

#### **GENERAL NOTES:**

- PROPERTY IS ZONED RR-1.
  - A. FRONT YARD SETBACK IS 20 FEET. REAR YARD SETBACK IS 20 FEET.
  - SIDE YARD SETBACKS ARE 10 FEET AND 10 FEET. D. CORNER LOT SIDE YARD SETBACK IS 10 FEET.
- 2. 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.
- 3. PARCEL "A" IS AN OPEN SPACE PARCEL TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME: OWNER'S ASSOCIATION, AND IS TO REMAIN AS "NATIVE GROUND", OWNERSHIP TRANSFER OF PARCEL "A" TO THE ROLLINS RANCH HOME OWNER'S ASSOCIATION WILL BE MADE BY A SEPARATE INSTRUMENT FROM ROLLINS RANCH LLC.
- 4. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAT, AND SHALL BE ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- 5. 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 AND 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.
- 6. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
- 7. 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
- 8. 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.
- 9. LARGE AMOUNTS OF FILL MAY BE FOUND ON VARIOUS LOTS IN THE SUBDIVISION AND FURTHER GEOTECHNICAL CONSIDERATIONS MAY BE NECESSARY PRIOR TO BUILDING PERMIT ISSUANCE.
- 10. IRRIGATION WILL BE PERMITTED ON LOT AREAS WITH GRADES LESS THAN 25%, MOUNTAIN GREEN SECONDARY WATER COMPANY WILL ALLOCATE SHARES TO THE LOTS ACCORDING TO THE FOLLOWING
- 11. RIVETS IN THE TOP BACK OF CURB HAVE BEEN SET ON SIDE LOT LINE EXTENSIONS TO MARK THE SIDE

IRRIGATION TABLE		
LOT	IRRIGABLE ACREAGE	SHARES
601	1.020	2
602	1.059	2
603	1.391	3
604	1.687	3
605	4.571	8
606	4.496	8
607	1.549	3
608	0.948	2
609	0.828	2
610	0.813	2

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 OWNER'S 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 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 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 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

### **ROLLINS RANCH PHASE 6**

LOCATED IN THE SOUTHEAST QUARTER **OF SECTION 24 TOWNSHIP 5 NORTH RANGE 1 EAST** SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

NOTE: THIS PLAT CONTAINS TWO PAGES SEE SHEET 2 of 2 FOR DRAWING

## OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided into lots, streets and open space, to hereafter be known as

## **ROLLINS RANCH PHASE 6**

do hereby dedicate for perpetual use of the public streets, and for the perpetual use of public utility companies, all public utility easements shown on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easement or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further

In witness whereof we have hereunto set our hands this 5th day of June A.D., 20/5
REC. Santue

PR Associates 11C RR Acquisition Associates, LLC

By: Kem C. GARDOER BY: RULON G. GARDNER It's: MANAGER it's: mangacr

By: Randall Gaston

#### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

OLD HIGHWAY 30

**VICINITY MAP** 

NOT TO SCALE

MOUNTAIN GREEN, UTAH

STATE OF UTAH County of MORGAN 3S.S.

On the 5 day of JUNE A.D., 20 15 Rulow C. Gardner personally appeared before me, the undersigned Notary Public, in and for said County of behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company

MY COMMISSION EXPIRES: 10/13/2015

CONSTANCE MODE RESIDING IN SOLT LAKE COUNTY.

CONSTANCE MILLER
NOTARY PUBLIC - STATE OF UTAM
My Comm. Exp. 10/13/2015
Commission # 649247

#### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of MORGAN

On the 5 day of June A.D., 20 15 Kem C. GARDUR Representative personally appeared before me, the undersigned Notary Public, in and for said County of South Lake in the State and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: 10/13/2015

COUNTY. RESIDING IN SALT LAKE COUNTY.

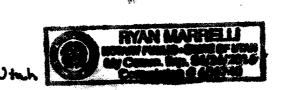
CONSTANCE MILLER My Comm. Exp. 10/13/2015 Commission # 649247

#### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH County of MORGAN

On the 3 day of June A.D., 20 15 Rendall Graston personally appeared before me, the undersigned Notary Public, in and for said County of
Utah, who after being duly sworn, acknowledged to me that He/She is the
OF PRIME ALLIANCE BANK a Corporation and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said personally appeared before me, the undersigned Notary Public, in and for said County of poration for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

Commission Number: 656740



# COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS 2 DAY OF SUME BY THE COTTONWOOD MUTUAL WATER COMPANY.

**MORGAN COUNTY SURVEYOR** I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS LINES AND MONUMENTS OF RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/FOR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS DAY OF DAY OF 2015 MORGAN COUNTY SURVEYOR

## **ROLLINS RANCH PHASE 6**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 **TOWNSHIP 5 NORTH RANGE 1 EAST** SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

SHEET 1 OF 2 **SALT LAKE CITY** Phone: 801.255.0529 MANAGER : B.ELDER DRAWN BY: M.ELMER

PROJECT NUMBER: 4063W CHECKED BY: K.RUSSELL

SURVEYOR'S CERTIFICATE

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

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet

Beginning at the Southeast Corner of Rollins Ranch Phase 5 Subdivision at a point on the North line of Rollins Ranch Phase 1

Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

Subdivision, also being on the section line, said point being North 89°19'26" East 519.84 feet along the section line from the South

**BOUNDARY DESCRIPTION** 

Thence North 0°17'44" East 719.59 feet along the quarter section line to the Center of Section 24, Township 5 North, Range 1

Thence North 89°59'51" East 1146.90 feet along the quarter section line to a point South 89°59'51" West 1508.69 feet from the

Thence South 41°02'58" East 54.84 feet along the line defined as the common boundary line between the two parties in the

Thence South 62°57'34" East 24.96 feet along the line defined as the common boundary line between the two parties in the

Thence South 50°10'20" East 9.54 feet along the line defined as the common boundary line between the two parties in the

Thence South 41°35'28" East 14.35 feet along the line defined as the common boundary line between the two parties in the

Thence South 32°08'05" East 42.70 feet along the line defined as the common boundary line between the two parties in the

Thence South 12°18'06" East 37.64 feet along the line defined as the common boundary line between the two parties in the

Thence South 8°38'50" West 99.00 feet along the line defined as the common boundary line between the two parties in the

Thence South 5°11'18" West 40.25 feet along the line defined as the common boundary line between the two parties in the

Thence South 0°53'02" West 52.00 feet along the line defined as the common boundary line between the two parties in the

Thence South 11°47'10" East 30.00 feet along the line defined as the common boundary line between the two parties in the

Thence South 36°31'05" East 30.50 feet along the line defined as the common boundary line between the two parties in the

Thence South 47°14'36" East 94.00 feet along the line defined as the common boundary line between the two parties in the

Thence South 40°11'36" East 194.88 feet along the line defined as the common boundary line between the two parties in the

Thence South 2°51'41" West 204.55 feet along the line defined as the common boundary line between the two parties in the

Thence South 18°19'21" West 367.00 feet along the line defined as the common boundary line between the two parties in the

Thence South 3°32'02" West 241.48 feet along the line defined as the common boundary line between the two parties in the

Thence South 12°37'42" West 289.77 feet along the line defined as the common boundary line between the two parties in the

Thence South 23°41'04" West 344.53 feet along the line defined as the common boundary line between the two parties in the

Thence South 15°20'27" West 239.54 feet along the line defined as the common boundary line between the two parties in the

Thence South 3°17'10" West 260.71 feet along the line defined as the common boundary line between the two parties in the Boundary Line Agreement to the Northeast Corner of Lot 149, Rollins Ranch Phase 1 Subdivision, said point being on the

Thence South 89°19'26" West 426.10 feet along the north line of Rollins Ranch Phase 1 Subdivision, also being the section line

East Quarter Corner of said Section 24 and being the end of a Boundary Line Agreement between Rollins Ranch, LLC and

Fernwood, L.C. recorded February 18, 2015 as Entry no. 134127 in Book 317 at Page 1466 of the records of Morgan County; Thence South 33°29'53" West 180.64 feet along the line defined as the common boundary line between the two parties in the

into lots and streets, hereafter to be known as

thence North 0°17'44" East 630.09 feet;

thence North 89°19'26" East 44.68 feet;

thence North 0°40'34" West 294.56 feet;

thence North 28°12'41" West 153.92 feet;

thence North 66°07'26" West 153.92 feet;

thence North 32°59'21" East 400.90 feet;

East, Salt Lake Base and Meridian;

Boundary Line Agreement;

Boundary Line Agreement;

Boundary Line Agreement;

Boundary Line Agreement

Boundary Line Agreement;

Boundary Line Agreement;

Boundary Line Agreement;

Boundary Line Agreement:

June 1, 2015

Contains 2,182,427 square feet, 50.102 acres, 10 Lots, 1 Parcel.

frontage width and area re-quirements of the applicable zoning ordinances.

thence North 50°37'07" West 723.34 feet to the quarter section line;

do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate

**ROLLINS RANCH PHASE 6** 

as prescribed under laws of the State of Utah. I further certify that by authority of the

MORGAN COUNTY RECORDER ENTRY NO. 135286 FEE
PAID 172.00 FILED FOR RECORD AND
RECORDED THIS 24 DAY OF June, 20 15
AT 4:44 IN BOOK 320 OF OFFICIAL RECORDS

MOUNTAIN GREEN SECONDARY WATER CO. APPROVAL APPROVED THIS 5th DAY OF June **ROLLINS RANCH LLC** BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY. 90 SOUTH 400 WEST SUITE 330

CHAIRMAN, MOUNTAIN GREEN SECONDARY WATER COMPANY

Council

COUNTY COMMISSIONER'S APPROVAL

LAYTON

1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315

TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD WWW.ENSIGNUTAH.COM Phone: 435.590.0187 DATE: 4/02/14

APPROVED THIS ZAP DAY OF JUNE

setes Volk

APPROVED THIS 24th DAY OF June , 20 15 BY THE MORGAN COUNTY ATTORNEY.

RECOMMENDED FOR APPROVAL THIS 26 DAY OF 5 ext 20 13 BY THE COUNTY PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL

DEVELOPER

**SALT LAKE CITY, UTAH 84101** 

APPROVED THIS 22 DAY OF JUNE BY THE MORGAN COUNTY ENGINEER

**COUNTY ENGINEER'S APPROVAL** 

MOUNTAIN GREEN SEWER DISTRICT APPROVAL **COUNTY ATTORNEY'S APPROVAL**