

GENERAL NOTES:

- 1. PROPERTY IS ZONED RS-1.
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 10 FEET.
2. LOT COVERAGE IS LIMITED TO 25% OF THE LOT AREA...
3. PARCEL 1X IS AN OPEN SPACE PARCEL...
4. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THIS PLAN...
5. AN AVIATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED...
6. BROWNING ARMS OPERATES A FIRE ARMS TEST RANGE ON NEARBY PROPERTY...
7. AREAS ON LOTS WITH SLOPES STEEPER THAN 2% ARE UNBUILDABLE...
8. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS...
9. LARGE AMOUNTS OF FILL MAY BE FOUND ON VARIOUS LOTS...
10. IRRIGATION WILL BE PERMITTED ON LOT AREAS WITH GRADES LESS THAN 2%...
11. INSETS IN THE TOP BACK OF CURB HAVE BEEN SET ON SIDE LOT LINES...

IRRIGATION TABLE with columns: LOT, IRRIGATION ACREAGE, SHARES

NOTES

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT MAP...

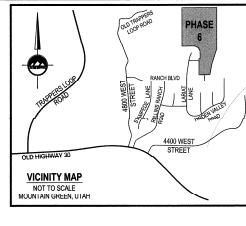
THE PROPERTY OWNER ACKNOWLEDGES THAT HEIGHT IS BEING BUILT IN A LOCATION THAT IS FAR REMOVED FROM THE PRIMARY MORGAN COUNTY SERVICE AREAS... EMERGENCY RESPONSE TIME WILL BE LONGER THAN IT IS IN MORE ACCESSIBLE AREAS...

ROLLINS RANCH PHASE 6

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

NOTE: THIS PLAT CONTAINS TWO PAGES SEE SHEET 1 OF 2 FOR DRAWINGS

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



OWNER'S DEDICATION

Known to me 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 hereinafter 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...

In witness whereof we have hereunto set our hands this 5th day of June 2015

Signature blocks for Rollins Ranch LLC, Rolan C. Gardner, and Prime Alliance Bank.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of MORGAN J.S. On the 5th day of June AD 2015 Rolan C. Gardner

Signature block for Rolan C. Gardner, Notary Public.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of MORGAN J.S. On the 5th day of June AD 2015 Rolan C. Gardner

Signature block for Rolan C. Gardner, Notary Public.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH County of MORGAN J.S. On the 5th day of June AD 2015 Rolan C. Gardner

Signature block for Rolan C. Gardner, Notary Public.

MOUNTAIN GREEN SECONDARY WATER CO. APPROVAL APPROVED THIS 5th DAY OF June 2015

COTTONWOOD MUTUAL WATER COMPANY APPROVAL APPROVED THIS 2nd DAY OF June 2015

MORGAN COUNTY SURVEYOR I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS...

MOUNTAIN GREEN SEWER DISTRICT APPROVAL APPROVED THIS 2nd DAY OF June 2015

COUNTY ATTORNEY'S APPROVAL APPROVED THIS 24th DAY OF June 2015

PLANNING COMMISSION APPROVAL RECOMMENDED FOR APPROVAL THIS 26th DAY OF August 2015

COUNTY ENGINEER'S APPROVAL APPROVED THIS 22nd DAY OF June 2015

COUNTY COMMISSIONERS APPROVAL APPROVED THIS 24th DAY OF June 2015

LAYTON 1400 West Hillside Rd. Salt Lake City, UT 84119

SALT LAKE CITY PROJECT NUMBER: 4638 MANAGER: B. ELLER

ROLLINS RANCH PHASE 6

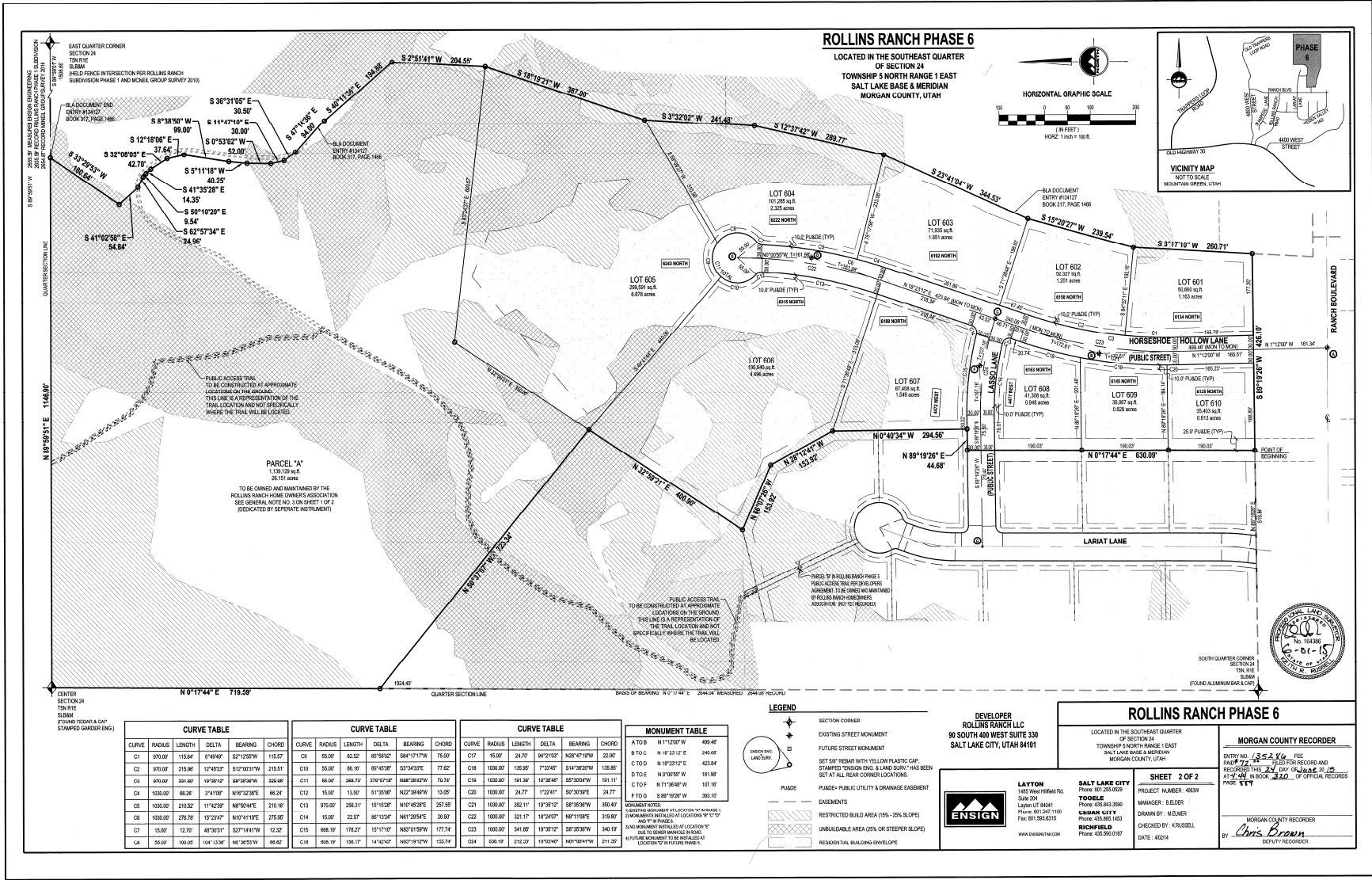
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 5 NORTH RANGE 5 EAST SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

Surveyor's Certificate signed by Keith R. Russell, dated June 1, 2015.



Vertical text on the left edge: MOUNTAIN GREEN SEWER DISTRICT, COTTONWOOD MUTUAL WATER COMPANY, MORGAN COUNTY SURVEYOR, etc.

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UACD PROJECTS - MOUNTAIN MANORIAL  
 REPRODUCED BY PERMIT PLASTERING  
 UTAH 1352846 B 0320 N 0590

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CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	970.00	115.64	8°49'00"	S21°29'00" W
C2	970.00	215.90	12°42'30"	S12°00'30" W
C3	970.00	301.80	16°39'12"	S6°39'00" W
C4	1030.00	66.20	3°41'00"	N10°32'30" E
C5	1030.00	210.52	11°42'30"	N8°50'48" E
C6	1030.00	279.78	15°23'47"	N10°41'19" E
C7	15.00	12.70	48°30'31"	S27°14'41" W
C8	55.00	100.00	104°13'00"	N0°30'53" W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C9	55.00	82.52	8°58'00"	S84°17'17" W
C10	55.00	86.10	8°45'30"	S73°43'25" E
C11	66.00	248.73	27°04'38"	N88°36'43" W
C12	15.00	13.50	5°13'00"	N22°39'48" W
C13	970.00	258.31	15°15'28"	N10°49'28" E
C14	15.00	22.57	80°12'24"	N87°29'54" E
C15	668.19	178.27	15°17'10"	N87°01'58" W
C16	608.19	136.17	14°42'40"	N60°19'12" W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C17	15.00	15.07	10°07'10"	N28°47'19" W
C18	1000.00	135.95	7°33'49"	S14°39'20" W
C19	1000.00	191.39	10°58'48"	S5°39'09" W
C20	1000.00	247.77	12°24'12"	S0°30'39" E
C21	1000.00	352.11	15°25'12"	S8°35'08" W
C22	1000.00	321.17	18°24'03"	N87°11'08" E
C23	1000.00	341.89	19°35'12"	S8°35'08" W
C24	600.19	212.07	19°30'49"	N10°10'41" W

MONUMENT TABLE	
AT O/S	N 1°12'00" W 498.48'
B TO C	N 14°23'12" E 249.06'
C TO D	N 18°20'12" E 423.84'
D TO E	N 0°00'00" W 161.98'
E TO F	N 1°18'00" W 107.98'
F TO G	S 88°19'00" W 393.02'

**LEGEND**

SECTION CORNER  
 EXISTING STREET MONUMENT  
 FUTURE STREET MONUMENT  
 SET 5/8" BEAMS WITH YELLOW PLASTIC CAP STAMPED TENSION ENG. & LAND SURV. HAS BEEN SET AT ALL REAR CORNER LOCATIONS.

PUBLIC ACCESS TRAIL TO BE CONSTRUCTED AT APPROXIMATE LOCATIONS ON THE GROUND. THIS LINE IS A REPRESENTATION OF THE TRAIL LOCATION AND NOT NECESSARILY WHERE THE TRAIL WILL BE LOCATED.

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PLAQUE - PUBLIC UTILITY & DRAINAGE EASEMENT  
 EASEMENTS  
 RESTRICTED BUILD AREA (15% - 25% SLOPE)  
 UNBUILDABLE AREA (25% OR STEEPER SLOPE)  
 RESIDENTIAL BUILDING ENVELOPE

**ENGIN**  
 LAYTON  
 1455 West 19600 Rd.  
 Suite 204  
 Layton, UT 84041  
 Phone: 907.247.1100  
 Fax: 907.558.8215  
 WWW.ENGINUTAH.COM

**SALT LAKE CITY**  
 PROJECT NUMBER: 40878  
 MANAGER: B. ELLER  
 DRAWN BY: M. ELLER  
 CHECKED BY: KRUSSELL  
 DATE: 4/2/24

**MORGAN COUNTY RECORDER**  
 ENTRY NO. 155246 FEE PAID \$72.74 FOR RECORD AND RECORDED THIS DAY ON 04/06/25 AT 4:41 PM BOOK 320 OF OFFICIAL RECORDS PAGE 1777

**SHEET 2 OF 2**  
 PROJECT NUMBER: 40878  
 MANAGER: B. ELLER  
 DRAWN BY: M. ELLER  
 CHECKED BY: KRUSSELL  
 DATE: 4/2/24  
 BY: Chris Brown  
 COUNTY RECORDER