



Project Name: 4201 CORRIDOR rezone cawdmg Save Date: June 6, 2025 4:51 PM Sheet: 4201 SH1 2 Brynlee Acres Plat. Print Date: 6/10/2025  
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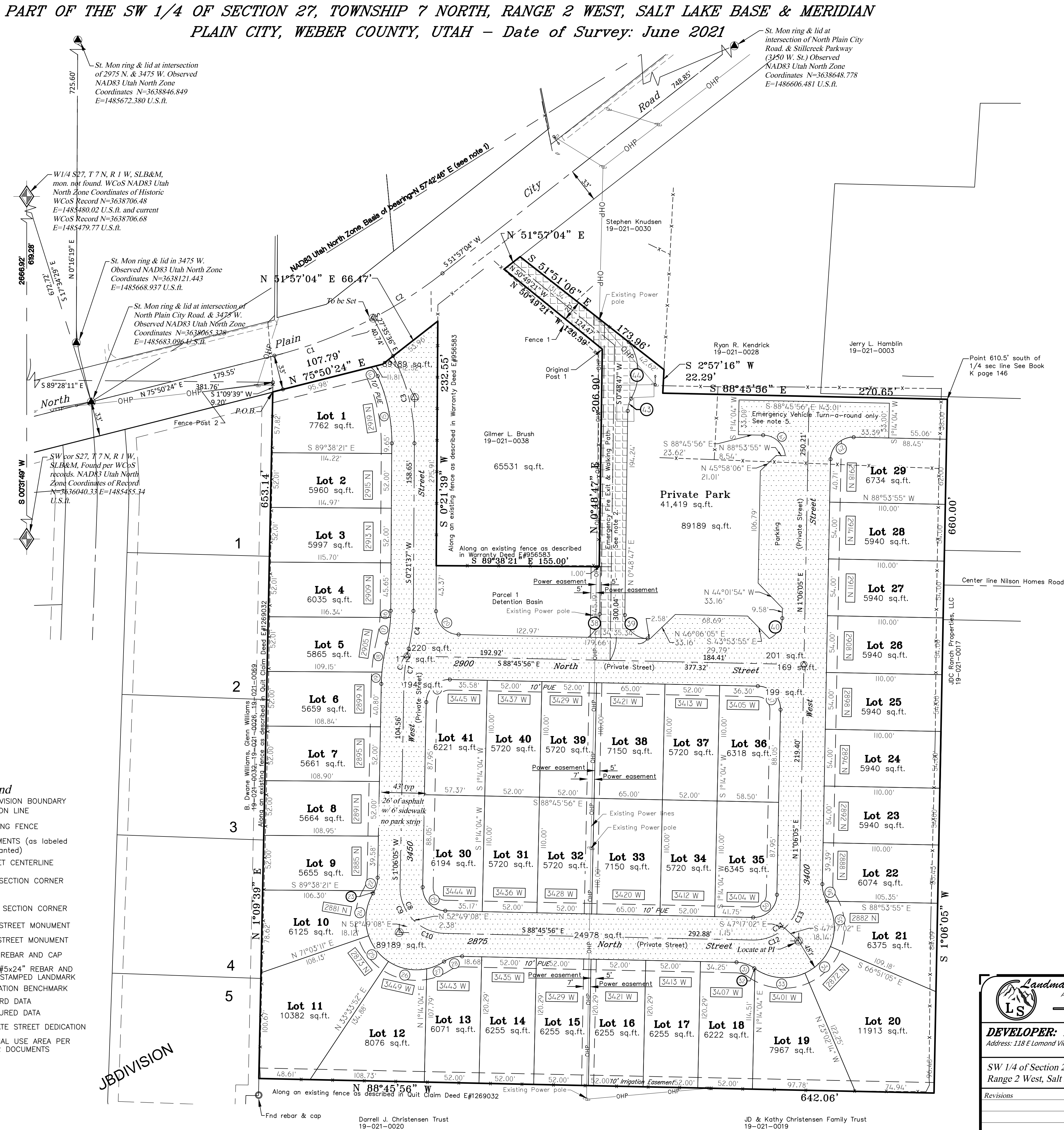
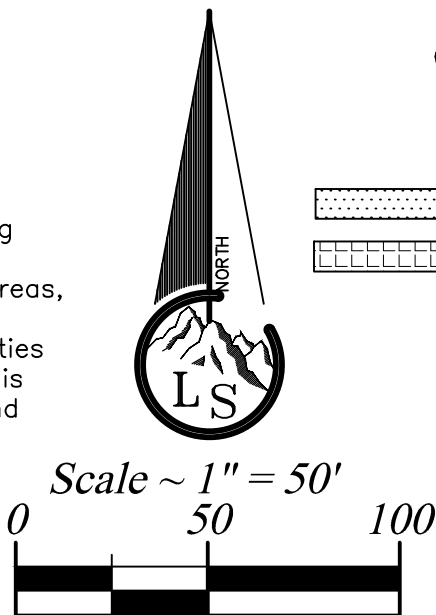
Curve Table						
Curve	Delta	Radius	Tangent	Length	Chord	Bearing & Distance
14	28°19'50"	22.000'	5.55'	10.88'	N 38°02'20" W	10.77'
15	23°59'57"	157.000'	33.37'	65.76'	N 11°52'26" W	65.28'
16	4°36'59"	78.887'	3.18'	6.36'	N 1°07'25" E	6.35'
17	10°27'26"	135.990'	12.44'	24.82'	N 8°39'38" E	24.79'
18	9°06'58"	175.000'	13.95'	27.84'	N 9°19'51" E	27.81'
19	3°40'17"	175.000'	5.61'	11.21'	N 2°56'13" E	11.21'
20	89°07'19"	22.000'	21.67'	34.22'	S 44°12'16" E	30.87'
21	90°07'59"	22.000'	22.05'	34.61'	S 46°10'05" W	31.15'
22	24°32'17"	30.000'	6.52'	12.85'	N 13°22'14" E	12.75'
23	5°24'16"	30.000'	1.42'	2.83'	N 28°20'30" E	2.83'
24	49°59'27"	48.000'	22.38'	41.88'	N 6°02'54" E	40.56'
25	37°29'19"	48.000'	16.29'	31.41'	N 37°41'29" W	30.85'
26	45°29'27"	48.000'	20.12'	38.11'	N 79°10'52" W	37.12'
27	21°23'55"	48.000'	9.07'	17.93'	S 67°22'27" W	17.82'
28	34°33'35"	30.000'	9.33'	18.10'	S 73°57'17" W	17.82'
29	89°52'01"	22.000'	21.95'	34.51'	S 43°49'55" E	31.08'
30	90°07'59"	22.000'	22.05'	34.61'	N 46°10'05" E	31.15'
31	34°30'42"	30.000'	9.32'	18.07'	N 71°30'35" W	17.80'
32	1°04'54"	48.000'	0.45'	0.91'	N 54°47'40" W	0.91'
33	59°29'19"	48.000'	27.43'	49.84'	N 85°04'47" W	47.63'
34	42°45'45"	48.000'	18.79'	35.82'	S 43°47'41" W	35.00'
35	53°37'52"	48.000'	24.26'	44.93'	S 4°24'07" E	43.31'
36	32°19'08"	30.000'	8.69'	16.92'	S 15°03'29" E	16.70'
37	89°52'01"	22.000'	21.95'	34.51'	N 43°49'55" W	31.08'
38	52°12'30"	28.000'	13.72'	25.51'	N 26°55'02" E	24.64'
39	89°34'42"	22.000'	21.84'	34.40'	N 43°58'34" W	31.00'
40	62°38'12"	22.000'	13.89'	24.05'	N 32°25'11" E	22.87'
41	83°19'30"	21.500'	19.13'	31.27'	N 47°06'11" W	28.58'
42	90°07'59"	21.500'	21.55'	33.82'	S 46°10'05" W	30.44'
43	28°25'13"	24.500'	6.20'	12.15'	N 15°01'23" E	12.03'
44	63°09'34"	51.500'	31.66'	56.77'	N 2°20'47" W	53.94'
C1	13°26'00"	430.000'	50.64'	100.82'	N 69°07'24" E	100.59'
C2	23°53'20"	430.000'	90.96'	179.28'	N 63°53'44" E	177.99'
C3	27°57'13"	178.500'	44.43'	87.09'	S 13°37'00" E	86.23'
C4	13°31'43"	153.500'	18.21'	36.24'	S 7°07'29" W	36.16'
C5	12°47'15"	153.500'	17.20'	34.26'	S 7°29'43" W	34.19'
C6	2°39'01"	153.500'	3.55'	7.10'	S 12°33'50" W	7.10'
C7	10°43'41"	144.952'	13.61'	27.14'	S 6°19'07" W	27.10'
C8	89°52'01"	43.500'	43.40'	68.23'	S 43°49'55" E	61.45'
C9	47°41'55"	43.500'	19.23'	36.21'	S 22°44'53" E	35.18'
C10	42°10'05"	43.500'	16.77'	32.01'	S 67°40'53" E	31.30'
C11	90°07'59"	43.500'	43.60'	68.43'	N 46°10'05" E	61.59'
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'

NOTE(s):

- The Basis of bearing is GPS based using independent GPS observations on Leica GPS Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted. Weber County Lower Valley Coordinate system is NAD1983 Utah North Zone U.S.F.T. I have expanded to ground using a combined factor of 1.0002520877833.
  - The Emergency Fire Exit & Walking Path as designated hereon is part of the Park. It is shown hereon to designate this portion of the park as an emergency fire exit and an alternative use of a walking path. Curb along both sides of the Emergency Fire Exit & Walking Path are to be painted red. When used for emergency situations the traffic flow direction is One Way Only for egress out of the subdivision. The way is to be signed and posted as No Parking and One Way Only.
  - Design areas:
    - Total property: 405,308 sq.ft.
    - Private Park: 41,419 sq.ft.\*
    - Trail Areas: 23,805 sq.ft.
    - Parking: 4,581 sq.ft.
    - Detention basin: 10,139 total, 75% = 7,604 sq.ft.
  - TOTAL: 79,944 sq.ft.\*\* being 19.7% of total.
- \*: Includes Emergency Fire Exit/Walking Trail.  
\*\*: Total includes Private Park, Trail Areas, Parking and Detention basin.
- The type and placement of park amenities is at the discretion of the city. What is shown is only a sample of the type and placement that could be done.
  - The Emergency Vehicle Turn-a-round is to have the curb painted red and signs posted stating, No Parking Emergency Vehicle Turn-a-round Only.

#### General Legend

- SUBDIVISION BOUNDARY
- SECTION LINE
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- CALC SECTION CORNER
- FND STREET MONUMENT
- SET STREET MONUMENT
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- RECORD DATA
- MEASURED DATA
- PRIVATE STREET DEDICATION
- SPECIAL USE AREA PER CC&R DOCUMENTS



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West Haven, UT 84401  
801-731-4075

**DEVELOPER: Brynlee Acres SF, LLC**

Address: 118 E Lomand View Drive, North Ogden, UT 84414

SW 1/4 of Section 27, Township 7 North,  
Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions  
DRAWN BY: EDR  
CHECKED BY: ...  
DATE: June 10, 2025  
PROJ: 4201

Weber County Recorder

Entry no. \_\_\_\_\_

Filed for record and recorded \_\_\_\_\_

at \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

in book \_\_\_\_\_ of official records,

on page \_\_\_\_\_

County Recorder: Bahy Rahimzadegan, PLS

By Deputy: \_\_\_\_\_

Fee paid \_\_\_\_\_