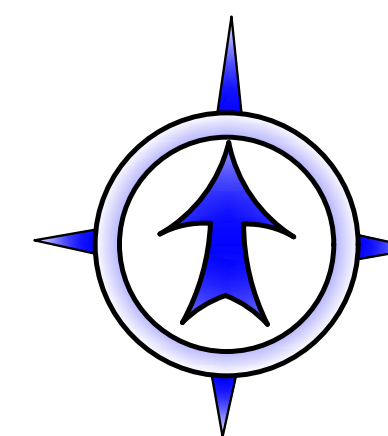
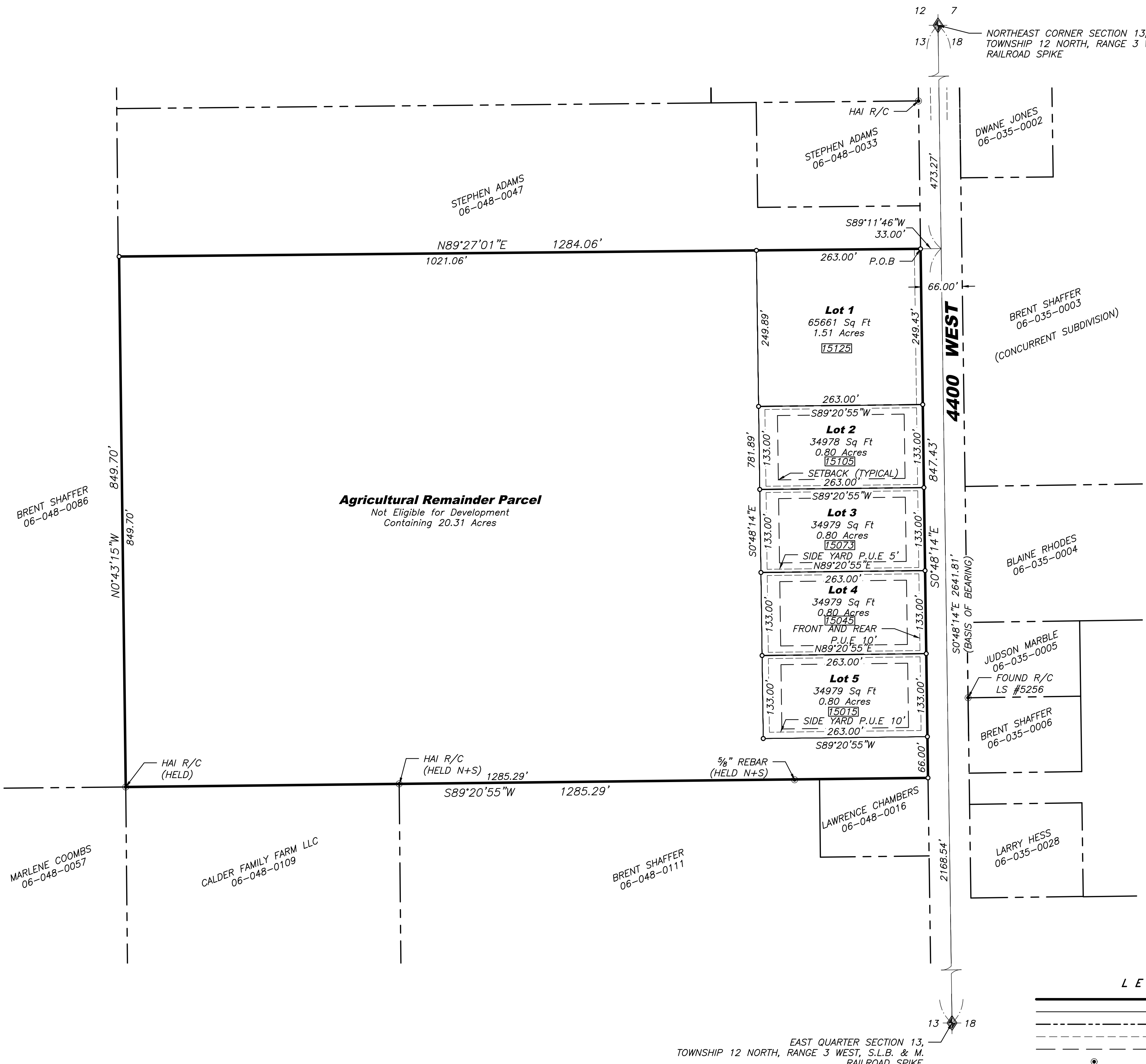
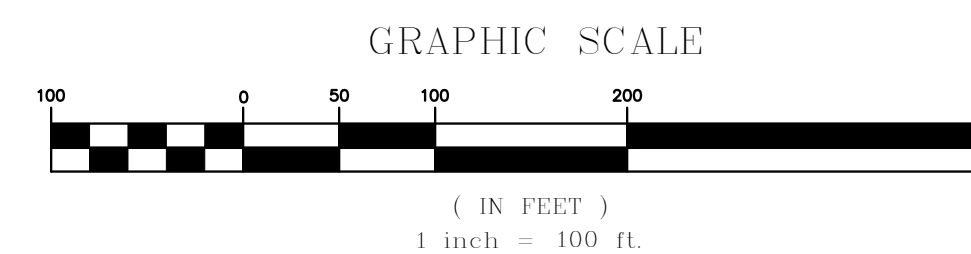


A FINAL PLAT FOR:  
**New Beginnings Subdivision**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 13, T12N, R3W, S.L.B.&M.  
 BOX ELDER COUNTY, UTAH  
 CONTAINING 25.03 ACRES IN 5 LOTS AND A AGRICULTURAL REMAINDER



August 29, 2022



**GENERAL NOTES:**

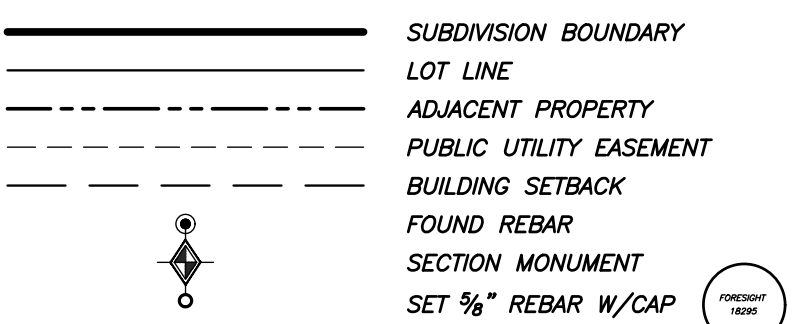
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the P.U.E. as described 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.
- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
- This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on the acceptance of any circumstance related to land use which may result from such normal agricultural uses and activities.
- This subdivision does not fall within a F.E.M.A. flood plain.
- Each lot in this subdivision whose driveway crosses the roadway drainage swale or an irrigation ditch, needs to have the swale or ditch piped with a minimum 15" RCP. The irrigation company may require a larger pipe.
- Lot owners are required to obtain a permit from Box Elder County Road Department prior to installing a mail box or constructing a drive approach.
- Setback lines are for primary buildings only.
 

|        |        |
|--------|--------|
| Front: | 30.00' |
| Rear:  | 30.00' |
| Side:  | 15.00' |
- The lowest finished floor of any structure shall be no closer than 4 feet above the highest groundwater elevation.
- The material recommended for the construction of the driveways needs to be a good 3" minus granular borrow, free from top soil or clay, with road base placed on top. Existing soils are not granular enough to hold up to heavy vehicles. The culinary water services will need to be backfilled with the same mentioned import granular material so there will not be any trench settlement in the roadway.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO CREATE A 5 LOT SUBDIVISION ON PARCEL 06-048-0014. THE SURVEY WAS ORDERED BY DAN TURNER. THE CONTROL USED WAS EXISTING SURVEYS AND MONUMENTATION IN THE AREA. THE BASIS OF BEARING IS THE RAILROAD SPIKE MONUMENTING THE NORTHEAST CORNER AND THE RAILROAD SPIKE MONUMENTING THE EAST QUARTER CORNER OF SECTION 13 T12N, R3W, S.L.B.&M ASSUMED TO BEAR SOUTH 00°48'14" EAST, A DISTANCE OF 2641.81 FEET.

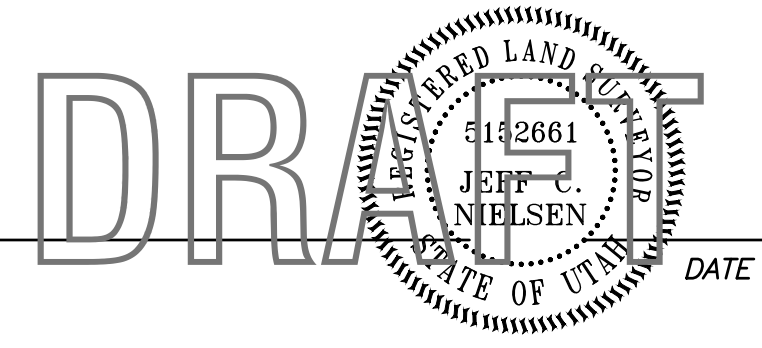
**LEGEND:**



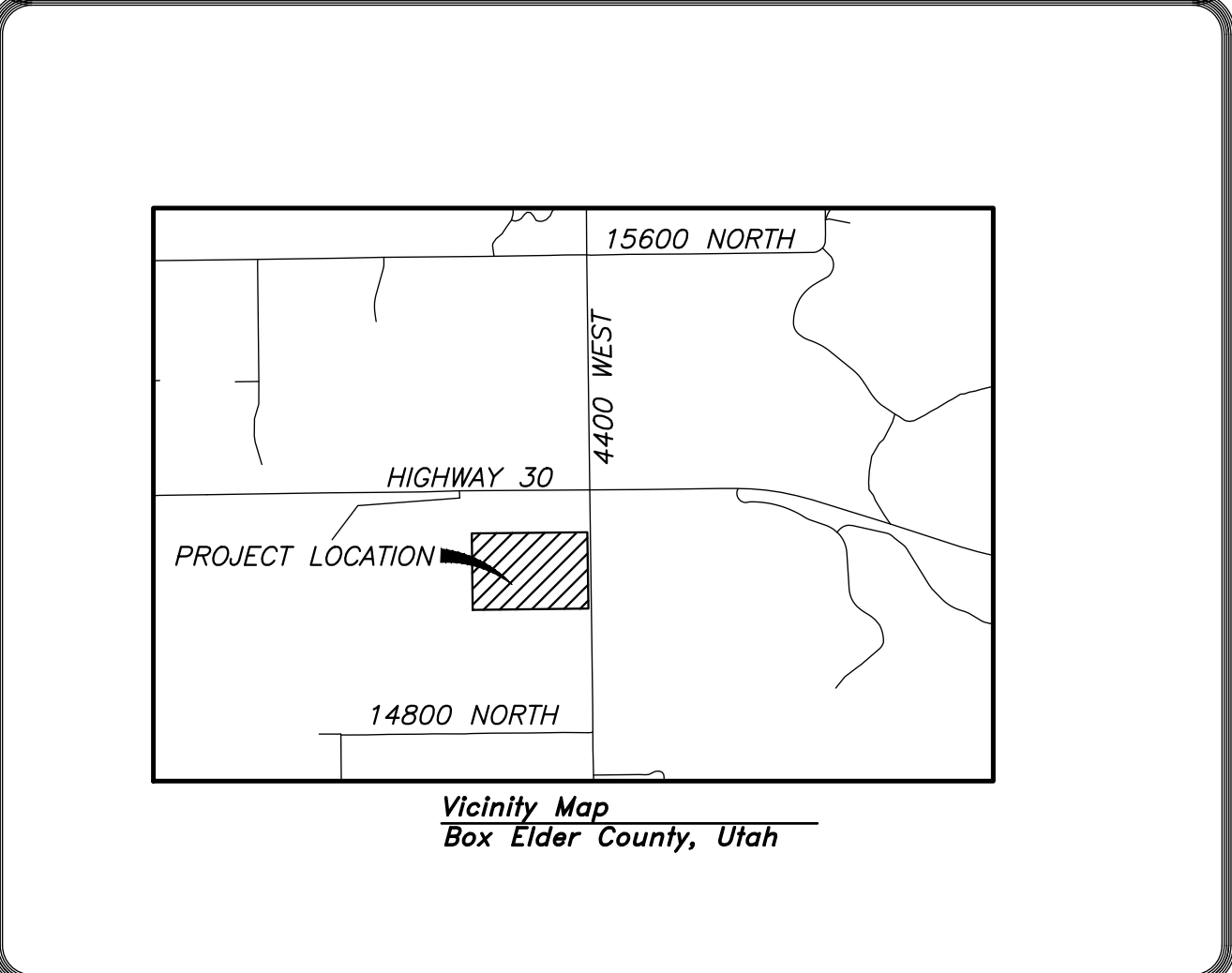
**SURVEYOR'S CERTIFICATE**  
 I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5152661 IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: NEW BEGINNINGS SUBDIVISION

**Subdivision Boundary**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4400 WEST STREET LOCATED SOUTH 00°48'14" EAST, A DISTANCE OF 473.27 FEET ALONG THE EAST LINE OF SECTION 13, AND SOUTH 89°11'46" WEST, A DISTANCE OF 33.00 FEET FROM THE RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 13, FROM WHICH THE RAILROAD SPIKE MARKING THE EAST QUARTER CORNER OF AFOREMENTIONED SECTION 13 BEARS SOUTH 00°48'14" EAST, A DISTANCE OF 2641.81 FEET; THENCE SOUTH 00°48'14" EAST, A DISTANCE OF 847.43 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE OF 4400 WEST STREET; THENCE SOUTH 89°20'55" WEST, A DISTANCE OF 1285.29 FEET TO A POINT WHICH IS BY RECORD THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13; THENCE NORTH 00°43'15" WEST, A DISTANCE OF 849.70 FEET; THENCE NORTH 89°27'01" EAST, A DISTANCE OF 1284.06 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 25.03 ACRES IN 5 LOTS AND A AGRICULTURAL REMAINDER



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, THE WHOLE TO BE HERINAFTER KNOWN AS "NEW BEGINNINGS SUBDIVISION". WE DEDICATE THE AREAS INDICATED AS ROADWAYS TO BOX ELDER COUNTY FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO THE COUNTY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE MAINTENANCE AND REPAIR OF SAID ROADWAYS. FURTHER, WE DEDICATE THE PORTIONS OF PROPERTY INDICATED AS PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AS AUTHORIZED BY BOX ELDER COUNTY.

Date \_\_\_\_\_ Kokopelli Investments, LLC

**ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 COUNTY OF BOX ELDER ) ss.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE \_\_\_\_\_ OF \_\_\_\_\_ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS.  
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

COUNTY RECORDER'S NO. \_\_\_\_\_

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

Record Owners: Kokopelli Investments LLC  
 3877 West Slalom Way  
 Collinston, Utah 84306

Sheet 1 of 1



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

2022-0128.dwg Prepared By JH August 29, 2022

**COUNTY SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED TO VERIFY MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES; AND FURTHER, THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION**  
 THIS PLAT WAS RECOMMENDED FOR APPROVAL/DENIAL BY THE BOX ELDER COUNTY PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIR

**COUNTY ATTORNEY APPROVAL**  
 I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

DATE \_\_\_\_\_ BOX ELDER COUNTY ATTORNEY \_\_\_\_\_

**BEAR RIVER HEALTH DEPT. APPROVAL**  
 THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**BOX ELDER COUNTY COMMISSION**  
 THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOX ELDER COUNTY COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIR  
 ATTESTED TO: \_\_\_\_\_ BOX ELDER COUNTY CLERK