

Scale: 1/4" = 100' (1/8" = 50')  
 Date: 10/12/2017  
 Project: ROLLINS RANCH PHASE 5  
 Prepared by: KATH RUSSELL  
 For: ROLLINS RANCH LLC

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	720.00'	10.98'	2°32'27"	N6°52'29"E	10.98'
C2	530.00'	64.96'	7°01'21"	N3°48'29"E	61.83'
C3	15.00'	23.31'	89°01'42"	N44°46'56"E	21.63'
C4	15.00'	23.82'	90°58'18"	N45°11'25"W	21.39'
C5	270.00'	52.98'	10°42'19"	N10°05'25"E	52.40'
C6	15.00'	13.09'	49°59'41"	N44°56'57"E	12.86'
C7	59.00'	298.77'	279°58'22"	N07°00'00"W	70.71'
C8	59.00'	67.84'	70°40'19"	N34°36'36"E	63.82'
C9	59.00'	104.72'	139°36'36"	N06°13'22"W	88.80'
C10	59.00'	16.06'	10°41'34"	S62°23'05"W	15.82'
C11	59.00'	78.95'	82°14'58"	S13°24'41"W	72.30'
C12	59.00'	3.19'	2°14'59"	S28°51'15"E	2.89'
C13	59.00'	13.09'	49°59'41"	S4°59'51"E	12.86'
C14	330.00'	113.49'	10°42'19"	S10°05'25"E	112.83'
C15	470.00'	57.61'	7°01'21"	S3°48'29"E	57.57'
C16	780.00'	19.39'	1°25'27"	S6°36'22"W	19.39'
C17	300.00'	103.17'	10°42'19"	N10°05'25"E	102.66'
C18	500.00'	61.26'	7°01'21"	N3°48'29"E	61.20'
C19	750.00'	15.19'	1°09'37"	N6°44'17"E	15.19'
C20	120.00'	77.97'	57°07'23"	N3°04'76"E	77.94'
C21	750.00'	59.16'	7°01'21"	N3°48'29"E	60.92'

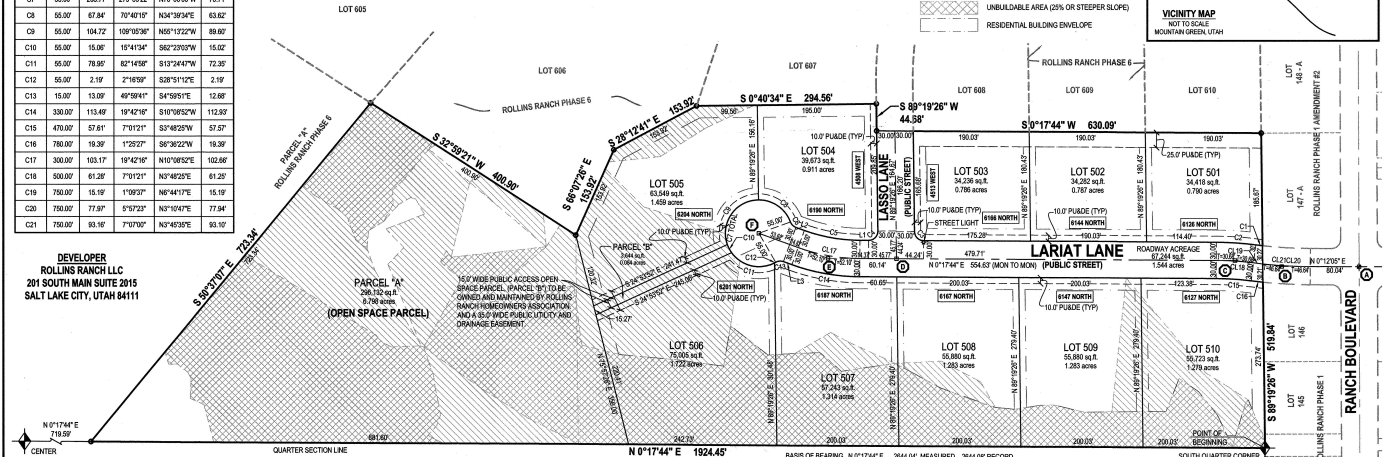
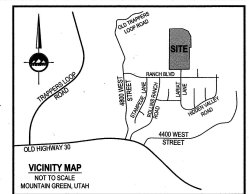
LINE TABLE			MONUMENT TABLE		
LINE	BEARING	LENGTH	A TO B	N 0°12'05" E	126.68'
L1	N 0°17'44" E	14.37'	B TO C	N 7°19'02" E	77.32'
L2	N 20°00'00" W	14.82'	C TO D	N 0°17'44" E	554.53'
L3	S 20°00'00" W	14.82'	D TO E	N 0°17'44" E	112.24'
L4	S 20°00'00" W	14.82'	E TO F	N 20°00'00" W	120.54'
L5	S 20°00'00" W	14.82'	D TO FL	N 89°19'28" E	210.44'

### ROLLINS RANCH PHASE 5

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

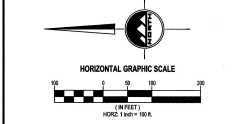
#### LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "DSD/ENR/ENR & LAND SURV"
- FURDE
- FURDE-PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- RESTRICTED BUILD AREA (15% OR STEEPER SLOPE)
- UNBUILDABLE AREA (25% OR STEEPER SLOPE)
- RESIDENTIAL BUILDING ENVELOPE



DEVELOPER  
**ROLLINS RANCH LLC**  
 201 SOUTH MAIN SUITE 2015  
 SALT LAKE CITY, UTAH 84111

CENTER SECTION 24  
 T8N 11E  
 S38M  
 (FOUND REBAR & CAP STAMPED "GARDNER ENR")



**GENERAL NOTES:**

- PROPERTY IS ZONED R-LL.
- REAR YARD SETBACK IS 20 FEET.
- REAR YARD SETBACK IS 10 FEET AND 10 FEET.
- CORNER LOT SIDE YARD SETBACK IS 10 FEET.
- 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.
- PARCEL "X" IS OPEN SPACE AND PARCEL "Y" IS AN OPEN SPACE ACCESS CORRIDOR. BOTH PARCELS TO BE OWNED AND MAINTAINED BY THE ROLLINS RANCH HOME OWNERS ASSOCIATION. PARCEL "X" AND PARCEL "Y" SHALL BE SUBJECT TO EASEMENT OVER THE ENTIRE AREA OF BOTH PARCELS TO CONSTRUCT, OPERATE AND MAINTAIN COTTONWOOD MUTUAL WATER COMPANY IMPROVEMENTS INCLUDING PIPELINES, TANKS, TRENCH AND APPURTENANCES THEREON.
- CONVENE, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAN AND SHALL BE FILED IN THE OFFICE OF THE COUNTY RECORDER.
- AN AVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE AND UNRESTRICTED PASSAGE OF AIRCRAFT BY DAY AND NIGHT 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 AIRSPACE OF AIRCRAFT BY DAY AND NIGHT TOGETHER WITH THE RIGHT TO CAUSE OR CAUSE OR TO PERMIT OR ALLOW TO BE CAUSED OR CREATED, SUCH APPROPRIATE AS MAY BE NECESSARY, OR MAY ARISE OR OCCUR FROM OR DURING THE OPERATION OF AIRCRAFT TO COMPLY WITH ALL FEDERAL, STATE, LOCAL, MUNICIPAL LAWS, REGULATIONS AND ORDINANCES, AND OTHER AERONAUTICAL LAWS THEREIN. FURTHER, LOT OWNERS WITHIN THE ROLLINS RANCH ARE TO RELEASE AND HOLD COUNTY HARMLESS FOR ACCIDENTS, DAMAGES AND INJURIES RELATED TO SUCH USE OF SAID AVIGATION EASEMENT.
- BROWNS ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
- AREAS ON LOTS WITH SLOPES STEEPER THAN 15% ARE UNBUILDABLE. AREAS WITH SLOPES BETWEEN 15% AND 25% HAVE BUILDING RESTRICTIONS. SEE MORGAN COUNTY ORDINANCE FOR SPECIFIC BUILDING RESTRICTIONS.
- MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITH 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.
- LARGE AMOUNTS OF FILL MAY BE FOUND ON VARIOUS LOTS IN THE OCCUPATION AND FURTHER GEOTECHNICAL CONSIDERATIONS MAY BE NECESSARY PRIOR TO BUILDING PERMIT ISSUANCE.

**BASES OF BEARING:** N 0°17'44" E 2844.04' MEASURED 2844.00' RECORD

**SURVEYOR'S CERTIFICATE**

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **16436**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plan and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as **ROLLINS RANCH PHASE 5**, and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all lot frontage width and area measurements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

Beginning at the South Quarter Corner of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running:

- thence North 0°17'44" East 1924.45 feet to the quarter section line;
- thence South 50°37'00" East 723.34 feet;
- thence South 20°00'00" West 400.00 feet;
- thence South 69°07'28" East 163.82 feet;
- thence South 28°12'47" East 153.82 feet;
- thence South 0°42'34" East 284.58 feet;
- thence South 89°19'28" West 44.86 feet;
- thence South 0°17'44" East 554.53 feet to the section line, also being the north line of Rollins Ranch Phase 1 Subdivision;
- thence South 89°19'28" West 519.84 feet along the section line and the north line of Rollins Ranch Phase 1 Subdivision to the point of beginning.

Lots contain 555,875 square feet. Parcels contain 229,717 square feet and Public Streets contain 67,242 square feet. Contains 872,959 square feet, 20.09 acres, 10 bds., 2 Parcel.

Date: **Sept. 12, 2017**  
 Keith R. Russell  
 License No. 16436



**OWNER'S DEDICATION**

I, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots, streets and open space, to hereinafter to be known as **ROLLINS RANCH PHASE 5**, do hereby dedicate for perpetual use of the public streets, and for the perpetual use of public utility easements shown on this plan as intended for public use, and do warrant, defend, and save the County harmless against any assessment or encumbrances on the dedicated streets which will encumber with the County's use, control, and maintenance of the streets and do further dedicate the easements as shown.

In witness whereof we have hereunto set our hands this **12th** day of **October**, A.D. 20**17**.

**Rollins Ranch, LLC**  
 Rollins Ranch, LLC, a Utah limited liability company  
 By: **Russell C. Gardner**  
 Its Manager

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH: YES  
 COUNTY OF **DAVIS**: YES  
 On this **12th** day of **October**, A.D. 20**17**, **RUSSELL C. GARDNER**, personally appeared before me, the undersigned Public Notary, in and for said County of **MORGAN**, in the State of Utah, who after being duly sworn, acknowledged to me that he is the **MANAGER** of **ROLLINS RANCH, LLC**, a Utah Limited Liability Company, and that he signed the Owner's Dedication and is authorized by and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me the said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: **12-16-20**  
 NOTARY PUBLIC RESIDING IN **DAVIS** COUNTY.

**SURVEY FILING INFORMATION**

DATE: **SEPTEMBER 8, 2017**  
 DRAWING No.: **00001**

**SONIA CORTES PEREZ**  
 Sonia Cortes Perez  
 Expires 10/10/2020  
 Commission # 69123B, A Notary Public Commissioned in Utah.

**MOUNTAIN GREEN SECONDARY WATER CO. APPROVAL**  
 APPROVED THIS **10th** DAY OF **OCTOBER**, 20**17**, BY THE MOUNTAIN GREEN SECONDARY WATER COMPANY.  
**Russell C. Gardner**  
 President

**COTTONWOOD MUTUAL WATER COMPANY APPROVAL**  
 APPROVED THIS **10th** DAY OF **OCTOBER**, 20**17**, BY THE COTTONWOOD MUTUAL WATER COMPANY.  
**Michael W. J.**  
 President

**COUNTY SURVEYOR'S APPROVAL**  
 APPROVED THIS **10th** DAY OF **OCTOBER**, 20**17**, BY THE MORGAN COUNTY SURVEYOR.  
**Michael W. J.**  
 Morgan County Surveyor

**MORGAN COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND NUMBERS OF RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAN DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR OF HIS RESPONSIBILITY TO THE CLIENT FROM THE RESPONSIBILITIES AND OBLIGATIONS ASSOCIATED THEREWITH.

SIGNED THE **22nd** DAY OF **OCTOBER**, 20**17**.  
**Van T. Hill**  
 MORGAN COUNTY SURVEYOR

**MORGAN COUNTY ENGINEER'S APPROVAL**  
 APPROVED THIS **25th** DAY OF **OCTOBER**, 20**17**, BY THE MORGAN COUNTY ENGINEER.  
**Van T. Hill**  
 Morgan County Engineer

**ROLLINS RANCH PHASE 5**

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

**MORGAN COUNTY RECORDER**

ENTRY No. **16436** FEE PAID **\$100.00** FILED FOR RECORD AND RECORDED THIS **16th** DAY OF **October**, 20**17** AT **3:36** PM BOOK **339** OF OFFICIAL RECORDS PAGE **1740**

SHEET **1** OF **1**

PROJECT NUMBER: **40308**  
 MANAGER: **BELDER**  
 DRAWN BY: **ASHBEY**  
 CHECKED BY: **K. RUSSELL**  
 DATE: **9/12/17**

**Brenda D. Nelson**  
 MORGAN COUNTY RECORDER  
 By: **Chris Brown**  
 COUNTY RECORDER

**MOUNTAIN GREEN SENIOR DISTRICT APPROVAL**  
 APPROVED THIS **10th** DAY OF **OCTOBER**, 20**17**, BY THE MOUNTAIN GREEN SENIOR DISTRICT.  
**Christina M. Jones**  
 Chairman Mountain Green Senior District

**COUNTY ATTORNEY'S APPROVAL**  
 APPROVED THIS **30th** DAY OF **OCTOBER**, 20**17**, BY THE MORGAN COUNTY ATTORNEY.  
**Janna L. Dennis**  
 Morgan County Attorney

**PLANNING COMMISSION APPROVAL**  
 RECOMMENDED FOR APPROVAL THIS **30th** DAY OF **OCTOBER**, 20**17**, BY THE COUNTY PLANNING COMMISSION.  
**Greg L. Ross**  
 Chairman Morgan County Planning Commission

**COUNTY ENGINEER'S APPROVAL**  
 APPROVED THIS **25th** DAY OF **OCTOBER**, 20**17**, BY THE MORGAN COUNTY ENGINEER.  
**Van T. Hill**  
 Morgan County Engineer

**COUNTY COMMISSIONER'S APPROVAL**  
 APPROVED THIS **18th** DAY OF **OCTOBER**, 20**17**, BY THE MORGAN COUNTY COMMISSIONERS.  
**Ned R. Chapman**  
 County Commissioner

**ENSIGN**

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