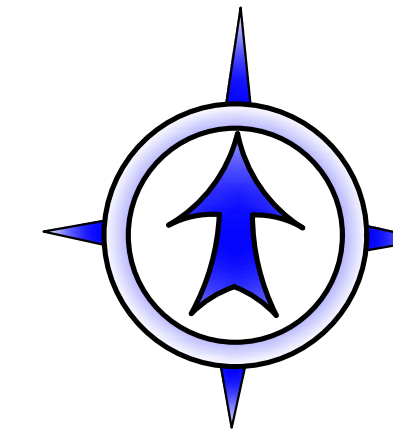


FINAL PLAT FOR:

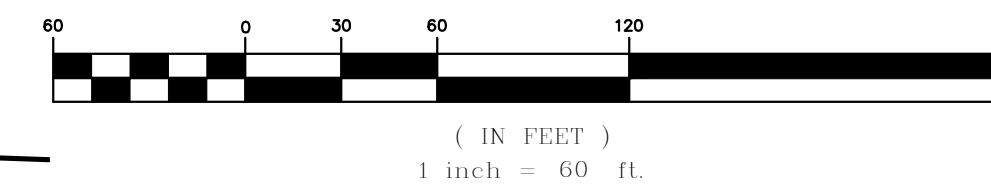
Dabb Subdivision

A PART OF BLOCK 1, PLAT "C", NEWTON TOWN SURVEY,
ALSO PART OF THE NORTHEAST QUARTER OF SECTION 19,
T13N, R1W, S.L.B.&M.
NEWTON, CACHE COUNTY, UTAH



April 3, 2024

GRAPHIC SCALE



Survey Narrative

The purpose of this survey was to create a two lot subdivision on parcel 13-030-0009. The survey was ordered by Autumn Dabb. The control used to establish the property lines was existing survey monumentation, existing fence lines and occupation lines found in the area. There were several filed surveys and occupation lines in the adjacent blocks that fit very well with this layout. Ownership of an existing parcel(13-030-0010) is in question. County records show the current owner of the property assigned the above parcel ID number as Ina Peterson. A Special Warranty Deed on file with Cache County Recorders Office (Entry number 662419 filed June 19, 1997) conveys the property to Griffin Properties, L.L.C. The basis of bearings for this survey was the North line of the Northeast Quarter of Section 19, Township 13 North, Range 1 West of the Salt Lake Base and Meridian which was assumed to bear South 89°54'35" West.

GENERAL NOTES:

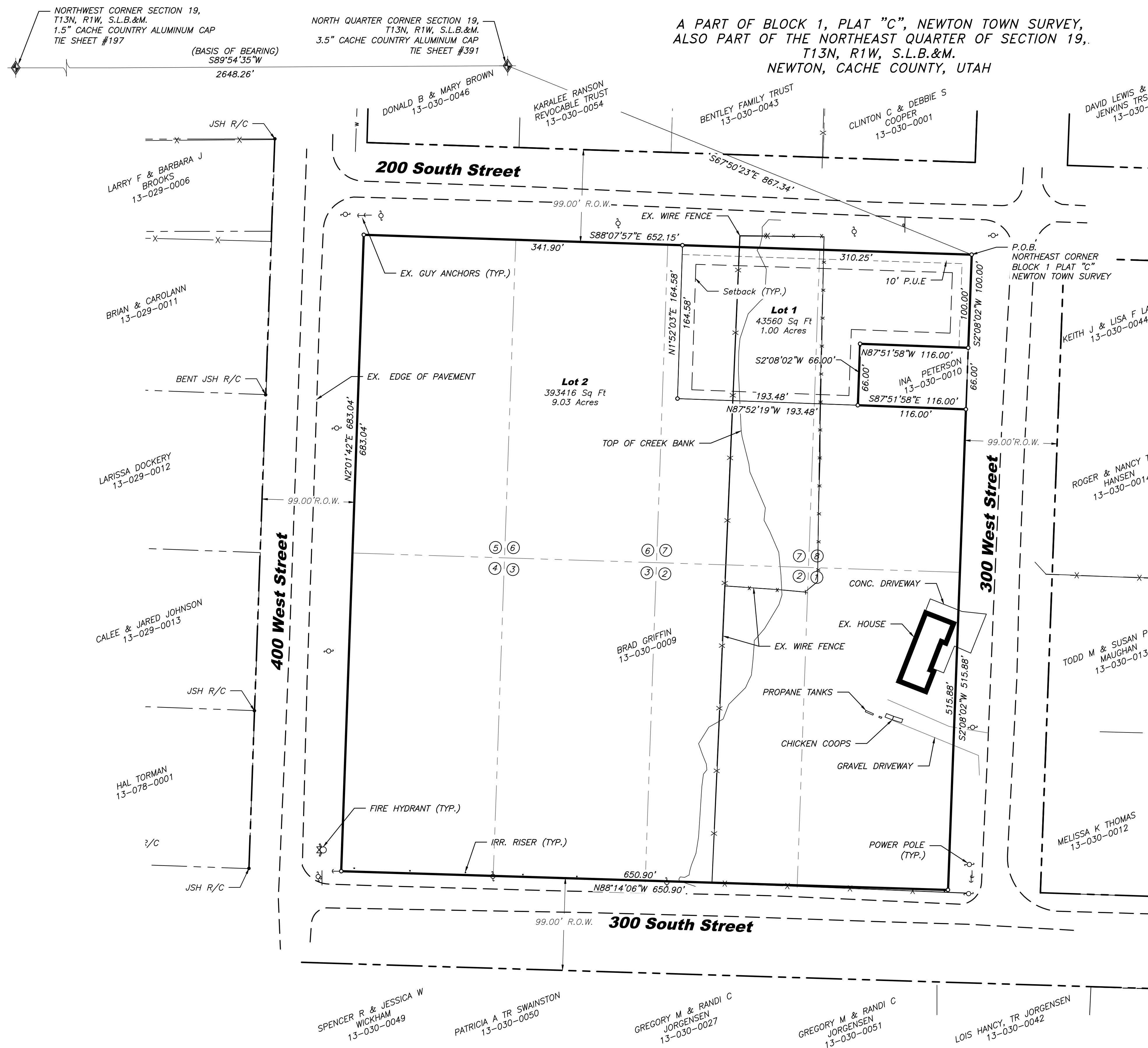
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or any other provision of law.

THE PURPOSE OF THIS SURVEY WAS TO
CREATE A TWO LOT SUBDIVISION ON
PARCEL 13-010-0010

Record Owners: Brad Griffin
P.O. Box 254
Newton, Utah 84327

LEGEND:

	PROPERTY LINE
	SETBACK LINE
	EDGE OF PAVEMENT
	FENCE LINE
	Water Valve
	Fire Hydrant
	Power Pole
	Guy Wire
	Found Rebar and Cap
	Section Corner
	SET 5/8" REBAR W/ CAP



SURVEYOR'S CERTIFICATE

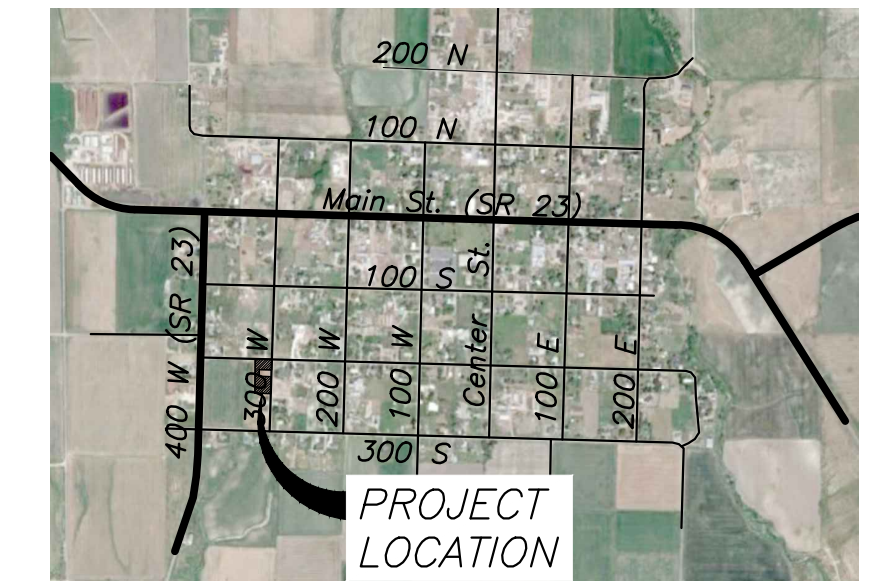
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: DABB SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

ALL OF BLOCK 1, PLAT "C", NEWTON TOWN SURVEY LESS PARCEL 13-030-0010, ALSO PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; AND RUNNING THENCE SOUTH 02°08'02" WEST ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 100.00 FEET TO THE NORTH EAST CORNER OF PARCEL 13-030-0010 AS RECORDED IN THE OFFICIAL RECORDERS OF THE CACHE COUNTRY RECORDERS OFFICE ENTRY #1009280; THENCE AROUND SAID PARCEL 13-030-0010 THE FOLLOWING THREE COURSES: (1) NORTH 87°51'58" WEST, A DISTANCE OF 116.00 FEET; (2) SOUTH 02°08'02" WEST, A DISTANCE OF 66.00 FEET TO, (3) SOUTH 87°51'58" WEST A DISTANCE OF 116.00 FEET TO THE EAST LINE OF SAID BLOCK 1. THENCE SOUTH 02°08'02" WEST ALONG SAID EAST LINE, A DISTANCE OF 515.46 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 88°14'06" WEST ALONG THE SOUTH LINE OF SAID BLOCK, A DISTANCE OF 650.90 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 02°01'42" EAST ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 683.04 FEET TO THE NORTHWEST CORNER OF SAID BLOCK, THENCE SOUTH 88°07'57" EAST ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 652.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.03 ACRES AND 2 LOTS

DRAFT



Vicinity Map
Newton, Utah

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED, AND KNOWN AS: DABB SUBDIVISION DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO THE TOWN OF NEWTON, CACHE COUNTY, UTAH.

_____, HAVE EXECUTED THIS
PLAT AND DEDICATION THE _____ DAY OF _____, 2024.

BRAD GRIFFIN

ACKNOWLEDGMENT

State of UTAH
County of CACHE
On this _____ day of _____, 2024, personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
ABSTRACTED _____
INDEX _____
FILED IN: FILE OF PLATS COUNTY RECORDER

FORESIGHT

LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 18-125 Prepared by DB, 9/10/18

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ CITY ENGINEER _____

BEAR RIVER HEALTH DEPT. APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS _____ DAY OF _____, 2024.

BY: _____ TITLE: _____

NEWTON TOWN PLANNING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL/DENIAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 2024.

DATED THIS _____ DAY OF _____, 2024.

BY: _____ CHAIR

TOWN COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE NEWTON TOWN COUNCIL THIS _____ DAY OF _____, A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR ATTEST