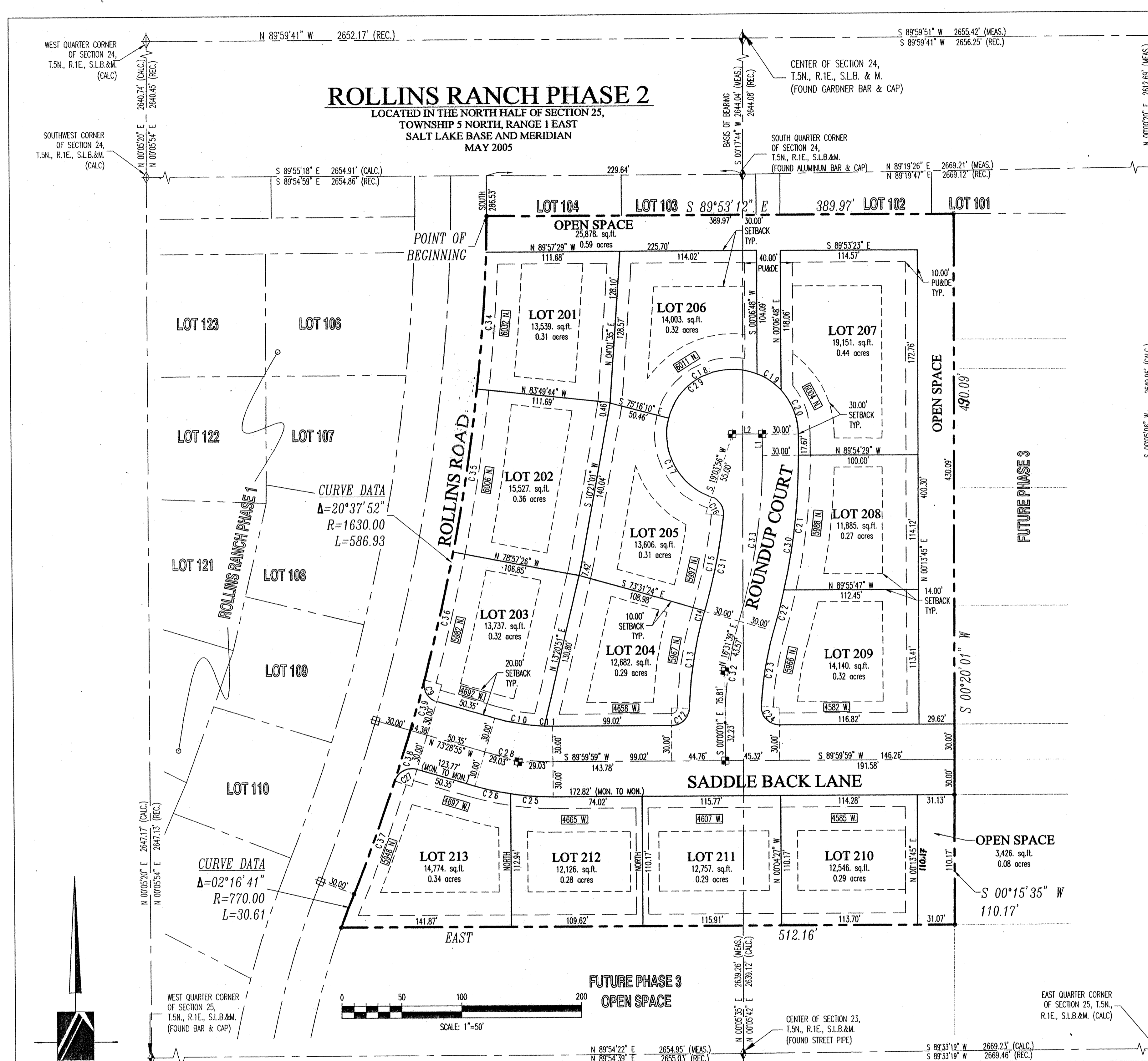


105996, 2006, 21, 477
 Date: 11/22/06
 File: 105996.dwg
 User: BRENDAN KELSON
 PLOTTED BY: BRENDAN KELSON
 PLOT DATE: 11/22/06

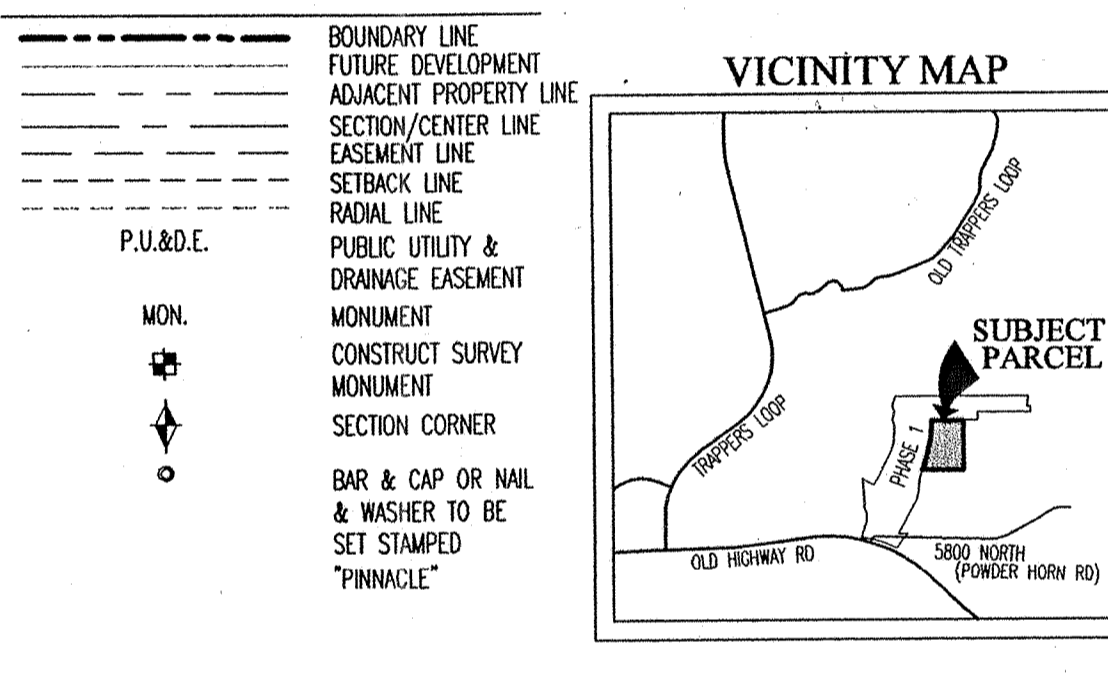


CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHL BEARING |
|-------|--------|---------|------------|--------|---------------|
| C1 | 30.13 | 1630.00 | 103°33' | 30.13 | N 01°32'27" E |
| C2 | 116.19 | 1630.00 | 405°03' | 116.16 | N 04°07'45" E |
| C3 | 138.59 | 1630.00 | 452°17' | 138.55 | N 08°36'25" E |
| C4 | 111.17 | 1630.00 | 354°28' | 111.15 | N 12°59'48" E |
| C5 | 44.60 | 1630.00 | 134°03' | 44.59 | N 19°44'03" E |
| C6 | 44.60 | 1630.00 | 134°03' | 44.59 | N 17°18'07" E |
| C7 | 101.65 | 1630.00 | 334°24' | 101.64 | N 19°52'20" E |
| C8 | 30.61 | 770.00 | 216°41' | 30.61 | S 20°31'12" W |
| C9 | 23.15 | 15.00 | 88°25'57" | 20.92 | S 29°15'57" E |
| C10 | 41.85 | 170.00 | 140°12' | 41.74 | S 80°32'01" E |
| C11 | 7.17 | 170.00 | 224°54' | 7.16 | S 88°47'34" E |
| C12 | 23.01 | 15.00 | 87°52'46" | 20.82 | N 46°03'36" E |
| C13 | 82.98 | 330.00 | 142°26' | 82.76 | S 09°19'26" W |
| C14 | 0.42 | 470.00 | 0°03'03" | 0.42 | N 16°30'07" E |
| C15 | 83.00 | 470.00 | 107°07' | 82.89 | N 11°25'03" E |
| C16 | 20.24 | 15.00 | 77°17'33" | 18.74 | N 32°17'17" W |
| C17 | 82.23 | 55.00 | 85°39'54" | 74.78 | S 28°06'07" E |
| C18 | 93.63 | 55.00 | 97°32'21" | 82.73 | S 83°30'00" W |
| C19 | 24.61 | 55.00 | 25°38'27" | 24.41 | N 54°54'36" E |
| C20 | 40.62 | 55.00 | 47°19'08" | 39.71 | N 20°55'49" E |
| C21 | 118.10 | 530.00 | 12°26'33" | 114.87 | N 06°27'02" E |
| C22 | 35.67 | 530.00 | 351°20' | 35.66 | N 14°38'59" E |
| C23 | 64.36 | 270.00 | 139°30' | 64.21 | S 09°41'54" W |
| C24 | 24.31 | 15.00 | 92°52'10" | 21.74 | S 43°33'56" E |
| C25 | 35.75 | 230.00 | 85°24'20" | 35.71 | S 80°32'51" E |
| C26 | 30.58 | 230.00 | 73°36'46" | 30.54 | S 77°17'18" E |
| C27 | 23.15 | 15.00 | 88°25'57" | 20.92 | S 62°18'07" W |
| C28 | 57.66 | 200.00 | 163°10'06" | 57.46 | S 81°44'28" E |
| C29 | 241.10 | 55.00 | 251°09'49" | 89.46 | S 54°38'51" W |
| C30 | 150.76 | 530.00 | 161°7'53" | 150.25 | N 08°22'42" E |
| C31 | 83.42 | 470.00 | 101°10'10" | 83.31 | N 11°26'34" E |
| C32 | 86.54 | 300.00 | 163°14'00" | 86.24 | S 08°15'49" W |
| C33 | 142.23 | 500.00 | 161°7'53" | 141.75 | N 08°22'42" E |
| C34 | 116.19 | 1630.00 | 405°03' | 116.16 | N 04°07'45" E |
| C35 | 138.59 | 1630.00 | 452°17' | 138.55 | N 08°36'25" E |
| C36 | 111.17 | 1630.00 | 354°28' | 111.15 | N 12°59'48" E |
| C37 | 101.65 | 1630.00 | 334°24' | 101.64 | N 19°52'20" E |
| C38 | 44.60 | 1630.00 | 134°03' | 44.59 | N 17°18'07" E |
| C39 | 44.60 | 1630.00 | 134°03' | 44.59 | N 15°44'03" E |

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 17.67 | N 00°13'45" E |
| L2 | 25.00 | S 89°46'15" E |



SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACRELL, a registered professional land surveyor holding Certificate No. 191517, as prescribed under laws of the State of Utah, and do hereby certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets to be hereinafter known as: ROLLINS RANCH PHASE 1 and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 22 day of Nov. 2006
 Stephen J. Facrell
 Registered Land Surveyor

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 104, ROLLINS RANCH PHASE 1 (NOT YET RECORDED), SAID POINT BEING LOCATED NORTH 89°55'18" WEST ALONG SECTION LINE 229.64 FEET AND SOUTH 286.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'12" EAST ALONG THE SOUTH LINE OF SAID LOTS 104, 103, 102 AND A PORTION OF LOT 101 OF SAID PHASE 1 389.97 FEET; THENCE SOUTH 00°20'01" WEST 490.09 FEET; THENCE SOUTH 00°15'35" WEST 110.17 FEET; THENCE WEST 512.16 FEET TO THE EAST LINE OF ROLLINS ROAD; NOT YET DEDICATED, AND A POINT ON THE ARC OF A 770.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 02°16'41" A DISTANCE OF 30.61 FEET (CHORD BEARS NORTH 20°31'12" EAST 30.61 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 1630.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°37'52" ALONG SAID LINE A DISTANCE OF 586.93 FEET (CHORD BEARS NORTH 11°20'36" EAST 583.76 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 104 AND TO THE POINT OF BEGINNING.

CONTAINS - 259,227 SQ. FT. 5.95 ACRES 13 LOTS

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots and street to hereafter be known as ROLLINS RANCH PHASE 2 do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any encumbrance or encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.

In witness thereof, we have hereunto set our hands this day of 22nd 2006
 Rollins Ranch L.L.C.
 by Danny C. Badwin, Managing Member
 Danny C. Badwin, Managing Member

OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY

Know all men by these presents that we, the undersigned owners of the tract(s) of land contained within the Subdivision Boundary described hereon, acknowledge that failure of the Local Jurisdiction or Planning Commission to observe or recognize hazardous, unknown or unsightly conditions, or to recommended denial of the subdivision because of said unrecognized hazardous, unknown or unsightly conditions shall not relieve the developer or owner from responsibility for the condition or damages resulting therefrom, and shall not result in the Local Jurisdiction or Planning Commission, its officers or agents, being responsible for the conditions and damages resulting therefrom.

In witness thereof, we have hereunto set our hands this day of 22nd 2006
 Rollins Ranch L.L.C.
 by Danny C. Badwin, Managing Member
 Danny C. Badwin, Managing Member

NOTARY PUBLIC

STATE OF UTAH) S.S.
 County of Davis)

On this 22nd day of November, 2006, personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, the signer(s) of the above Owner's Dedication and Owner's Acknowledgment of Responsibility, in number, who duly acknowledge to me that he acknowledged it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission expires September 1, 2008

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

WASTE DISPOSAL SYSTEM APPROVAL THIS 28th DAY OF Nov. 2006
 D. Badwin
 DISTRICT CHAIRMAN

WILKINSON/COTTONWOOD MUTUAL WATER COMPANY APPROVAL

WATER SYSTEM APPROVAL THIS 27th DAY OF Nov. 2006
 D. Badwin
 CHAIRMAN

MORGAN COUNTY PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF July, A.D., 2006 BY THE Morgan Co. PLANNING COMMISSION.
 J. Harris
 CHAIRMAN

COUNTY ATTORNEY'S APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 30th DAY OF Nov. A.D., 2006
 J. Harris
 MORGAN COUNTY ATTORNEY

OCCUPANCY RESTRICTIONS

MORGAN COUNTY has an ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy a building located within this Subdivision without first having obtained a certificate of occupancy issued by County Building Inspector.

ROLLINS RANCH PHASE 2

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

NOTE

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 CARPOOL 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 AREA 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 THE RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO ANTICIPATED CHANGES IN THE LEVELS OF SERVICE OF INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mt. Pleasant
 1513 North Hillfield Rd., Suite #2 Layton, UT 84041
 Phone: (801) 866-0676 Fax: (801) 866-0678

COUNTY COUNCIL APPROVAL & ACCEPTANCE

PRESENTED TO THE MORGAN COUNTY COMMISSION THIS 1st DAY OF August, 2006 AT WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED ON THE 1st DAY OF August, 2006 Attest:
 M. Hill
 CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

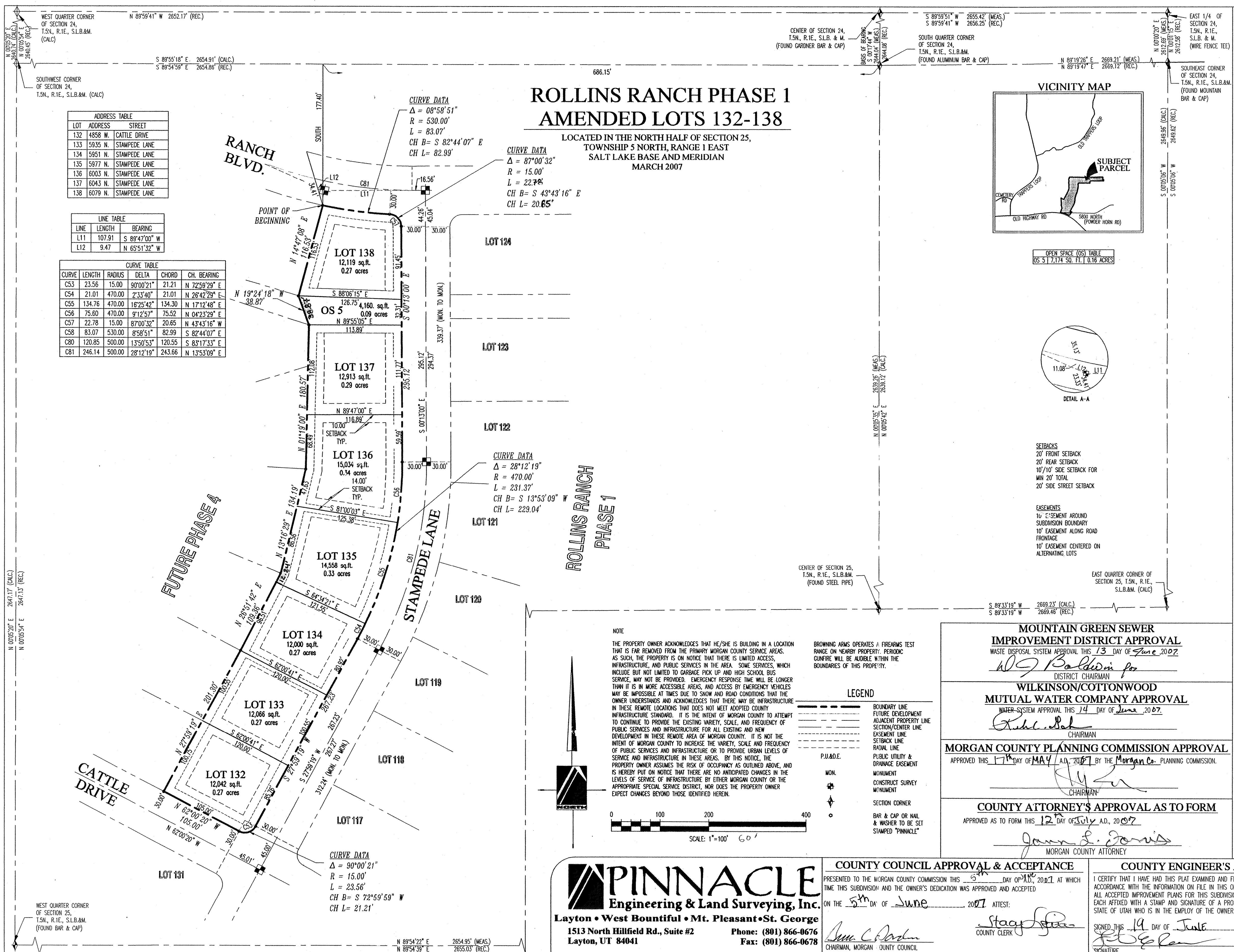
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. I ALSO CERTIFY THAT A COPY OF ALL ACCEPTED IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THIS OFFICE EACH AFFIXED WITH A STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH WHO IS IN THE EMPLOY OF THE OWNER OR DEVELOPER.

SIGNED THIS 29th DAY OF November, 2006
 R. E. P.
 ENGINEER

COUNTY RECORD NO. 105996

STATE OF UTAH, COUNTY OF Morgan
 RECORDED AND FILED AT THE REQUEST OF Rollins Ranch L.L.C.
 DATE 1/12/07 TIME 2:12 pm
 FEE \$24.00 ABSTRACTED
 BOOK 241 PAGE 477
 INDEXED
 FILED
 Brenda J. Jones
 COUNTY RECORDER

PLAN 08541, 1:250, P. 929
 Fees: \$37.00 Check
 PREPARED BY: BON
 RECORDED BY: BON
 MORGAN COUNTY, UTAH
 RECORDER
 FORT MOUNTAIN VIEW TITLE & ESCROW, INC.



SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL a registered professional land surveyor holding Certificate No. 191517, as prescribed under laws of the State of Utah, and do hereby certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described hereinafter, and have subdivided said tract of land into lots and streets to be hereafter known as ROLLINS RANCH PHASE 1 and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 14 day of June, 2007

Stephen J. Fackrell
 Registered Land Surveyor

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 138, ROLLINS RANCH PHASE 1, A PLAT RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID POINT BEING ON THE SOUTH LINE OF RANCH BOULEVARD, A 60 FOOT WIDE STREET AND LOCATED NORTH 89°55'18" WEST ALONG SECTION LINE 686.15 FEET AND SOUTH 177.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RANCH BOULEVARD 83.07 FEET ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°58'50" (CHORD BEARS SOUTH 82°44'07" EAST 82.99 FEET) TO A POINT OF REVERSE CURVATURE, THENCE SOUTHEASTERLY 22.78 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°00'32" (CHORD BEARS SOUTH 43°43'16" EAST 20.65 FEET) TO A POINT OF TANGENCY ON THE WEST LINE OF STAMPEDE LANE, A 60 FOOT WIDE STREET, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID STAMPEDE LANE THE FOLLOWING (3) COURSES: (1) SOUTH 00°13'00" EAST ALONG SAID WEST LINE 295.12 FEET TO A POINT OF CURVATURE, (2) 231.37 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°33'40" (CHORD BEARS SOUTH 13°53'09" WEST 229.04 FEET) TO A POINT OF TANGENCY, AND (3) SOUTH 27°59'29" WEST 267.23 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'21" (CHORD BEARS SOUTH 72°59'29" WEST 21.21 FEET) TO A POINT OF TANGENCY AND THE NORTHERLY LINE OF CATTLE DRIVE, A 60 FOOT WIDE STREET, THENCE NORTH 62°00'20" WEST ALONG SAID NORTH LINE OF CATTLE DRIVE 105.00 FEET, THENCE NORTH 27°59'29" EAST 201.30 FEET, THENCE NORTH 26°51'42" EAST 109.94 FEET, THENCE NORTH 13°16'29" EAST 154.19 FEET, THENCE NORTH 01°19'00" EAST 180.57 FEET, THENCE NORTH 19°24'18" WEST 38.87 FEET, THENCE NORTH 14°47'00" WEST 116.83 FEET TO THE SOUTHERLY LINE OF SAID RANCH BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING: 94,868. SF OR 2.18 ACRES (6 LOTS)

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots and streets to hereafter be known as ROLLINS RANCH PHASE 1 do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any encumbrances or encroachments on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown.

In witness thereof, we have hereunto set our hands this day of 14 June 2007

Rollins Ranch, LLC
 Managing Member

OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY

Know all men by these presents that we, the undersigned owners of the tract(s) of land contained within the Subdivision Boundary described hereon, acknowledge that future of the Local Jurisdiction or Planning Commission to observe or recognize hazardous, unknown or unsightly conditions, or to recommended denial of the subdivision because of said unrecognized hazardous, unknown or unsightly conditions shall not relieve the developer or owner from responsibility for the condition or damages resulting therefrom, and shall not result in the Local Jurisdiction or Planning Commission, its officers or agents, being responsible for the conditions and damages resulting therefrom.

In witness thereof, we have hereunto set our hands this day of 14 June 2007

Rollins Ranch, LLC
 Managing Member

ACKNOWLEDGMENT

STATE OF UTAH)
 County of Salt Lake)

On this 14 day of June, A.D. 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, the signer(s) of the above Owner's Dedication and Owner's Acknowledgement of Responsibility, in number, who duly acknowledge to me that *Rollins Ranch, LLC* signed it freely and voluntarily and for the uses and purposes therein mentioned.

Rollins Ranch, LLC
 Managing Member

Notary Public
 Salt Lake City

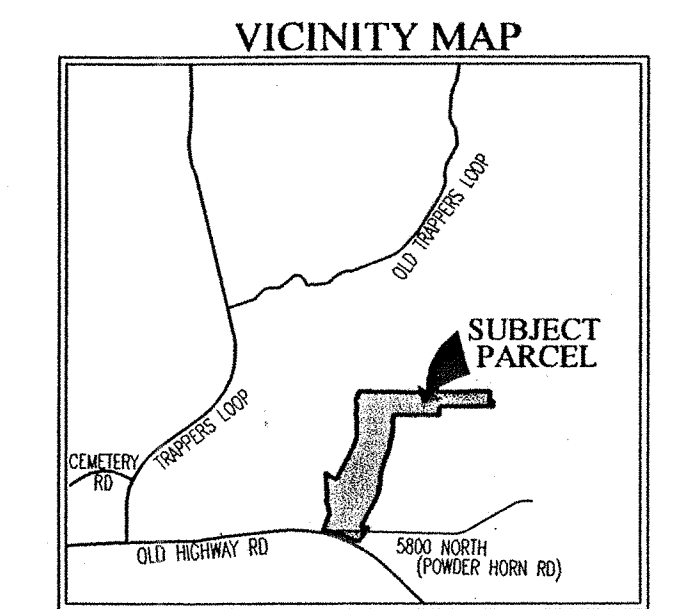
My Commission expires 9-22-2007

OCCUPANCY RESTRICTIONS

MORGAN COUNTY has an ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy a building located within this Subdivision without first having obtained a certificate of occupancy issued by County Building Inspector.

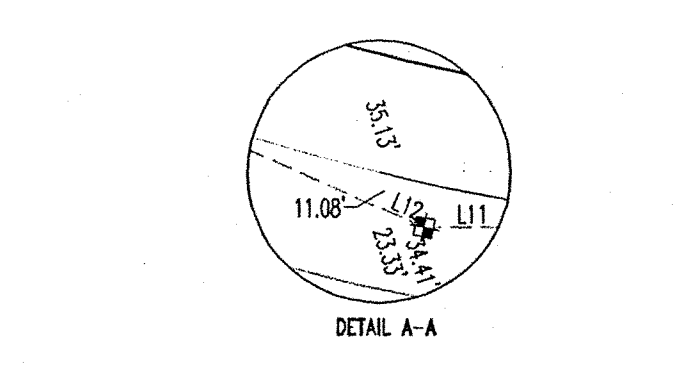
**ROLLINS RANCH PHASE 1
 AMENDED LOTS 132-138**

LOCATED IN THE NORTH HALF OF SECTION 25,
 TOWNSHIP 5 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN
 MOUNTAIN GREEN, MORGAN COUNTY, UTAH



OPEN SPACE (OS) TABLE

| OS | AREA |
|--------|------------|
| OS 5 | 0.09 ACRES |
| OS 1 | 0.16 ACRES |
| OS 2 | 0.27 ACRES |
| OS 3 | 0.27 ACRES |
| OS 4 | 0.27 ACRES |
| OS 5 | 0.27 ACRES |
| OS 6 | 0.27 ACRES |
| OS 7 | 0.27 ACRES |
| OS 8 | 0.27 ACRES |
| OS 9 | 0.27 ACRES |
| OS 10 | 0.27 ACRES |
| OS 11 | 0.27 ACRES |
| OS 12 | 0.27 ACRES |
| OS 13 | 0.27 ACRES |
| OS 14 | 0.27 ACRES |
| OS 15 | 0.27 ACRES |
| OS 16 | 0.27 ACRES |
| OS 17 | 0.27 ACRES |
| OS 18 | 0.27 ACRES |
| OS 19 | 0.27 ACRES |
| OS 20 | 0.27 ACRES |
| OS 21 | 0.27 ACRES |
| OS 22 | 0.27 ACRES |
| OS 23 | 0.27 ACRES |
| OS 24 | 0.27 ACRES |
| OS 25 | 0.27 ACRES |
| OS 26 | 0.27 ACRES |
| OS 27 | 0.27 ACRES |
| OS 28 | 0.27 ACRES |
| OS 29 | 0.27 ACRES |
| OS 30 | 0.27 ACRES |
| OS 31 | 0.27 ACRES |
| OS 32 | 0.27 ACRES |
| OS 33 | 0.27 ACRES |
| OS 34 | 0.27 ACRES |
| OS 35 | 0.27 ACRES |
| OS 36 | 0.27 ACRES |
| OS 37 | 0.27 ACRES |
| OS 38 | 0.27 ACRES |
| OS 39 | 0.27 ACRES |
| OS 40 | 0.27 ACRES |
| OS 41 | 0.27 ACRES |
| OS 42 | 0.27 ACRES |
| OS 43 | 0.27 ACRES |
| OS 44 | 0.27 ACRES |
| OS 45 | 0.27 ACRES |
| OS 46 | 0.27 ACRES |
| OS 47 | 0.27 ACRES |
| OS 48 | 0.27 ACRES |
| OS 49 | 0.27 ACRES |
| OS 50 | 0.27 ACRES |
| OS 51 | 0.27 ACRES |
| OS 52 | 0.27 ACRES |
| OS 53 | 0.27 ACRES |
| OS 54 | 0.27 ACRES |
| OS 55 | 0.27 ACRES |
| OS 56 | 0.27 ACRES |
| OS 57 | 0.27 ACRES |
| OS 58 | 0.27 ACRES |
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| OS 61 | 0.27 ACRES |
| OS 62 | 0.27 ACRES |
| OS 63 | 0.27 ACRES |
| OS 64 | 0.27 ACRES |
| OS 65 | 0.27 ACRES |
| OS 66 | 0.27 ACRES |
| OS 67 | 0.27 ACRES |
| OS 68 | 0.27 ACRES |
| OS 69 | 0.27 ACRES |
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| OS 71 | 0.27 ACRES |
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| OS 76 | 0.27 ACRES |
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| OS 80 | 0.27 ACRES |
| OS 81 | 0.27 ACRES |
| OS 82 | 0.27 ACRES |
| OS 83 | 0.27 ACRES |
| OS 84 | 0.27 ACRES |
| OS 85 | 0.27 ACRES |
| OS 86 | 0.27 ACRES |
| OS 87 | 0.27 ACRES |
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| OS 89 | 0.27 ACRES |
| OS 90 | 0.27 ACRES |
| OS 91 | 0.27 ACRES |
| OS 92 | 0.27 ACRES |
| OS 93 | 0.27 ACRES |
| OS 94 | 0.27 ACRES |
| OS 95 | 0.27 ACRES |
| OS 96 | 0.27 ACRES |
| OS 97 | 0.27 ACRES |
| OS 98 | 0.27 ACRES |
| OS 99 | 0.27 ACRES |
| OS 100 | 0.27 ACRES |



SETBACKS
 20' FRONT SETBACK
 20' REAR SETBACK
 10'/10' SIDE SETBACK FOR MIN 20' TOTAL
 20' SIDE STREET SETBACK

EASEMENTS
 10' EASEMENT AROUND SUBDIVISION BOUNDARY
 10' EASEMENT ALONG ROAD FRONTAGE
 10' EASEMENT CENTERED ON ALTERNATING LOTS

NOTE

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 THAT 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 AREA 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 THE RISK OF OCCUPANCY AS OUTLINED ABOVE, AND IS HEREBY PUT ON NOTICE THAT THERE ARE NO UNANTICIPATED CHANGES IN THE LEVELS OF SERVICE OF INFRASTRUCTURE BY EITHER MORGAN COUNTY OR THE APPROPRIATE SPECIAL SERVICE DISTRICT, NOR DOES THE PROPERTY OWNER EXPECT CHANGES BEYOND THOSE IDENTIFIED HEREIN.

LEGEND

- BOUNDARY LINE
- FUTURE DEVELOPMENT
- ADJACENT PROPERTY LINE
- SECTION/CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- RAIAL LINE
- P.U.&E.
- MON.
- CONSTRUCT SURVEY MONUMENT
- SECTION CORNER
- BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "PINNACLE"

SCALE: 1"=100' 60'

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL
 WASTE DISPOSAL SYSTEM APPROVAL THIS 13 DAY OF June 2007
W.G. Baldwin
 DISTRICT CHAIRMAN

WILKINSON/COTTONWOOD MUTUAL WATER COMPANY APPROVAL
 WATER SYSTEM APPROVAL THIS 14 DAY OF June 2007
Rollins Ranch, LLC
 CHAIRMAN

MORGAN COUNTY PLANNING COMMISSION APPROVAL
 APPROVED THIS 17th DAY OF MAY A.D. 2007 BY THE Morgan Co. PLANNING COMMISSION.
Chairman

COUNTY ATTORNEY'S APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 12 DAY OF July A.D. 2007
Jann S. Davis
 MORGAN COUNTY ATTORNEY

PINNACLE Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mt. Pleasant • St. George
 1513 North Hillfield Rd., Suite #2 Phone: (801) 866-0676
 Layton, UT 84041 Fax: (801) 866-0678

COUNTY COUNCIL APPROVAL & ACCEPTANCE
 PRESENTED TO THE MORGAN COUNTY COMMISSION THIS 5th DAY OF June, 2007 AT WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED
 ON THE 5th DAY OF June 2007 ATTEST:
Chairman, Morgan County Council

COUNTY ENGINEER'S APPROVAL
 I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. I ALSO CERTIFY THAT A COPY OF ALL ACCEPTED IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THIS OFFICE EACH ATTACHED WITH A STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH WHO IS IN THE EMPLOY OF THE OWNER OR DEVELOPER.
 SIGNED THIS 14 DAY OF June 2007
County Engineer

COUNTY RECORD NO. 1085-11

STATE OF UTAH, COUNTY OF *Morgan*
 RECORDED ON FILED AT THE REQUEST OF *Mountain Green Sewer*
 DATE *7-23-2007* TIME *2:10 PM*
 FEE *\$376* ABSTRACTED *Early 1085-11*

INDEX *Book 250*
 FILED *19 929*
County Recorder

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