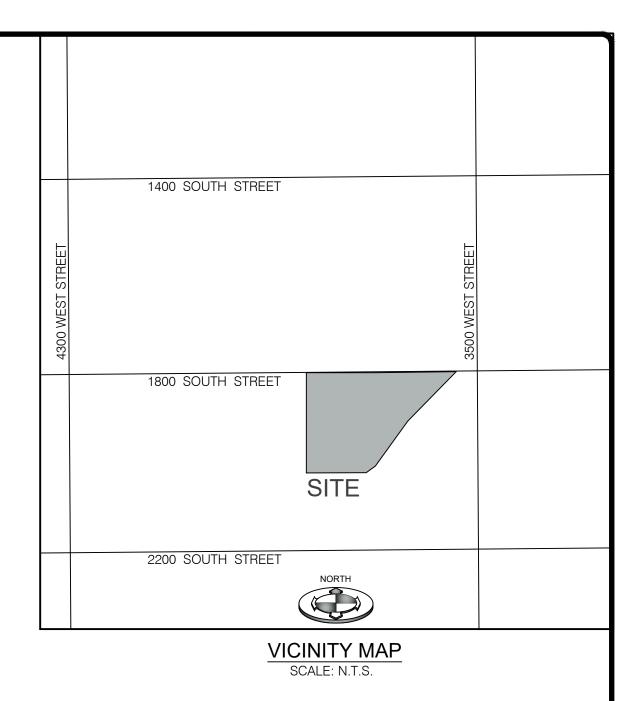
2021

PARCEL LINE TABLE				
LINE #	BEARING	DISTANCE		
L83	S 89°14'12" E	81.27'		
L84	N 00°45'48" E	160.25'		
L85	S 89°14'12" E	81.61'		
L86	S 00°45'48" W	159.60'		
L87	S 89°14'12" E	81.94'		
L88	N 00°45'48" E	158.95'		
L89	S 89°14'12" E	82.27'		
L90	S 00°45'48" W	158.29'		
L91	S 89°14'12" E	67.95'		
L92	S 00°44'52" W	142.63'		
L93	S 00°44'52" W	90.71'		
L94	N 89°15'08" W	123.99'		
L95	S 00°44'52" W	105.74'		
L96	S 89°14'12" E	109.00'		
L97	S 89°14'12" E	123.49'		
L98	S 00°44'52" W	105.77'		
L99	S 89°14'12" E	123.45'		
L100	S 00°44'52" W	105.81'		
L101	S 89°14'12" E	123.41'		
L102	S 00°44'52" W	105.84'		
L103	S 89°14'12" E	94.30'		
L104	N 20°01'35" E	101.51'		
L105	N 20°01'35" E	111.60'		
L106	N 20°01'35" E	90.86'		
L107	N 89°15'08" W	110.64'		
L108	S 00°44'52" W	105.72'		
L109	N 89°15'08" W	112.34'		
L110	S 00°44'52" W	105.72'		
L111	N 89°15'08" W	112.34'		
L112	S 00°44'52" W	105.72'		
L113	N 89°15'08" W	112.34'		
L114	S 00°44'52" W	105.72'		
L115	N 89°15'08" W	117.36'		
L116	S 00°44'52" W	105.60'		
L117	N 89°15'08" W	108.99'		
L118	S 00°44'52" W	90.72'		
L119	N 89°15'08" W	123.99'		
L120	S 00°44'52" W	105.34'		
L121	S 00°44'52" W	105.34'		
L122	S 89°32'47" E	17.45'		

PARCEL LINE TABLE				
LINE #	BEARING	DISTANCE		
L123	S 00°27'13" W	10.00'		
L124	S 89°32'47" E	17.40'		
L125	N 20°59'25" W	24.13'		
L126	N 89°15'08" W	50.00'		
L131	S 89°15'08" E	268.22'		
L132	N 89°15'08" W	782.43'		
L133	N 20°01'35" E	399.33'		
L134	S 89°14'12" E	657.81'		
L135	S 15°42'00" E	219.92'		
L136	S 89°15'08" E	423.03'		
L137	S 00°44'52" W	279.01'		
L138	S 89°15'08" E	244.80'		
L139	S 00°44'52" W	279.01'		
L142	N 89°15'08" W	544.20'		
L143	S 89°15'08" E	512.29'		
L144	N 41°15'28" E	30.97'		
L145	N 41°15'28" E	30.97'		
L146	N 41°15'28" E	1.95'		
L147	S 00°44'17" W	216.62'		
L148	N 17°55'14" W	103.47'		
L149	S 00°00'00" E	230.00'		
L150	N 90°00'00" E	197.07'		
L151	S 00°00'00" E	19.64'		
L152	S 00°00'00" E	19.90'		
L153	N 90°00'00" W	12.93'		
L154	S 00°00'00" E	160.70'		
L155	N 89°15'08" W	166.45'		
L156	N 89°15'08" W	166.71'		
L157	N 00°00'00" E	49.30'		
L158	N 90°00'00" W	208.98'		
L159	N 17°55'14" W	106.65'		
L160	S 00°44'17" W	213.33'		
L161	S 38°27'11" W	78.01'		
L162	S 00°44'52" W	442.81'		
L163	N 00°44'52" E	442.81'		
L164	N 38°27'11" E	78.01'		
L165	N 89°15'08" W	29.47'		
L166	S 00°44'52" W	32.47'		
L167	S 00°44'52" W	32.47'		
L168	S 89°15'08" E	29.53'		

PARCEL LINE TABLE			
LINE #	BEARING	DISTANCE	
L169	S 45°44'52" W	7.17'	
L170	N 89°15'08" W	29.53'	
L171	N 00°44'52" E	32.47'	
L172	N 00°44'52" E	32.47'	
L173	S 89°15'08" E	29.47'	
L174	S 44°08'14" E	7.15'	
L177	S 00°44'52" W	124.35'	
L178	S 00°44'52" W	124.35'	
L180	S 88°46'49" E	30.00'	

L181 S 88°46'49" E 30.00'



LOT	ADDRESS
101	3789 W. / 1811 S.
102	1825 S.
103	1841 S.
104	1855 S.
105	1871 S.
106	1885 S.
107	1901 S.
108	1915 S.
109	1931 S.
110	1947 S.
111	1961 S.
112	1977 S.
113	1991 S.
114	1988 S. / 3761 W.
115	3749 W.
116	3737 W.
117	3725 W.
118	3711 W.
119	3701 W.
120	3687 W.
121	3673 W.
122	1957 S. / 3685 W.
123	3702 W.
124	3722 W.
125	3738 W.
126	3758 W. / 1958 S.
127	1942 S.
128	1927 S. / 3759 W.
129	3741 W.
130	3723 W.
131	3705 W.
132	3689 W.
133	3671 W.
134	3662 W. / 1958 S.
135	1942 S.
136	1928 S.

LOT	ADDRESS
137	1918 S.
138	3650 W.
139	3662 W.
140	3680 W.
141	3696 W.
142	3712 W.
143	3728 W.
144	3746 W.
145	3760 W. / 1898 S.
146	1882 S. / 3759 W.
147	3741 W.
148	3723 W.
149	3724 W.
150	3738 W.
151	3758 W. / 1856 S.
152	1842 S.
153	1828 S.
154	1814 S. / 3759 W.



PAGE 2 OF 2

WEBER COUNTY RECORDER ENTRY NO._____ FEE PAID_____ FILED FOR RECORD AND RECORDED_____AT___ BOOK _____OF OFFICIAL RECORDS, PAGE _____ PAGE _____ RECORDED FOR :

WEBER COUNTY RECORDER

DEPUTY