BRYNLEE ACRES

PART OF THE SW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH — Date of Survey: June 2021

NARRATIVE

- This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to create a development of Brynlee Acres, LLC property as shown hereon.
 Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities which may be shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities or 811 Locator Services is made
- The basis of bearing is as noted and described in the Boundary Description.
 The north boundary of the property is bounded on the south right of way line of North Plain City Road. The location for the road is evidenced by an Annexation map noting that the boundary of the city was to be 300 feet on each side of the right of way of the road (on the map it notes this road as "Farr West Road" where today it is known as North Plain
- City Road) which road is shown as being a 66 foot wide on that annexation plat.

 5. The courses of the road were obtained from the boundary description of the annexation. This drafting was then attached to existing monumentation of the road. The monuments are the basis of bearing control for this survey. A curve has been added in front of this property that is not shown on the annexation plat and approximates the existing
- traveled way but the property boundary is held to follow the historically defined line by the annexation plat.

 6. The northern portion of the property is determined by the Gilmer Brush parcel. This parcel was first created by Warranty Deed recorded E#956583 Book 1482 pg 884 and executed Dec. 26, 1985. The first survey of this property was done by Buttars Surveying in 1989. The narrative on that survey states, "[t]he purpose of this survey was to re-establish property lines for fencing."
- . Said Warranty Deed identifies the POB as being a fence corner. This corner was found and surveyed as well as the other fences around the parcel. The west and south fences are being held as original boundary fencing in accordance with the Buttars survey. In a conversation with Mr. Brush I learned that there have been issues with neighbors on the
- east and northeasterly fences which had been moved and were not on the original fence location.

 8. He, Mr. Brush, indicated to me where the location of the original corner post (see Original Post 1 hereon) was located. This location was verified by my survey and also fits with the description of the property when holding the east and south fences, being evidence of the Buttars survey. He also told me that the section of fencing adjacent to and east of his house (see Fence 1) was installed on the inside of his property so that he could plant grapes and have access around
- the plants. Therefore, the existing fence on the easterly of the property is not the property line.

 9. The John Tubbs property was identified using Warranty Deed E#984633 (book # is illegible page is 1635) executed Sept. 24, 1986. The monument tie for this parcel places the location about 112 feet north of the physical occupation. The description was plotted, translated and rotated to match the existing fencing on the southwest and east. This adjustment found the fencing to be at the same angular relationship as the Warranty Deed described, therefore, the
- fences have been held for this parcel.

 10. The Ryan Kendrick and Jerry Hamblin parcel descriptions have similar tie issues to that of the Tubbs parcel. The Kendrick parcel was placed by holding the west fence line for rotation. The Hamblin parcel was held to the east line of the Kendrick adjusted location. The north-south positioning was done to conform to the location of the original described line of Book K page 146, that being 310.5 feet south of the quarter section line. Deed Book K page 146 has
- two parcel descriptions using metes and bounds.

 11. The first description is essentially the North 37 Rods (610.5 feet) of the West 82.5 rods (1361.25 feet) of the SW quarter. Second is describing a parcel immediately to the south which began 38 rods (627 feet) South of the quarter section line. The ties of these two parcels placed a rod between them. When plotting this parcel the south line of the parcel coincides with the existing fence line. This fence is also called for in old deeds, e.g. a 1947 document Book 275
- page 471 calls for "the fence on the south side of said tract".

 12. The intent of the descriptions is to identify an ancient fence on the south, even though several use 37 rods and 38 rods almost interchangeably when describing the western portion and eastern portion of the property. The 1 rod that is missing between them is adjacent to and on the south of a line that is 37 rods (610.5 feet) south of the quarter section line. Holding the 610.5 foot line establishes the north line of the subdivision and south lines of the Kendrick and
- Hamblin properties.

 13. The descriptions for the subdivision property are today identified by 7 separate descriptions. Six of which were created by the County Recorder to separate the properties into tax districts. It is assumed that these recorder descriptions are a result of the recording of said Annexation to Plain City in 1944. The Recorder's re-write of the descriptions created gaps, and overlaps with the surrounding properties and created additional strip descriptions which have not been in the record previously.
- 14. To understand the original intent of the grantor(s) of these 7 parcels prior to being modified by the recorder research was done in the abstract to identify conveyances prior to the annexation, some of which has been discussed
- 15. As already identified K-146 being an 1876 document describes the property using 38 rods south and then another 39 rods south. This measurement, as stated, coincides with the existing historic fence line on the south of the subdivision and is the eastern 330 feet of the subdivision.
- 16. An 1896 deed, 31-425, from Weber County to William England describes the same property as K-146 but uses 37 rods south not 38 rods south. This began the confusion of which measurement was correct.
 17. The western portion of the property began to be described using the 38 rods south and then continuing 39 rods south. This is the case in 34-304 which describes the property from the west section line to a point 40 rods (660 feet) east of the section line. The description also coincides with the fence line on the south of the subdivision by retaining the 38
- rod tie distance.

 18. The interchanging of the tie distance for the east 330 feet of the subdivision property took place again in 47-257 which was signed in 1904. However, another document 52-95 also signed in 1904 describing the western portion of
- the subdivision continued to use the 38 rod tie.

 19. Then in 1907 the property described in 52-95 was split and described the east 311.5 feet of the property tying the parcel to the SW corner of the section. This description has a 22 foot closing error but it does call for the fence on the south of that property.
- 20. In 1926 Weber County again changed the description of the East 330 feet by document 105-180 which tied the property to the C-C E 1/16th and using the 37 rod (310.5 feet) distance south and then continuing south another 40 rods (660 feet) and closed the 1 rod gap. Holding the 310.5 feet south and the fence line on the south identifies the east boundary to be 660 feet long. It is my opinion that this location maintains the intent of the parties from 1876 to present.
 21. When the western portion of the subdivision began to be described in subsequent documents they began to use the existing fence on the south and the existing fence on the west as a bounding calls. See E#1269032. Fences and ditches on the east have not been utilized in descriptions as bounding calls. This plat only shows the fence that exists and is on the west bank of the west ditch.
- 22. It should also be noted that a Mr. Christensen, land owner to the south and a member of the water board, has stated that the ditches which would be on the east of the property will no longer be required when the subdivision is developed and that the northern ditch that is on the south of this subdivision is also able to be abandoned.

PLAIN CITY ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets, and

PLAIN CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by Plain City

PLAIN CITY ATTORNEY

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the City attorney of the foregoing

PLAIN CITY ENGINEER

Approved by the Plain City Engineer on the_____day of______, 20____.

Planning Commission on the _____day of _____, 20____,

plat and dedications have been complied with. Signed this _____, 20____.

the granting of easements and other public ways shown hereon are hereby

Attest, City Recorder: Diane Hirschi

SURVEYED BOUNDARY DESCRIPTION

A tract of land located in the Southwest Quarter of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian; said tract having a basis of bearing of North 57°42'46" East between street monuments in North Plain City Road at the intersections of 3475 West Street (said intersection having NAD83 Utah North Zone State Plane coordinates of N=3638065.328 E=1485683.096 U.S.ft.) and Stillcreek Parkway (3150 West Street) (said intersection having NAD83 Utah North Zone State Plane coordinates of N=3638648.778 E=1486606.481 U.S.ft.), said 3475 West Street monument is located South 17°34'29" East 672.72 feet, from the record location of the West Quarter corner of said Section 27 (monument no longer exists having historic Weber County Surveyor (WCoS) record NAD83 Utah North Zone State Plane coordinates of N=3638706.48 E=1485480.02 U.S.ft. and current WCoS record NAD83 Utah North Zone State Plane coordinates of N=3638706.68 and E=1485479.77 U.S.ft.), said tract described by survey as follows: COMMENCING at point located the following Three (3) courses;

1) 619.28 feet South 00°31'49" West along the historic WCoS record section line, and

2) 381.76 feet South 89°28'11" East, to a fence corner as described in a Quit Claim Deed recorded as Entry number 1208506 Bk 1650 Pg 870 on January 14, 1993, (said fence corner is also identified in Warranty Deed recorded as Entry number 3160253 June 11, 2021, and said fence post is located by survey North 74°22'09" East 342.3 feet from said street monument at the intersection of North Plain City Road and 3475 West Street (said fence corner being described by said Quit Claim Deed as South 0°16' West 690.2 feet and North 75°25' East 558.05 feet from the West Quarter corner of said Section 17), and

3) 9.20 feet South 01°09'39" West, along a fence line, to the south right of way line of North Plain City Road as identified in Map of Plain City Townsite recorded Plat book 9 page 42 on January 14, 1944, FROM the Historic WCoS West Ouarter corner of said Section 27:

RUNNING thence North 75°50'24" East 107.79 feet, along said south right of way line of North Plain City Road; Thence North 51°57'04" East 66.47 feet, along said south right of way line of North Plain City Road, to an existing fence line, said fence line being the evidence of the original subdivision survey of the Gilmer Brush property dated 6-24-1989, said survey is identified as Record of Survey (ROS) number 000368;

Thence South 00°21'39" West 232.55 feet (S 0°11'14" E 247.0' by said ROS), along said fence line to a fence corner, to a fence corner post;

fence corner post; Thence South 89°38'21" East 155.00 feet (S 89°48'46" E 155.0' by said ROS), along or near an existing fence line, to a

Thence leaving said fence North 00°48'47" East 206.90 feet (N 0°15'54" E 206.90' by said ROS); Thence North 50°49'21" West 120.39 feet (N 51°22'14" W 130.0' by said ROS), to said south right of way line of North Plain City Road;

Thence North 51°57'04" East 19.20 feet, along said south right of way line of North Plain City Road;
Thence South 51°51'06" East 173.96 feet (S 50°19' E 180.33' by Warranty Deed recorded Entry number 984633 October 6, 1986), to a fence corner being the most southerly corner of that certain parcel described in said Entry number 984633 (said fence corner being a common boundary of said Entry number 984633 and with a certain parcel described in

Warranty Deed recorded as Entry number 1826534 Book 2208 page 1920 on February 8, 2002); Thence South 02°57'16" West 22.29 feet, along said common boundary; Thence South 88°45'56" East 270.65 feet (S 88°43' E along the south boundary of said Entry number 1826534 and the south boundary of a certain parcel described in Personal Representative's Deed recorded as Entry number 2508320 on

December 23, 2010 identifying the bearing of this line as S 88°43' E);
Thence South 01°06'05" West 660.00 feet;
Thence North 88°45'56" West 642.06 feet, along or near an old fence line, to the east boundary of Pappy's Estates

Subdivision recorded Plat book 96 page 23 on August 14, 2023;
Thence North 01°09'39" East 653.14 feet, along said east boundary of Pappy's Estates Subdivision said line being along or near an old fence line, to the point of beginning.
Containing 9.3032 Acres, more or less.

JUN 11 2025 FILE # 8073

This Plat is the Intellectual Property of Laudmark Surveying, Juc., all legal rights are reserved.

Owners Deed of Subdivision

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Parcel(s) and Street(s), as shown or noted hereon and name said tract BRYNLEE ACRES: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

Private or Future Streets/roads

We hereby reserve unto ourselves, our heirs, grantee(s), designee(s), successor(s), and/or assign(s), an easement(s), and/or right(s)-of-way designated as Private Street as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owner(s), designee(s), successor(s), or assign(s) and have connecting access on, over and across all those portions or parts of said tract of land as designated and shown as access to the individual unit(s), lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heir(s), grantee(s), designee(s), successor(s), or assign(s), to be maintained by BRYNLEE ACRES Home Owners Association.

Parks dedications

We hereby dedicate, grant and convey in fee to BRYNLEE ACRES Home

Owners Association (HOA), its designee(s), successor(s), or assign(s) all
those parts or portions of said tract of land designated as park(s) the
same to be used as open space for recreational purposes or other
purposes as authorized by the HOA. A portion of the park area is shown
and designated hereon as Emergency Fire Exit & Walking Pathway and is
hereby grant an easement to the city for 1) the installation, operation,
repair, replacement and maintenance of s public sewer system and 2) for
Emergency vehicle use only. We hereby reserve this Emergency Fire Exit &
Walking Pathway area of the park for the uses of the residents as a
walking path and in the event of an emergency as a secondary exit for
ingress and egress for the residents and emergency personnel. No private
vehicles are permitted to use or park on said Emergency Fire Exit &
Walking Pathway.

Public Utility Easements (PUE)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public Utility Easement(s) and/or Drainage Easement(s) (collectively PUE), the same to be used for the installation maintenance and operation of public utility service line(s) and storm drainage facilities. Said PUE and Drainage Easement shall have no buildings or structures erected within such easements without written authorization of the Local Entity.

Storm Drain Facilities

We here by Grant and Convey in fee to the Local Entity, designee(s), successor(s), or assign(s), Parcel 1 designated hereon as a storm water detention/retention pond to be used for storm water control purposes, recreational uses or other uses as specifically authorized by the Local Entity. All other uses by the Unit owner(s) or the public are expressly prohibited which are not specifically authorized in writing by the Local Entity. *Irrigation Easement*

We hereby grant an Irrigation Easement as shown and noted hereon to the Local Water Users Association, Ditch Company, or Canal Company which ever governs the use and maintenance, of the conveyance of water by the existing irrigation works for the purposes of operating, maintaining, repairing, upgrading, replacing, or pipeing as may be necessary to convey irrigation water across said property. In the event that the irrigation works are private, not operated or maintained by a Local Water Users Association, Ditch Company, or Canal Company, said easement shall be granted to the down stream users in common to operate, maintain, repair, upgrade, replace, or pipe as may be necessary to convey irrigation water across said property.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20___.

Brynlee Acres SF, LLC, a Utah Limited Liability Company

By/title:	By/Title:

STATE OF UTAH) : SS COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

As a Notary Public commissioned in Utah, having commission number ______ WITNESS my hand and official stamp the date in this certificate first above written:

Notary	, Signa	ture:		
(print	name	below	signature):	

My Commission Expires:

SURVEYOR'S CERTIFICATE

To Brynlee Acres SF, LLC (hereinafter party(s)), I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781—2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17—23—17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.

d records as may be noted hereon or contained in the project fiveying, Inc. Any warranties, express or implied, are limited to the), no certification or warranties are extended to successor(s), assequently(s) nor to adjacent owner(s) of properties of which may one boundary with the property(s) surveyed herein.	above No.171781 No.171781 No.171781
A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Weber County Recorder Entry no
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A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A West Haven, UT 84401 801-731-4075		Entry no Filed for record and recorded	
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		By Deputy: Fee paid	
	West Haven, UT 8-801-731-4075 LLC Subdiv DRAWN BY: CHECKED BY: DATE: June 1	Subdivision DRAWN BY: EDR CHECKED BY: DATE: June 10, 2025	

Signature

Chairman

Signature

Sippredvethisand adogptofd.

Mayor: Jon Beesley

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(s) thes	C12 43°37'41" 43.500' 17.41' 33.12' N 69°25'14" E 32.33' C13 46°30'18" 43.500' 18.69' 35.31' N 24°21'14" E 34.35'	Lot 7	Lot 41 6221 sq.ft. Lot 39 Lot 38 T150 sq.ft. Lot 37 5720 sq.ft. 5720 sq.ft. 5720 s	Lot 24	
ch case			Power easement Power easement Power easement Power easement	5940 sq.ft.	
nded fo m, in su		UBDIVISION BOUNDARY Z 26' of asphalt	57.37' \(\sigma \) 52.00' \(52.00' \) \(65.00' \) \(52.00' \) \(\sigma \) 58.50' \\ \(\sigma \) 58.50' \\ \(\sigma \) \(\sigma \) 50.00' \\ \(\sigma \) 52.00' \\ \(\sigma \) 52.00' \\ \(\sigma \) 58.50' \\ \(\sigma \) 50.00' \\ \(\sigma \) 58.50' \\ \(\sigma \) 50.00' \\ \(\sigma \) 58.50' \\ \(\sigma \) 50.00' \\ \(\sigma \) 58.50' \\ \(\sigma \) 50.00' \\ \(\sigma \)	110.00'	
not inter ary forr	Network. The values observed were compared with	$\frac{\delta}{\log no}$ 5664 sq.ft. $\frac{\delta}{\log no}$ $\frac{\delta}{\log no}$	Existing Power lines	Lot 23 5940 sq.ft.	
and is prelimin	U.S.ft. I have expanded to ground using a	ASEMENTS (as labeled or granted)	Lot 30 Lot 31 Lot 32 Lot 33 Lot 34 Lot 35	110.00'	
ment(s) still in	combined factor of 1.0002520877833. 2. The Emergency Fire Exit & Walking Path as designated hereon is part of the Park. It is shown	STREET CENTERLINE Lot 9 Section corner 5655 sq.ft.	Lot 30 Sq.ft. Lot 32 Sq.ft. Lot 33 Sq.ft. Lot 34 Sq.ft. Lot 35 Sq.ft. Sq.	Lot 22	n eaen/e n
y docur ment is	emergency fire exit and an alternative use of a walking path. Curb along both sides of the	S 89°38 21 E	3444 W 3436 W 3428 W 3420 W 3412 W 3412 W 3404 W 9	6074 sq.ft. 105.35' ■ 100.00057155# 5	JUN 11 2025
relimina he docu on.	painted red. When used for emergency situations the traffic flow direction is One Way Only for	CALC SECTION CORNER FND STREET MONUMENT Lot 10 N 52°49'08" E	N 52°49'08" E S 47°17'02" E S 47°17'02" E	S 88°53'55" E [2882 N] S-4-7°17'02" F	FILE # 8073
is a Pl nough th odificati	Only	SET STREET MONUMENT		8.14.7 Lot 21	
signed it W set t Je or m	3. Design areas: 3.1. Total property: 405,308 sq.ft. 3.1.1. Private Park: 41,419 sq.ft.*	FND REBAR AND CAP SET #5x24" REBAR AND CAP STAMPED LANDMARK	34.25' 33 8.68 52.00' 10' PUE52.00' 52.00' 52.00' 34.25' 30' 30' 34.25' 30' 34.25' 30' 34.25' 30' 34.25' 30' 34.25' 30' 34.25' 30' 34.25' 30' 34.25' 30' 34.25' 30' 34.25'	S 66°5/'05" × X	•
nt is uns a REVIE to chang	3.1.1. Trail Areas: 23,805 sq.ft. 3.1.2. Parking: 4,581 sq.ft. 3.1.3. Detention basin: 10,139 total,	ELEVATION BENCHMARK 5	3443 W Power easement 3413 W 333 3421 W 5 3421 W 5 3401 W		Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com Weber County Recorder West Haven, UT 84401 Entry no.
documer ittal as subject	75%=7,604 sq.ft. 3.1.4. TOTAL: 79,944 sq.ft.**	MEASURED DATA PRIVATE STREET DEDICATION DESCRIPTION DE	Lot 13 Lot 14 John 16 John 17 John 18	Lot 20	801-731-4075 Filed for record and recorded
if this c or subm ument s	*: Includes Emergency Fire Exit/Walking Trail.	SPECIAL LISE AREA PER 9076 og ft	6255 sq.ft. 6255 sq.ft. 6255 sq.ft. 6255 sq.ft. 6255 sq.ft. 6257 sq.ft. 6258 s	11913 sq.ft.	DEVELOPER: Brynlee Acres SF, LLC Iddress: 118 E Lomond View Drive, North Ogden, UT 84414 2 of 2 day of
erefore, ligible for inew doc	Parking and Detention basin.	1,115101			w 1/4 of Section 27, Township 7 North, Subdivision Subdivision Subdivision
sing. The to be e in a rev	shown is only a sample of the type and placement that could be done.	Along an existing fence as described in Quit Cla	52.00' 52.	74.94'	tange 2 West, Salt Lake Base and Meridian. County Recorder: Bahy Rahimzadegan, PLS Visions DRAWN BY: EDR
al Licens oroduct or rema	5. The Emergency Vehicle Turn—a—round is to have the curb painted red and signs posted stating, No Parking Emergency Vehicle	Fnd rebar & cap Darrell J. Christensen			CHECKED BY: DATE: June 10, 2025 By Deputy:
ofession e work	Turn-a-round Only.	19-021-0020	Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.		PROJ: 4201 Fee paid

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