Ent 132980 Bk 314 Pg 1653
Date 14-SEP-2014 9:46:59AM
Fee $48.00 Credit Card
Filed By CDS
BRENDA NELSON, Recorder
MORGAN COUNTY, UTAH
For: OAKWOOD HOMES OF UTAH LLC

# ROLLINS RANCH PHASE 4A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH RANGE 1 EAST SALT LAKE BASE & MERIDIAN MT. GREEN, MORGAN COUNTY, UTAH

## GENERAL NOTES:

1. PROPERTY IS ZONED R1-20 RESIDENTIAL.
   A. FRONT YARD SETBACK IS 20 FEET.
   B. REAR YARD SETBACK IS 20 FEET.
   C. SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET.
   D. CORNER LOT SIDE YARD SETBACK IS 20 FEET ON STREET SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA. COVERAGE IS DEFINED AS THE TOTAL LOT AREA COVERED BY FOUNDATION AREAS OF ALL STRUCTURES, INCLUDING THE LIVING AREA, PORCHES, GARAGES, AND ACCESSORY BUILDING AREA.
4. PARCEL "A" IS A NATIVE OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND".
5. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT, AND SHALL BE ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
6. AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, IN, THROUGH, ACROSS AND ABOUT THE AIRSPACE OVER THIS LAND PARCEL. THE EASEMENT GRANTS THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN AIRSPACE, TOGETHER WITH THE RIGHT TO CAUSE OR CREATE, OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH ANNOYANCES AS MAY BE INHERENT IN, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT IN COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL AVIATION LAWS, REGULATIONS AND ORDINANCES, AND OTHER AERONAUTICAL ACTIVITIES THEREIN. FURTHER, LOT OWNERS WITHIN THE ROLLINS RANCH AGREE TO RELEASE AND HOLD COUNTY HARMLESS FOR ACCIDENTS, DAMAGES AND NUISANCES RELATED TO SUCH USE OF SAID AVIGATION EASEMENT.
7. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
8. AREAS ON LOTS WITH SLOPES STEEPER THAN 25% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
9. THE SUBDIVISION HAS BEEN DESIGNED WITH STREETS AT OR NEAR EXISTING GRADE WITH NO SIGNIFICANT CUTS OR FILLS. LOT GRADING SHALL BE ACCOMPLISHED BY THE RESPECTIVE HOME BUILDERS, AND MAY REQUIRING ADDITIONAL PERMITS.
10. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE INTERNATIONAL BUILDING CODE, AS ADOPTED. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY MORGAN COUNTY.

**NOTE:**
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE PROPERTY OWNER ACKNOWLEDGES THAT HE/SHE IS BUILDING IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS. AS SUCH, THE PROPERTY IS ON NOTICE THAT THERE IS LIMITED ACCESS, INFRASTRUCTURE AND PUBLIC SERVICES IN THE AREA. SOME SERVICES, WHICH INCLUDE BUT NOT LIMITED TO GARBAGE PICK UP AND HIGH SCHOOL BUS SERVICE, MAY NOT BE PROVIDED. EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS, AND ACCESS BY EMERGENCY VEHICLES MAY BE IMPOSSIBLE AT TIMES DUE TO SNOW AND ROAD CONDITIONS THAT THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THERE MAY BE INFRASTRUCTURE IN THESE REMOTE LOCATIONS THAT DOES NOT MEET ADOPTED COUNTY INFRASTRUCTURE STANDARD. IT IS THE INTENT OF MORGAN COUNTY TO ATTEMPT TO CONTINUE TO PROVIDE THE EXISTING VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE FOR ALL EXISTING AND NEW DEVELOPMENT IN THESE REMOTE AREAS OF MORGAN COUNTY. IT IS NOT THE INTENT OF MORGAN COUNTY TO INCREASE THE VARIETY, SCALE AND FREQUENCY OF PUBLIC SERVICES AND INFRASTRUCTURE OR TO PROVIDE URBAN LEVELS OF SERVICE AND INFRASTRUCTURE IN THESE AREAS. BY THIS NOTICE, THE PROPERTY OWNER ASSUMES THAT RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OR INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

BOARD OF EDUCATION MORGAN COUNTY SCHOOL DISTRICT

NORTHWEST CORNER SECTION 25 T5N, R1E SLB&M (NOT FOUND)

N 89°55'18" W 2654.86' RECORD

NORTH QUARTER CORNER SECTION 25 T5N, R1E SLB&M (FOUND ALUMINUM CAP ON REBAR)

N 89°55'18" W 658.01

POINT OF BEGINNING N 65°51'32" W 16.26'

S 65°22'53" E 100.00' | S 67°37'01" E 100.04' | S 66°22'12" E 94.81' | S 15°49'22" W 122.00'

N 65°54'33" W 23.00'

S 16°39'14" E 69.54' CL 38 (TOTAL)

N 1°19'00" E 330.37'

S 14°47'00" W 116.53'

S 19°24'18" E 38.87'

S 1°19'00" W 337.37'

N 1°19'00" E 180.57'

S 1°19'00" W 180.57'

N 62°00'41" W 31.60'

N 27°59'19" E 60.00'

N 62°00'41" W 10.38'

S 62°00'41" E 103.00'

N 27°59'19" E 87.04'

D=30°28'49" R=356.50 L=189.65' CB=N 44°02'02" W C=187.42'

N 4°25'07" W 100.99'

S 62°00'20" E 20.00'

S 28°56'02" W 60.01'

S 27°59'40" W 100.17'

N 62°25'13" W 100.00'

N 89°48'17" W 28.72'

N 4°25'18" W 1.11'

N 88°30'03" W 1.38'

N 61°12'41" W 49.49'

S 13°16'24" W 104.19'

S 28°56'02" W 109.36'

S 27°59'19" W 201.30'

S 13°16'24" W 16.25'

S 5°07'52" W 2809.12' RECORD 2809.06' MEASURED

LOT 139 | LOT 140 | LOT 141

ROLLINS RANCH PHASE 1 SUBDIVISION

RANCH BLVD. N 89°47'00" E

LOT 124 | LOT 123 | LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117

LOT 138 | LOT 137 | LOT 136 | LOT 135 | LOT 134 | LOT 133 | LOT 132 | LOT 131 | LOT 130 | LOT 129

ROLLINS RANCH PHASE 1 AMENDED LOTS 132-138 SUBDIVISION

ROLLINS RANCH PHASE 1 SUBDIVISION

STAMPEDE LANE | CATTLE DRIVE | ROPER DRIVE | MUSTANG LANE

AMERICAN HERITAGE HOLDINGS LC | FUTURE PHASE

10.0' PU&DE (TYP) | 10.0' PU&DE (TYP)

LOT 401 12,236 sq.ft. 0.281 acres
LOT 402 12,339 sq.ft. 0.283 acres
LOT 403 12,912 sq.ft. 0.296 acres
LOT 404 13,677 sq.ft. 0.314 acres
LOT 405 12,051 sq.ft. 0.277 acres
LOT 406 12,704 sq.ft. 0.292 acres
LOT 407 13,338 sq.ft. 0.306 acres
LOT 408 13,359 sq.ft. 0.307 acres
LOT 409 12,813 sq.ft. 0.294 acres
LOT 410 12,860 sq.ft. 0.295 acres
LOT 411 12,006 sq.ft. 0.276 acres
LOT 412 25,408 sq.ft. 0.583 acres
LOT 413 12,471 sq.ft. 0.286 acres
LOT 414 15,639 sq.ft. 0.359 acres
LOT 415 12,783 sq.ft. 0.293 acres
LOT 416 11,510 sq.ft. 0.264 acres
LOT 417 11,533 sq.ft. 0.265 acres
LOT 418 14,691 sq.ft. 0.337 acres

PARCEL "A" 12,338 sq.ft. 0.283 acres

4913 WEST | 4879 WEST | 4898 WEST | 4892 WEST | 4886 WEST | 4880 WEST | 4874 WEST | 4868 WEST | 4862 WEST | 4856 WEST | 4850 WEST | 4844 WEST | 4838 WEST | 4832 WEST | 4826 WEST | 4820 WEST | 4814 WEST | 4808 WEST | 4802 WEST | 4796 WEST | 4790 WEST | 4784 WEST | 4778 WEST | 4772 WEST | 4766 WEST | 4760 WEST | 4754 WEST | 4748 WEST | 4742 WEST | 4736 WEST | 4730 WEST | 4724 WEST | 4718 WEST | 4712 WEST | 4706 WEST | 4700 WEST | 4694 WEST | 4688 WEST | 4682 WEST | 4676 WEST | 4670 WEST | 4664 WEST | 4658 WEST | 4652 WEST | 4646 WEST | 4640 WEST | 4634 WEST | 4628 WEST | 4622 WEST | 4616 WEST | 4610 WEST | 4604 WEST | 4598 WEST | 4592 WEST | 4586 WEST | 4580 WEST | 4574 WEST | 4568 WEST | 4562 WEST | 4556 WEST | 4550 WEST | 4544 WEST | 4538 WEST | 4532 WEST | 4526 WEST | 4520 WEST | 4514 WEST | 4508 WEST | 4502 WEST | 4496 WEST | 4490 WEST | 4484 WEST | 4478 WEST | 4472 WEST | 4466 WEST | 4460 WEST | 4454 WEST | 4448 WEST | 4442 WEST | 4436 WEST | 4430 WEST | 4424 WEST | 4418 WEST | 4412 WEST | 4406 WEST | 4400 WEST | 4394 WEST | 4388 WEST | 4382 WEST | 4376 WEST | 4370 WEST | 4364 WEST | 4358 WEST | 4352 WEST | 4346 WEST | 4340 WEST | 4334 WEST | 4328 WEST | 4322 WEST | 4316 WEST | 4310 WEST | 4304 WEST | 4298 WEST | 4292 WEST | 4286 WEST | 4280 WEST | 4274 WEST | 4268 WEST | 4262 WEST | 4256 WEST | 4250 WEST | 4244 WEST | 4238 WEST | 4232 WEST | 4226 WEST | 4220 WEST | 4214 WEST | 4208 WEST | 4202 WEST | 4196 WEST | 4190 WEST | 4184 WEST | 4178 WEST | 4172 WEST | 4166 WEST | 4160 WEST | 4154 WEST | 4148 WEST | 4142 WEST | 4136 WEST | 4130 WEST | 4124 WEST | 4118 WEST | 4112 WEST | 4106 WEST | 4100 WEST | 4094 WEST | 4088 WEST | 4082 WEST | 4076 WEST | 4070 WEST | 4064 WEST | 4058 WEST | 4052 WEST | 4046 WEST | 4040 WEST | 4034 WEST | 4028 WEST | 4022 WEST | 4016 WEST | 4010 WEST | 4004 WEST | 3998 WEST | 3992 WEST | 3986 WEST | 3980 WEST | 3974 WEST | 3968 WEST | 3962 WEST | 3956 WEST | 3950 WEST | 3944 WEST | 3938 WEST | 3932 WEST | 3926 WEST | 3920 WEST | 3914 WEST | 3908 WEST | 3902 WEST | 3896 WEST | 3890 WEST | 3884 WEST | 3878 WEST | 3872 WEST | 3866 WEST | 3860 WEST | 3854 WEST | 3848 WEST | 3842 WEST | 3836 WEST | 3830 WEST | 3824 WEST | 3818 WEST | 3812 WEST | 3806 WEST | 3800 WEST | 3794 WEST | 3788 WEST | 3782 WEST | 3776 WEST | 3770 WEST | 3764 WEST | 3758 WEST | 3752 WEST | 3746 WEST | 3740 WEST | 3734 WEST | 3728 WEST | 3722 WEST | 3716 WEST | 3710 WEST | 3704 WEST | 3698 WEST | 3692 WEST | 3686 WEST | 3680 WEST | 3674 WEST | 3668 WEST | 3662 WEST | 3656 WEST | 3650 WEST | 3644 WEST | 3638 WEST | 3632 WEST | 3626 WEST | 3620 WEST | 3614 WEST | 3608 WEST | 3602 WEST | 3596 WEST | 3590 WEST | 3584 WEST | 3578 WEST | 3572 WEST | 3566 WEST | 3560 WEST | 3554 WEST | 3548 WEST | 3542 WEST | 3536 WEST | 3530 WEST | 3524 WEST | 3518 WEST | 3512 WEST | 3506 WEST | 3500 WEST | 3494 WEST | 3488 WEST | 3482 WEST | 3476 WEST | 3470 WEST | 3464 WEST | 3458 WEST | 3452 WEST | 3446 WEST | 3440 WEST | 3434 WEST | 3428 WEST | 3422 WEST | 3416 WEST | 3410 WEST | 3404 WEST | 3398 WEST | 3392 WEST | 3386 WEST | 3380 WEST | 3374 WEST | 3368 WEST | 3362 WEST | 3356 WEST | 3350 WEST | 3344 WEST | 3338 WEST | 3332 WEST | 3326 WEST | 3320 WEST | 3314 WEST | 3308 WEST | 3302 WEST | 3296 WEST | 3290 WEST | 3284 WEST | 3278 WEST | 3272 WEST | 3266 WEST | 3260 WEST | 3254 WEST | 3248 WEST | 3242 WEST | 3236 WEST | 3230 WEST | 3224 WEST | 3218 WEST | 3212 WEST | 3206 WEST | 3200 WEST | 3194 WEST | 3188 WEST | 3182 WEST | 3176 WEST | 3170 WEST | 3164 WEST | 3158 WEST | 3152 WEST | 3146 WEST | 3140 WEST | 3134 WEST | 3128 WEST | 3122 WEST | 3116 WEST | 3110 WEST | 3104 WEST | 3098 WEST | 3092 WEST | 3086 WEST | 3080 WEST | 3074 WEST | 3068 WEST | 3062 WEST | 3056 WEST | 3050 WEST | 3044 WEST | 3038 WEST | 3032 WEST | 3026 WEST | 3020 WEST | 3014 WEST | 3008 WEST | 3002 WEST | 2996 WEST | 2990 WEST | 2984 WEST | 2978 WEST | 2972 WEST | 2966 WEST | 2960 WEST | 2954 WEST | 2948 WEST | 2942 WEST | 2936 WEST | 2930 WEST | 2924 WEST | 2918 WEST | 2912 WEST | 2906 WEST | 2900 WEST | 2894 WEST | 2888 WEST | 2882 WEST | 2876 WEST | 2870 WEST | 2864 WEST | 2858 WEST | 2852 WEST | 2846 WEST | 2840 WEST | 2834 WEST | 2828 WEST | 2822 WEST | 2816 WEST | 2810 WEST | 2804 WEST | 2798 WEST | 2792 WEST | 2786 WEST | 2780 WEST | 2774 WEST | 2768 WEST | 2762 WEST | 2756 WEST | 2750 WEST | 2744 WEST | 2738 WEST | 2732 WEST | 2726 WEST | 2720 WEST | 2714 WEST | 2708 WEST | 2702 WEST | 2696 WEST | 2690 WEST | 2684 WEST | 2678 WEST | 2672 WEST | 2666 WEST | 2660 WEST | 2654 WEST | 2648 WEST | 2642 WEST | 2636 WEST | 2630 WEST | 2624 WEST | 2618 WEST | 2612 WEST | 2606 WEST | 2600 WEST | 2594 WEST | 2588 WEST | 2582 WEST | 2576 WEST | 2570 WEST | 2564 WEST | 2558 WEST | 2552 WEST | 2546 WEST | 2540 WEST | 2534 WEST | 2528 WEST | 2522 WEST | 2516 WEST | 2510 WEST | 2504 WEST | 2498 WEST | 2492 WEST | 2486 WEST | 2480 WEST | 2474 WEST | 2468 WEST | 2462 WEST | 2456 WEST | 2450 WEST | 2444 WEST | 2438 WEST | 2432 WEST | 2426 WEST | 2420 WEST | 2414 WEST | 2408 WEST | 2402 WEST | 2396 WEST | 2390 WEST | 2384 WEST | 2378 WEST | 2372 WEST | 2366 WEST | 2360 WEST | 2354 WEST | 2348 WEST | 2342 WEST | 2336 WEST | 2330 WEST | 2324 WEST | 2318 WEST | 2312 WEST | 2306 WEST | 2300 WEST | 2294 WEST | 2288 WEST | 2282 WEST | 2276 WEST | 2270 WEST | 2264 WEST | 2258 WEST | 2252 WEST | 2246 WEST | 2240 WEST | 2234 WEST | 2228 WEST | 2222 WEST | 2216 WEST | 2210 WEST | 2204 WEST | 2198 WEST | 2192 WEST | 2186 WEST | 2180 WEST | 2174 WEST | 2168 WEST | 2162 WEST | 2156 WEST | 2150 WEST | 2144 WEST | 2138 WEST | 2132 WEST | 2126 WEST | 2120 WEST | 2114 WEST | 2108 WEST | 2102 WEST | 2096 WEST | 2090 WEST | 2084 WEST | 2078 WEST | 2072 WEST | 2066 WEST | 2060 WEST | 2054 WEST | 2048 WEST | 2042 WEST | 2036 WEST | 2030 WEST | 2024 WEST | 2018 WEST | 2012 WEST | 2006 WEST | 2000 WEST | 1994 WEST | 1988 WEST | 1982 WEST | 1976 WEST | 1970 WEST | 1964 WEST | 1958 WEST | 1952 WEST | 1946 WEST | 1940 WEST | 1934 WEST | 1928 WEST | 1922 WEST | 1916 WEST | 1910 WEST | 1904 WEST | 1898 WEST | 1892 WEST | 1886 WEST | 1880 WEST | 1874 WEST | 1868 WEST | 1862 WEST | 1856 WEST | 1850 WEST | 1844 WEST | 1838 WEST | 1832 WEST | 1826 WEST | 1820 WEST | 1814 WEST | 1808 WEST | 1802 WEST | 1796 WEST | 1790 WEST | 1784 WEST | 1778 WEST | 1772 WEST | 1766 WEST | 1760 WEST | 1754 WEST | 1748 WEST | 1742 WEST | 1736 WEST | 1730 WEST | 1724 WEST | 1718 WEST | 1712 WEST | 1706 WEST | 1700 WEST | 1694 WEST | 1688 WEST | 1682 WEST | 1676 WEST | 1670 WEST | 1664 WEST | 1658 WEST | 1652 WEST | 1646 WEST | 1640 WEST | 1634 WEST | 1628 WEST | 1622 WEST | 1616 WEST | 1610 WEST | 1604 WEST | 1598 WEST | 1592 WEST | 1586 WEST | 1580 WEST | 1574 WEST | 1568 WEST | 1562 WEST | 1556 WEST | 1550 WEST | 1544 WEST | 1538 WEST | 1532 WEST | 1526 WEST | 1520 WEST | 1514 WEST | 1508 WEST | 1502 WEST | 1496 WEST | 1490 WEST | 1484 WEST | 1478 WEST | 1472 WEST | 1466 WEST | 1460 WEST | 1454 WEST | 1448 WEST | 1442 WEST | 1436 WEST | 1430 WEST | 1424 WEST | 1418 WEST | 1412 WEST | 1406 WEST | 1400 WEST | 1394 WEST | 1388 WEST | 1382 WEST | 1376 WEST | 1370 WEST | 1364 WEST | 1358 WEST | 1352 WEST | 1346 WEST | 1340 WEST | 1334 WEST | 1328 WEST | 1322 WEST | 1316 WEST | 1310 WEST | 1304 WEST | 1298 WEST | 1292 WEST | 1286 WEST | 1280 WEST | 1274 WEST | 1268 WEST | 1262 WEST | 1256 WEST | 1250 WEST | 1244 WEST | 1238 WEST | 1232 WEST | 1226 WEST | 1220 WEST | 1214 WEST | 1208 WEST | 1202 WEST | 1196 WEST | 1190 WEST | 1184 WEST | 1178 WEST | 1172 WEST | 1166 WEST | 1160 WEST | 1154 WEST | 1148 WEST | 1142 WEST | 1136 WEST | 1130 WEST | 1124 WEST | 1118 WEST | 1112 WEST | 1106 WEST | 1100 WEST | 1094 WEST | 1088 WEST | 1082 WEST | 1076 WEST | 1070 WEST | 1064 WEST | 1058 WEST | 1052 WEST | 1046 WEST | 1040 WEST | 1034 WEST | 1028 WEST | 1022 WEST | 1016 WEST | 1010 WEST | 1004 WEST | 998 WEST | 992 WEST | 986 WEST | 980 WEST | 974 WEST | 968 WEST | 962 WEST | 956 WEST | 950 WEST | 944 WEST | 938 WEST | 932 WEST | 926 WEST | 920 WEST | 914 WEST | 908 WEST | 902 WEST | 896 WEST | 890 WEST | 884 WEST | 878 WEST | 872 WEST | 866 WEST | 860 WEST | 854 WEST | 848 WEST | 842 WEST | 836 WEST | 830 WEST | 824 WEST | 818 WEST | 812 WEST | 806 WEST | 800 WEST | 794 WEST | 788 WEST | 782 WEST | 776 WEST | 770 WEST | 764 WEST | 758 WEST | 752 WEST | 746 WEST | 740 WEST | 734 WEST | 728 WEST | 722 WEST | 716 WEST | 710 WEST | 704 WEST | 698 WEST | 692 WEST | 686 WEST | 680 WEST | 674 WEST | 668 WEST | 662 WEST | 656 WEST | 650 WEST | 644 WEST | 638 WEST | 632 WEST | 626 WEST | 620 WEST | 614 WEST | 608 WEST | 602 WEST | 596 WEST | 590 WEST | 584 WEST | 578 WEST | 572 WEST | 566 WEST | 560 WEST | 554 WEST | 548 WEST | 542 WEST | 536 WEST | 530 WEST | 524 WEST | 518 WEST | 512 WEST | 506 WEST | 500 WEST | 494 WEST | 488 WEST | 482 WEST | 476 WEST | 470 WEST | 464 WEST | 458 WEST | 452 WEST | 446 WEST | 440 WEST | 434 WEST | 428 WEST | 422 WEST | 416 WEST | 410 WEST | 404 WEST | 398 WEST | 392 WEST | 386 WEST | 380 WEST | 374 WEST | 368 WEST | 362 WEST | 356 WEST | 350 WEST | 344 WEST | 338 WEST | 332 WEST | 326 WEST | 320 WEST | 314 WEST | 308 WEST | 302 WEST | 296 WEST | 290 WEST | 284 WEST | 278 WEST | 272 WEST | 266 WEST | 260 WEST | 254 WEST | 248 WEST | 242 WEST | 236 WEST | 230 WEST | 224 WEST | 218 WEST | 212 WEST | 206 WEST | 200 WEST | 194 WEST | 188 WEST | 182 WEST | 176 WEST | 170 WEST | 164 WEST | 158 WEST | 152 WEST | 146 WEST | 140 WEST | 134 WEST | 128 WEST | 122 WEST | 116 WEST | 110 WEST | 104 WEST | 98 WEST | 92 WEST | 86 WEST | 80 WEST | 74 WEST | 68 WEST | 62 WEST | 56 WEST | 50 WEST | 44 WEST | 38 WEST | 32 WEST | 26 WEST | 20 WEST | 14 WEST | 8 WEST | 2 WEST

5943 NORTH | 5927 NORTH | 5911 NORTH | 5895 NORTH | 5879 NORTH | 5863 NORTH | 5847 NORTH | 5831 NORTH | 5815 NORTH | 5799 NORTH | 5783 NORTH | 5767 NORTH | 5751 NORTH | 5735 NORTH | 5719 NORTH | 5703 NORTH | 5687 NORTH | 5671 NORTH | 5655 NORTH | 5639 NORTH | 5623 NORTH | 5607 NORTH | 5591 NORTH | 5575 NORTH | 5559 NORTH | 5543 NORTH | 5527 NORTH | 5511 NORTH | 5495 NORTH | 5479 NORTH | 5463 NORTH | 5447 NORTH | 5431 NORTH | 5415 NORTH | 5399 NORTH | 5383 NORTH | 5367 NORTH | 5351 NORTH | 5335 NORTH | 5319 NORTH | 5303 NORTH | 5287 NORTH | 5271 NORTH | 5255 NORTH | 5239 NORTH | 5223 NORTH | 5207 NORTH | 5191 NORTH | 5175 NORTH | 5159 NORTH | 5143 NORTH | 5127 NORTH | 5111 NORTH | 5095 NORTH | 5079 NORTH | 5063 NORTH | 5047 NORTH | 5031 NORTH | 5015 NORTH | 4999 NORTH | 4983 NORTH | 4967 NORTH | 4951 NORTH | 4935 NORTH | 4919 NORTH | 4903 NORTH | 4887 NORTH | 4871 NORTH | 4855 NORTH | 4839 NORTH | 4823 NORTH | 4807 NORTH | 4791 NORTH | 4775 NORTH | 4759 NORTH | 4743 NORTH | 4727 NORTH | 4711 NORTH | 4695 NORTH | 4679 NORTH | 4663 NORTH | 4647 NORTH | 4631 NORTH | 4615 NORTH | 4599 NORTH | 4583 NORTH | 4567 NORTH | 4551 NORTH | 4535 NORTH | 4519 NORTH | 4503 NORTH | 4487 NORTH | 4471 NORTH | 4455 NORTH | 4439 NORTH | 4423 NORTH | 4407 NORTH | 4391 NORTH | 4375 NORTH | 4359 NORTH | 4343 NORTH | 4327 NORTH | 4311 NORTH | 4295 NORTH | 4279 NORTH | 4263 NORTH | 4247 NORTH | 4231 NORTH | 4215 NORTH | 4199 NORTH | 4183 NORTH | 4167 NORTH | 4151 NORTH | 4135 NORTH | 4119 NORTH | 4103 NORTH | 4087 NORTH | 4071 NORTH | 4055 NORTH | 4039 NORTH | 4023 NORTH | 4007 NORTH | 3991 NORTH | 3975 NORTH | 3959 NORTH | 3943 NORTH | 3927 NORTH | 3911 NORTH | 3895 NORTH | 3879 NORTH | 3863 NORTH | 3847 NORTH | 3831 NORTH | 3815 NORTH | 3799 NORTH | 3783 NORTH | 3767 NORTH | 3751 NORTH | 3735 NORTH | 3719 NORTH | 3703 NORTH | 3687 NORTH | 3671 NORTH | 3655 NORTH | 3639 NORTH | 3623 NORTH | 3607 NORTH | 3591 NORTH | 3575 NORTH | 3559 NORTH | 3543 NORTH | 3527 NORTH | 3511 NORTH | 3495 NORTH | 3479 NORTH | 3463 NORTH | 3447 NORTH | 3431 NORTH | 3415 NORTH | 3399 NORTH | 3383 NORTH | 3367 NORTH | 3351 NORTH | 3335 NORTH | 3319 NORTH | 3303 NORTH | 3287 NORTH | 3271 NORTH | 3255 NORTH | 3239 NORTH | 3223 NORTH | 3207 NORTH | 3191 NORTH | 3175 NORTH | 3159 NORTH | 3143 NORTH | 3127 NORTH | 3111 NORTH | 3095 NORTH | 3079 NORTH | 3063 NORTH | 3047 NORTH | 3031 NORTH | 3015 NORTH | 2999 NORTH | 2983 NORTH | 2967 NORTH | 2951 NORTH | 2935 NORTH | 2919 NORTH | 2903 NORTH | 2887 NORTH | 2871 NORTH | 2855 NORTH | 2839 NORTH | 2823 NORTH | 2807 NORTH | 2791 NORTH | 2775 NORTH | 2759 NORTH | 2743 NORTH | 2727 NORTH | 2711 NORTH | 2695 NORTH | 2679 NORTH | 2663 NORTH | 2647 NORTH | 2631 NORTH | 2615 NORTH | 2599 NORTH | 2583 NORTH | 2567 NORTH | 2551 NORTH | 2535 NORTH | 2519 NORTH | 2503 NORTH | 2487 NORTH | 2471 NORTH | 2455 NORTH | 2439 NORTH | 2423 NORTH | 2407 NORTH | 2391 NORTH | 2375 NORTH | 2359 NORTH | 2343 NORTH | 2327 NORTH | 2311 NORTH | 2295 NORTH | 2279 NORTH | 2263 NORTH | 2247 NORTH | 2231 NORTH | 2215 NORTH | 2199 NORTH | 2183 NORTH | 2167 NORTH | 2151 NORTH | 2135 NORTH | 2119 NORTH | 2103 NORTH | 2087 NORTH | 2071 NORTH | 2055 NORTH | 2039 NORTH | 2023 NORTH | 2007 NORTH | 1991 NORTH | 1975 NORTH | 1959 NORTH | 1943 NORTH | 1927 NORTH | 1911 NORTH | 1895 NORTH | 1879 NORTH | 1863 NORTH | 1847 NORTH | 1831 NORTH | 1815 NORTH | 1799 NORTH | 1783 NORTH | 1767 NORTH | 1751 NORTH | 1735 NORTH | 1719 NORTH | 1703 NORTH | 1687 NORTH | 1671 NORTH | 1655 NORTH | 1639 NORTH | 1623 NORTH | 1607 NORTH | 1591 NORTH | 1575 NORTH | 1559 NORTH | 1543 NORTH | 1527 NORTH | 1511 NORTH | 1495 NORTH | 1479 NORTH | 1463 NORTH | 1447 NORTH | 1431 NORTH | 1415 NORTH | 1399 NORTH | 1383 NORTH | 1367 NORTH | 1351 NORTH | 1335 NORTH | 1319 NORTH | 1303 NORTH | 1287 NORTH | 1271 NORTH | 1255 NORTH | 1239 NORTH | 1223 NORTH | 1207 NORTH | 1191 NORTH | 1175 NORTH | 1159 NORTH | 1143 NORTH | 1127 NORTH | 1111 NORTH | 1095 NORTH | 1079 NORTH | 1063 NORTH | 1047 NORTH | 1031 NORTH | 1015 NORTH | 999 NORTH | 983 NORTH | 967 NORTH | 951 NORTH | 935 NORTH | 919 NORTH | 903 NORTH | 887 NORTH | 871 NORTH | 855 NORTH | 839 NORTH | 823 NORTH | 807 NORTH | 791 NORTH | 775 NORTH | 759 NORTH | 743 NORTH | 727 NORTH | 711 NORTH | 695 NORTH | 679 NORTH | 663 NORTH | 647 NORTH | 631 NORTH | 615 NORTH | 599 NORTH | 583 NORTH | 567 NORTH | 551 NORTH | 535 NORTH | 519 NORTH | 503 NORTH | 487 NORTH | 471 NORTH | 455 NORTH | 439 NORTH | 423 NORTH | 407 NORTH | 391 NORTH | 375 NORTH | 359 NORTH | 343 NORTH | 327 NORTH | 311 NORTH | 295 NORTH | 279 NORTH | 263 NORTH | 247 NORTH | 231 NORTH | 215 NORTH | 199 NORTH | 183 NORTH | 167 NORTH | 151 NORTH | 135 NORTH | 119 NORTH | 103 NORTH | 87 NORTH | 71 NORTH | 55 NORTH | 39 NORTH | 23 NORTH | 7 NORTH

## LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUBIC UTILITY EASEMENTS
- RESTRICTED BUILD AREA (15% - 25% SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)
- ACCESS AND PIPELINE EASEMENT
- RESIDENTIAL BUILDING ENVELOPE

ENSIGN ENG. LAND SURV.

NOTE: BASIS OF BEARING INFORMATION TAKEN FROM ROLLINS RANCH PHASE 1 RECORDED PLAT

BASIS OF BEARING

CENTER SECTION 25 T5N, R1E SLB&M (FOUND STEEL PIPE)

NORTH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
( IN FEET )
HORZ: 1 inch = 100 ft.

## DETAIL A
SCALE: 1"=50'

RANCH BLVD. | N 89°47'00"E 107.68' | CL 37 | CL 38 | CL 35 | CL 34 | C22 | C21 | C20 | 40.82' | 91.91' | 148.30' MON TO MON | 124.23' MON TO MON | 8.77' | 16.55'

## VICINITY MAP
NOT TO SCALE
MOUNTAIN GREEN, UTAH

OLD TRAPPERS LOOP ROAD | TRAPPERS LOOP ROAD | PHASE 4B | SITE | RANCH BOULEVARD | LARIAT LANE | RAWHIDE COURT | HIDDEN VALLEY ROAD | ROLLINS RANCH ROAD | OLD HIGHWAY ROAD

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 100.00' | 157.07' | 89°59'39" | S17°00'30"E | 141.41' |
| C2 | 100.00' | 43.01' | 24°38'33" | S49°41'04"E | 42.68' |
| C3 | 100.00' | 50.76' | 29°04'56" | S22°49'19"E | 50.21' |
| C4 | 100.00' | 63.30' | 36°16'10" | S9°51'14"W | 62.25' |
| C5 | 40.00' | 62.83' | 89°59'39" | S17°00'30"E | 56.57' |
| C6 | 15.00' | 23.56' | 90°00'00" | N17°00'41"W | 21.21' |
| C7 | 15.00' | 24.63' | 94°05'49" | N70°56'25"E | 21.96' |
| C8 | 470.00' | 185.18' | 22°34'30" | N12°36'15"E | 183.99' |
| C9 | 470.00' | 78.72' | 9°35'46" | N6°06'53"E | 78.63' |
| C10 | 470.00' | 106.46' | 12°58'44" | N