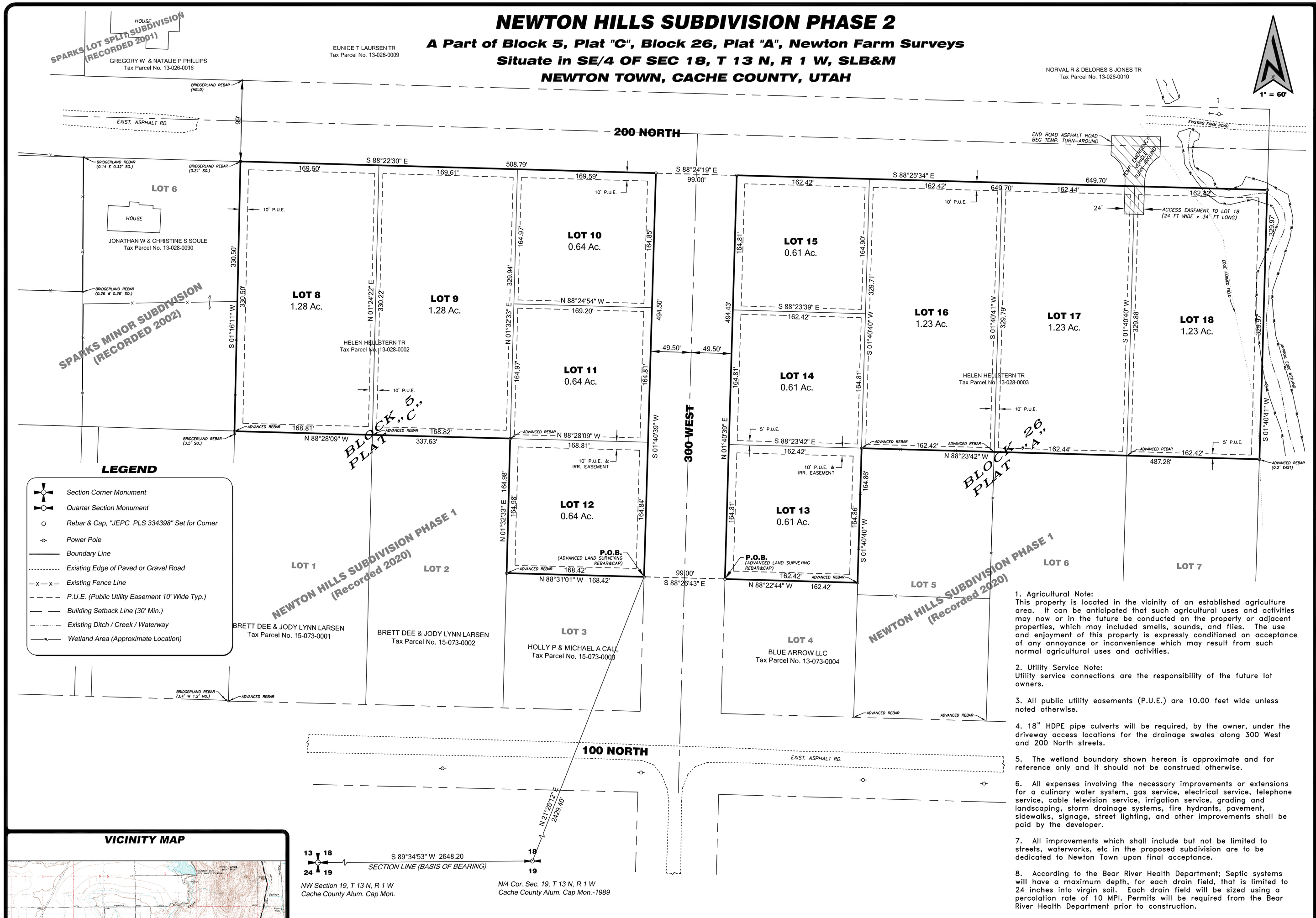
NEWTON HILLS SUBDIVISION PHASE 2

A Part of Block 5, Plat "C", Block 26, Plat "A", Newton Farm Surveys
Situate in SE/4 OF SEC 18, T 13 N, R 1 W, SLB&M
NEWTON TOWN, CACHE COUNTY, UTAH



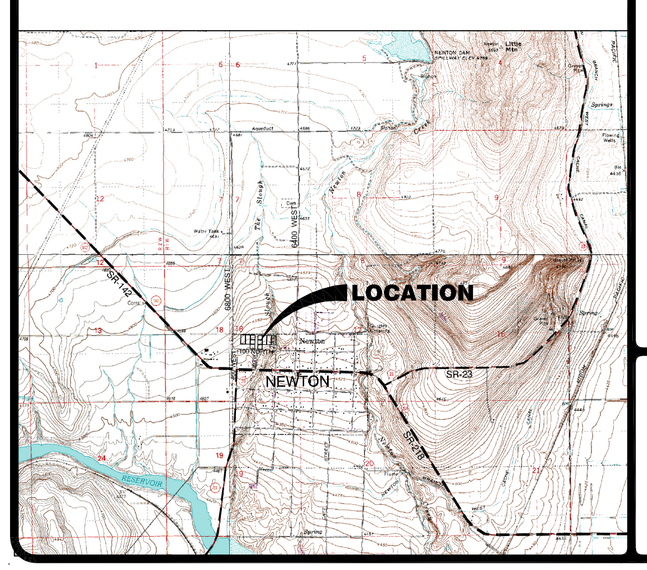
LEGEND

- Section Corner Monument
- Quarter Section Monument
- Rebar & Cap, "JEPC PLS 334398" Set for Corner
- Power Pole
- Boundary Line
- Existing Edge of Paved or Gravel Road
- Existing Fence Line
- P.U.E. (Public Utility Easement 10' Wide Typ.)
- Building Setback Line (30' Min.)
- Existing Ditch / Creek / Waterway
- Wetland Area (Approximate Location)

NW Section 19, T 13 N, R 1 W
Cache County Alum. Cap Mon.

N/4 Cor. Sec. 19, T 13 N, R 1 W
Cache County Alum. Cap Mon.-1989

VICINITY MAP



DEVELOPER:
Helen Hellstern
1564 N 1600 E
Logan, Utah 84341

SURVEYOR'S CERTIFICATE

I, Benjamin W. Johnston, do hereby certify that I am a Licensed Professional Land Surveyor and hold Certificate No. 334398 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act; and have completed a survey of the property described on this plat in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements, and have placed monuments as represented on this plat.

LICENSED PROFESSIONAL LAND SURVEYOR — No. 334398 — BENJAMIN W. JOHNSTON — DATE — STATE OF UTAH

DESCRIPTIONS

Beginning on the West right-of-way of 300 West Street and Northeast Corner of Lot 3 of Newton Hills Subdivision Phase 1 being a found Advanced Land Surveying rebar & cap and RUNNING THENCE N 88°31'01" W 168.42 feet to the Northwest Corner of said Lot 3; thence N 01°32'33" E 164.98 feet to the Northeast Corner of Lot 2 of said Phase 1; thence N 88°29'09" W 337.63 feet to a found Advanced rebar and cap at the Northeast Corner of Lot 1 of said Phase 1; thence N 01°16'11" W 330.50 feet more or less to a Bridgerland rebar and cap at the Northeast Corner of Lot 6 of Sparks Minor Subdivision; thence S 88°22'30" E 508.79 feet along the south line of 200 North Street to the Northeast Corner of Block 5, Plat "C" of Newton Farm Survey; thence thence S 01°40'39" W 494.50 feet along the west line of said 300 West Street to the point of beginning. Containing 4.48 acres and five lots.

and

Beginning on the East right-of-way of 300 West Street and Northwest Corner of Lot 4 of Newton Hills Subdivision Phase 1 being a found Advanced Land Surveying rebar & cap and RUNNING THENCE N 01°40'39" E 494.43 feet along said east line to the Northwest Corner of Block 26, Plat "A", Newton Farm Survey; thence S 88°25'34" E 649.70 feet to the Northeast Corner of said Block 26 Plat; thence S 01°40'41" W 329.97 feet along the east line of said Block 26 to the Northeast Corner of Lot 7 of said Phase 1; thence N 88°23'42" W 487.28 feet to a found Advanced rebar and cap at the Northwest Corner of Lot 5 of said Phase 1; thence S 01°40'40" W 164.86 feet to the Northwest Corner of said Lot 4; thence N 88°22'44" W 162.42 feet to the point of beginning. Containing 5.53 acres and six lots.

NARRATIVE: The purpose of this survey is to subdivide Lots 8-18 of Newton Hills Subdivision Phase 2, adjoining northerly Newton Hills Subdivision Phase 1, and being part of Block 5, Plat "C" and Block 26, Plat "A" Newton Farm Surveys. Control used for the survey was existing property corners, fences and occupation lines for the subdivisions adjoining said Phase 2.

BASIS OF BEARING: is the line between the north Quarter Corner of Section 19, (a Cache County Aluminum Cap Monument), and the Northwest Corner of Section 19 (a Cache County Aluminum Cap Monument), in Township 13 North, Range 1 West, S.L.B.&M., bearing S 89°34'53" W 2648.20 feet between said section corner monuments.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO (A) LOT(S) AND STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT AND NAME SAID TRACT _____**NEWTON HILLS SUBDIVISION PHASE 2**_____ AND HEREBY DEDICATE, GRANT AND CONVEY TO _____**NEWTON TOWN**_____ UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS (A) STREET(S) (AS PERTAINS) AS SHOWN ON THIS PLAT. THE SAME TO BE USED AS PUBLIC THOROUGHFARE(S) FOREVER, AND ALSO DEDICATE TO ____**NEWTON TOWN**_____ THOSE CERTAIN STRIPS AS EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION FOR PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY _____**NEWTON TOWN**_____.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURE THIS DAY AS SHOWN BELOW.

_____ DATE _____ _____ DATE _____

_____ DATE _____ _____ DATE _____

1. Agricultural Note:
This property is located in the vicinity of an established agriculture area. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on the property or adjacent properties, which may included smells, sounds, and flies. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

2. Utility Service Note:
Utility service connections are the responsibility of the future lot owners.

3. All public utility easements (P.U.E.) are 10.00 feet wide unless noted otherwise.

4. 18" HDPE pipe culverts will be required, by the owner, under the driveway access locations for the drainage swales along 300 West and 200 North streets.

5. The wetland boundary shown hereon is approximate and for reference only and it should not be construed otherwise.

6. All expenses involving the necessary improvements or extensions for a culinary water system, gas service, electrical service, telephone service, cable television service, irrigation service, grading and landscaping, storm drainage systems, fire hydrants, pavement, sidewalks, signage, street lighting, and other improvements shall be paid by the developer.

7. All improvements which shall include but not be limited to streets, waterworks, etc in the proposed subdivision are to be dedicated to Newton Town upon final acceptance.

8. According to the Bear River Health Department; Septic systems will have a maximum depth, for each drain field, that is limited to 24 inches into virgin soil. Each drain field will be sized using a percolation rate of 10 MPI. Permits will be required from the Bear River Health Department prior to construction.

TRUST ACKNOWLEDGEMENT

STATE OF UTAH)
ss
COUNTY OF _____)

ON THIS_____DAY OF_____, 20__ , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____**HELEN HELLSTERN**_____
AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT _HE_ IS/ARE THE _____**OWNER**_____
AND THAT _HE_ SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED ON BEHALF OF SAID TRUST.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NEWTON TOWN PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 20____.
BY THE NEWTON TOWN PLANNING COMMISSION.

_____
CHAIRMAN

TOWN ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND ALSO CERTIFY ALL SUBMITTED IMPROVEMENT PLANS.

_____ DATE _____ CITY ENGINEER

HEALTH DEPARTMENT APPROVAL

WASTE DISPOSAL SYSTEM AND CULINARY WATER SYSTEM APPROVED THIS _____ DAY OF _____, A.D., 20____.

_____ DATE _____ DISTRICT SANITARIAN

NEWTON TOWN COUNCIL APPROVAL

PRESENTED TO THE NEWTON TOWN COUNCIL THIS _____ DAY OF_____ A.D., 20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST:_____ _____ MAYOR

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEX _____ _____ COUNTY RECORDER

NO.	DATE:	REVISION:

DRAWN: BWJ
CHECKED: DJJ
SCALE: 1" = 60'
DATE: 06-03-20

JOHNSTON ENGINEERING P.C.
CIVIL • SURVEYING • STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET 1 of 1 SHEETS
JOB NUMBER 21CA240