All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("Declaration") recorded in the office of the Summit County Recorder in Coalville. Utah, as amended from-time-to-time. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontory Conservancy, an association of Promontory property owners (the "Association"). The use of any Promontory lot is governed by the terms of the Declaration. Each lot is subject to all easements set forth in these plat notes and in the Declaration.

2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee of Promontory in accordance with the Declaration and the Promontory Design Guidelines ("Design Guidelines") and any Supplemental Design Guidelines which may be promulgated there under from time to time, which Design Guidelines and Supplemental Design Guidelines may incorporate or include lighting, landscaping, grading, signage, and other guidelines. The Design Guidelines require the establishing of strict limits of disturbance for any construction activity. Certain lots in visually sensitive areas may be subject to Supplemental Design Guidelines for Sensitive Areas ("Supplemental Design Guidelines") as provided in the "Development Agreement" (defined in note 9 below). The Declarant or Architectural Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."

3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course shown on the Plat or other Golf Courses or recreational facilities of the Promontory Club within Promontory solely by virtue of the ownership of the Promontory lots, Further, lot owners shall have no rights, expectations or guarantees with respect to the physical condition, layout or use of any Golf Course. or any rights to use, occupy or exercise any degree of control over any portion of any Golf Course, or any improvements thereto, by virtue of their ownership of a Promontory lot or their membership in the Association. At the direction of Declarant or the Promontory Club, any Golf Course may be used for golf tournaments attended by the general public without any prior notice to or consent of lot owners. Declarant hereby reserves over each lot an easement permitting golf balls, golf clubs, golf cart paths and parts thereof, to come upon the common area of the Association or the portions of the lot outside the disturbance area, together with a right of entry to retrieve errant golf balls, golf clubs, and parts thereof as provided more fully in the Declaration The portions of lots not covered by residential improvements may be entered into by the operator of the adjacent golf course for maintenance purposes and maybe subject to irrigation overspray from the golf course. Under no circumstances shall any of the following Persons be held liable for any damage or injury resulting from errant golf balls, golf clubs, or parts thereof, or the exercise of this easement: Declarant; the Association or its officers and members (in their capacities as such); The Promontory Club or its officers, owners and members (in their capacities as such); any other owner of any golf course, its successors, successors—in—title to the golf course, or assians: builders (in their capacities as such); or any officer, director, or partner of any of the foregoing, or any officer or director of any partner.

Development on each lot will be limited to specific building disturbance areas, or "building envelopes" designated pursuant to the Design Guidelines and Supplemental Design Guidelines. Building envelopes may be established in the Design Guidelines and Supplemental Design Guidelines and modified by the Delcarant, or the Architectural Review Committee, with the consent of the Declarant, in the exercise of the Declarant's (and if applicable Architectural Review Committee's) sole discretion, provided such building envelope shall incorporate all applicable building setbacks under the Development Agreement (defined in note 9 below) and shall comply with any additional setback requirements provided for in this final plat. The maximum height of any structure is established by the Design Guidelines, or the Supplemental Design Guidelines as applicable. Maximum building heights are measured vertically from existing natural grade. Owners of lots shall have no rights, expectations or guarantees with respect to the final location of a building site on any lot, the particular view from any lot, the location, scale, or height or other design features, or any improvements that may be approved for construction on any lot.

5. The combination of two adjacent lots into a single lot is prohibited within this plat. An owner may not purchase two adjacent and contiguous lots so that the proposed house location straddles a lot line. Further, the combination of lots has been prohibited by Summit County and requests for such approval will be denied.

6. The Design Guidelines and Supplemental Design Guidelines contain specific limitations regarding the amount and nature of landscaping and irrigation that may be permitted or required on each lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer.

7. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on a lot and it is unlawful to occupy a building located within Promontory without first having obtained a certificate of occupancy issued by the Building Inspector.

8. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District (MRWSSD), Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District (SBWRD), and the Snyderville Basin Special Recreation District (SBSRD). All lots are subject to assessments and fees of all the

Promontory is governed by the terms of a Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, and amended on December 31, 2005, between Summit County and the Promontory Developer ("Development Agreement"). The Development Agreement governs uses and imposes regulations applicable within Promontory.

10. The maximum building floor area of a home within this Plat is 2,500 square feet. This may be further limited by the Design Guidelines and any applicable Supplemental Design Guidelines. Within Promontory, floor area is measured as provided in the Uniform Building Code, but floor area does not include garages or unheated spaces.

11. Units located within this plat are Resort Units, which are defined as units that are tightly clustered and either single family attached, detached, zero lot line or condominium setup on lots less than or equal to one half acre. Units located within this plat shall allow overnight and short-term rentals. Resort Unit owners are ineligible to qualify for permanent resident status based upon the Resort Unit ownership. Resort Units shall be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period. Pursuant to the terms of the Development Agreement, any owner utilizing or converting a Resort Unit to permanent occupancy as defined in the Development Agreement is subject to an obligation to pay Summit County a one time \$10,000 conversion fee (subject to CPI adjustment as defined in the Development Agreement) as a precondition to the change of use to permanent occupancy. All owners may be required to submit an affidavit declaring the owner's permanent or part-year occupancy status.

12. All roads within Promontory are private and will be maintained by the Association subject to the terms of Recordation. Private driveways serving individual residences and the landscaping on each lot shall be the maintenance responsibility of the lot owner. Guardhouses, gates, landscaping, community trails, signage and other similar facilities may be constructed within the road rights of way or adjoining Common Area parcels. Private driveways and other improvements serving more than one lot shall be the shared maintenance responsibility of the owners of the lots served thereby, provided the Association may, in its sole discretion, undertake the maintenance of such shared facilities and establish special assessments applicable to the benefited lots to cover the costs of such maintenance. At the time of any resurfacing of roads within Promontory, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications. Common area tracts are not to be construed to be dedicated for the use of the general public but are declared common greas for the use and enjoyment of the Association.

13. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory. In addition, the Development Agreement contemplates that the Association will contribute \$200,000 toward certain trail connections across Interstate 80 and Highway 248 upon the occurrence of certain preconditions. These contributions will be covered by Association

14. Construction activity will be required to comply with a construction mitigation plan

15. The grading of lots will be limited by the Design Guidelines and Supplemental Design Guidelines. Home plans must utilize existing grade to the greatest extent possible in conformance with the Design Guidelines.

16. Promontory or MRWSSD may implement a secondary water system for irrigation purposes. Promontory may utilize treated sewage effluent in watering golf courses and other areas using irrigation water in compliance with Utah regulatory standards. Declarant hereby reserves over each lot for the benefit of the Declarant, the Association and the Promontory Club an easement for irrigation, drainage, stream flow, water over-spray (which may include raw water and/or treated effluent) across any portion of any lot from the irrigation system serving the golf course(s) or other landscaping at Promontory. Under no circumstances shall Declarant, the Association, MRWSSD or the owner of the golf course(s) be held liable for any damages or injury resulting from such irrigation, drainage or over-spray or the exercise of this easement.

GENERAL NOTES (CONTINUED):

17. Any residence proposed for construction in a Ridgeline Protection Area identified i this Plat must comply with certain requirements of the Development Agreement that are generally summarized as follows: No proposed building form shall break the natural line of the protected ridgeline when viewed from U.S. Highway 40, Interstate 80, Highway 248 or the Brown's Canyon Road. A building that is located a minimum of 50 vertical feet below the ridgeline will generally meet the requirement of not breaking the ridgeline. A building that does not break the ridgeline as viewed from the designated roadways and that meets the requirements of the Supplemental Design Guidelines shall be deemed to fulfill all ridgeline requirements. The County or the Design Reviewer may require special studies to assure that any proposed structure meets the ridgeline requirements of the Development Agreement, however it is the sole responsibility of the owner to ensure that a building does not violate the ridgeline requirements of the Development Agreement

18. Promontory contains extensive areas of open space. Open space areas designated on the plat shall be preserved in open space condition in accordance with the requirements of the Development Agreement, Design Guidelines and Declaration.

19. Principal resident, quest, and construction vehicle access shall be maintained through Tollagte Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon.

20. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent

All Lots are subject to a 10.00-foot public and private non-exclusive utility and drainage easement along all lot lines. This plat also contains additional easements for drainage, natural drainage ways, trails, utilities and other matters affecting certain lots as graphically described on the plat. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in Note 26, 27 and 29. Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road rights of way and open space areas shown on this plat are also subject to Declarant's right to grant easements for utilities. The lead descriptions of any utility or drainage easement may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortgage holders.

22. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation

23. SBWRD shall be required to maintain the collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual lots. Several areas of Promontory are likely to require lift stations or sections of low pressure system lines that utilize a series of grinder pumps. These lift stations shall be the sole financial responsibility of the Association. The Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement.

24. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County.

All homes and landscaping are required to comply with water conservation measures established by the Association, which may include low-flow toilets, drip irrigation systems, the use of drought tolerant plant materials and other requirements,

26. Ranch Club Trail. Promontory Ranch Road and West View Trail generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots and publicly dedicated streets. The legal descriptions of these Roads may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or

The Declaration contains additional easements for drainage, natural drainage ways, trails utilities and other matters which may affect portions of lots outside of the portion of the lot covered by residential improvements. These easements are in addition to easements graphically described on the plat. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specifications approved by Summit County. The legal descriptions of these easements may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage holders. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes.

Residential Building Permits, including footing and foundation permits, will not be issued until developer complies with the requirements of 4.6.1 of the Development Agreement, regarding infrastructure construction or bonding for the same.

29. The following listed service providers are given a non-exclusive utility easement across the 10.00 foot private utility and drainage easements (as described in Note 21), the roads shown on the Plat and Access Easements 1 and 2 as described in Note 26 and such other corridors as may be specified on the Plat or by separate recorded easement signed by Declarant: Pacificorp: Questar Gas: AllWest Telecommunications. Snyderville Basin Water Reclamation District; and Mountain Regional Water Special

30. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shake roofing material will be permitted.

An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access is not maintained. PCFSD reserves the right to stop work until required roads are placed

32. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being nitiated. In the event that the fire protection water supply is not maintained, PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. (UFC 901.2 and 901 4.3)

33. All dwelling and out buildings over 750 square feet must be constructed with a Fire Sprinkler system installed as required and approved by the PCFSD. In some nstances, PCFŚD may require building exteriors to be Fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.

34. Utilities shall have the right to install, maintain, and operate their equipment above and 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 PUE. The utility may require the lot owner to remove all structures within the PUE 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 PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

SPECIAL NOTES

back in service.

Declarant hereby grants, for the use and benefit of the lots within the plat, a perpetual easement for ingress and egress over and across the parcels identified as Ranch Club Trail, Promontory Ranch Road and West View Trail in this plat. The grant of easement is subject to the general note 29.

ACCESS EASEMENT NO. 1 (PROMONTORY RANCH ROAD):

A 50.00 foot wide right-of-way lying 25.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89'42'38" West along the Section line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section

35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89'42'38" West 4821.42 feet between said Southwest Corner and the Northeast closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 17°21'51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 54°45'11"; thence South 17°52'58" East 56.62 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears North 72°07'02" East; thence Southeasterly along the arc of said curve 445.50 feet through a central angle of 170°10'02"; thence North 08°03'00" West 71.59 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 81°57'00" East; thence Northeasterly along the arc 300.59 feet through a central angle of 114.56'12" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 16°53'12" East: thence Northeasterly along the arc of said curve 244.28 feet through a central angle of 77°45'28": thence North 29°07'44" East 171.75 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 60°52'16" East; thence Northeasterly along the arc of said curve 218.93 feet through a central angle of 62°43'07" to a point of reverse curvature of a 450.00 foot radius curve to the left, the center of which bears North 01°50'51" East: thence Northeasterly along the arc of said curve 434.96 feet through a central angle of 55°22'51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to South 53°32'00" East; thence Northeasterly along the arc of said curve 591.74 feet though a central angle of 84°45'38" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 31"13'38" East; thence Northeasterly along the arc of said curve 350.38 feet through a central angle of 111"31'44"; thence North 09°41'54" East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bear South 80°18'06" East; thence Northeasterly along the arc of said curve 389.47 feet through a central angle of 143 58 01"; thence South 26 20 05" East 504.24 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 63°39'55" East; thence Southeasterly along the arc of said curve 188.35 feet through a central angle of 35°58'17"; thence South 62°18'22" East 71.75 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 27*41'38" East; thence Southeasterly along the arc of said curve 68.31 feet through a central angle of 03°54'49" to a point of reverse curvature of a 1000.00 foot radius curve to the right, the center of which bears South 23°46'49" West; thence Southeasterly along the arc of said curve 136.98 feet through a central angle of 07.50.55, thence South 58.22.16, East 209.26 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 31°37'44" West; thence Southeasterly along the arc of said curve 144.95 feet through a central angle of 55°22'01" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 86°59'45" East; thence Southeasterly along the arc of said curve 185.52 feet through a central angle of 70°51'43" to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears South 16°08'02" West: thence Southeasterly along the arc of said curve 91.93 feet through a central angle of 35°06'58" to a point of compound curvature of a 1275.00 foot radius curve to the right, the center of which bears South 51"15'00" West: thence Southeasterly along the arc of said curve 801.97 feet through a central angle of 36"02'19": thence South 02"42'41" East 93.53 feet to a point of curvature of a 785.00 foot radius curve to the right, the center of which bears South 871719" West; thence Southerly along the arc of said curve 345.79 feet through a central angle of 25°14'20"; thence South 22°31'39" West 190.55 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°28'21" West; thence Southwesterly along the arc of said curve 129.99 feet through a central angle of 10°38'24"; thence South 33°10'03" West 258.32 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which begrs South 56*49'57" East: thence Southwesterly along the arc of said curve 347.82 feet through a central gnale of 28*28'09": thence South 04°41'54" West 61.80 feet to the North Line of said Section 2. Township 1 South, Range 4 East, said point being North 89°42'38" West along the Section Line 241.01 feet from said Northeast Closing Corner Section 2; thence South 04'41'54" West 514.66 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 8518'06" East; thence Southeasterly along the arc of said curve 186.79 feet through a central angle of 21°24'15"; thence South 16°42'21" East 885.72 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears South 73°17'39" West; thence Southeasterly along the arc of said curve 110.16 feet through a central angle of 21°02'22"; thence South 04°20'01" West 248.60 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 85°39'59" East; thence Southeasterly along the arc of said curve 800.99 feet through a central angle of 101°59'05": thence North 82°20'56" East 265.77 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 07°39'04" East; thence Southeasterly along the arc of said curve 759.17 feet through a central angle of 72°29'45"; thence South 25°09'19" East 210.56 feet to a point of curvature of a 825.00 foot radius curve to the left, the center of which bears North 64*50'41" East; thence Southeasterly along the arc of said curve 565.47 feet through a central angle of 39"16'17"; thence South 64"25'36" East 226.18 feet to a point of curvature of a 450.00 foot radius curve to the right, the center of which bears South 25°34'24" West; thence Southeasterly along the arc of said curve 473.86 feet through a central angle of 60°20'02"; thence South 04°05'34" East 248.72 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears North 85°54'26" East; thence Southeasterly along the arc of said curve 880.95 feet through a central angle of 72°06'24"; thence South 76°11'58" East 74.30 feet to a point of curvature of a 550.00 foot radius curve to the right, the center of which bears South 13'48'02" West; thence Southeasterly along the arc of said curve 343.87 feet through a central angle of 35'49'22"; thence South 40'22'36" East 142.99 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 49'37'24" West; thence Southeasterly along the arc of said curve 452.28 feet through a central angle of 43'11'24"; thence South 02°48'48" West 426.33 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87"11'12" East: thence Southeasterly along the arc of said curve 388.76 feet through a central angle of 55°41'11"; thence South 52°52'23" East 117.83 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 37.07.37. West; thence Southeasterly along the arc of said curve 162.86 feet through a central angle of 37"19'31"; thence South 15"32'52" East 482.23 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 74°27'08" West; thence Southwesterly along the arc of said curve 698.47 feet through a central angle of 84"15'04"; thence South 68"42'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 2117'48" East: thence Southeasterly along the arc of said curve 1316.44 feet through a central angle of 167'36'51": thence North 81'05'21" East 125.23 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 08°54'39" East; thence Southeasterly along the arc of said curve 448.01 feet through a central angle of 128°20'40"; thence South 29°26'01" West 679.84 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 60°33'59" East: thence Southeasterly along the arc of said curve 644.76 feet through a central angle of 61°34'11": thence South 32°08'10" East 330.66 feet to the North Line of Section 13. Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89"11".05" West along the Section Line 2250.17 feet from the Northeast Corner of said Section 13; East: thence Southeasterly along the arc of said curve 273.07 feet through a central angle of 52°09'06": thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05*42'44" West; thence Southeasterly along the arc of said curve 367.72 feet through a central angle of 105°20'41"; thence South 21°03'25" West 190.03 feet to a point of curvature of a 675.00 foot radius curve to the right, the center of which bears North 68°56'35" West; thence Southwesterly along the arc of said curve 158.27 feet through a central angle of 13°26'05" to a point of reverse curvature of a 1375.00 foot radius curve to the left, the center of which bears South 55°30'30" East; thence Southwesterly along the arc of said curve 658.56 feet through a central angle of 27°26'31" to a point of reverse curvature of a 350.00 foot radius curve to the right, the center of which bears North 82°57'01" West; thence Southwesterly along the arc of said curve 156.63 feet through a central angle of 25°38'26"; thence South 32°41'25" West 396.06 feet to a point of curvature of a 925.00 foot radius curve to the right, the center of which bears North 57°18'35" West; thence Southwesterly along the arc of said curve 471.27 feet through a central angle of 29°11'29"; thence South 61°52'54" West 590.62 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 28'07'06" West; thence Westerly along the arc of said curve 288.79 feet through a central angle of 55°09'17"; thence North 62°57'49" West 531.88 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 27°02'11" West; thence Southwesterly along the arc of said curve 855.07 feet through a central angle of 97°59'03"; thence South 19°03'08" West 160.57 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 70°56'52" West; thence Southwesterly along the arc of said curve 576.66 feet through a central angle of 55°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" East along the Section Line 2118.93 feet from the Southwest Corner of said Section 13; thence South 74°07'10" West 23.37 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 15°52′50" East; thence Southwesterly along the arc of said curve 24.79 feet through a central angle of 02°22′01"; thence South 71°45'09" West 198.60 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 18°14'51" West; thence Southwesterly along the arc of said curve 211.52 feet through a central angle of 2011'54"; thence North 88'02'57" West 1206.78 feet to a point of curvature of a 800.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence Southwesterly along the arc of said curve 1317.81 feet through a central angle of 94°22'51"; thence South 02°25'48" East 321.83 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 87°34'12" West; thence Southwesterly along the arc of said curve 224.47 feet through a central angle of 10'43'04"; thence South 08'17'16" West 200.42 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 81°42'44" East; thence Southerly along the arc of said curve 203.57 feet through a central angle of 15°33'07"; thence South 07°15'51" East 185.53 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 82°44'09" West: thence Southerly along the arc of said curve 79.81 feet through a central angle of 09°08'44" to the South Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°45'21" East along the Section Line 207.87 feet from the South Quarter Corner of said Section 14; thence continuing Southerly along the arc of said last mentioned curve 178.03 feet through a central angle of 20°24'04"; thence South 22°16'56" West 178.56 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67*43'04" West; thence Southwesterly along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'26" West 732.10 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears South 03'04'34" East; thence Southwesterly along the arc of said curve 138.83 feet through a central angle of 07°57'15"; thence South 78°58'11" West 943.91 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 11°01'49" West; thence Southwesterly along the arc of said curve 214.98 feet through a central angle of 12°19'03"; thence North 88°42'46" West 145.43 feet to the East Line of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 00°34′53" East along the Section Line 1042.67 feet from the Northeast Corner of said Section 22; thence North 88°42′46" West 494.23 feet to a point of curvature of a 993.00 foot radius curve to the left, the center of which bears South 01°17'14" West; thence Southwesterly along the arc of said curve 461.64 feet through a central angle of 26°38'11"; thence South 64°39'03" West 544.89 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 25°20'57" West; thence Southwesterly along the arc of said curve 187.39 feet through a central angle of 35'47'22"; thence North 79'33'35" West 197.19 feet to the point of terminus. Together with an easement more particularly described as follows:

Beginning at a point which is South 00°24'17" West along the Section Line 2634.64 feet and West 1025.20 feet from the Northeast Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°24'17" West 5268.15 feet between said Northeast Corner and the Southeast Corner of said Section 35); and running thence South 27°41'38" West 60.00 feet; thence North 62°18'22" West 187.74 feet; thence North 281137" West 92.77 feet; thence North 0939'06" West 175.40 feet; thence North 6339'55" East 60.00 feet; thence South 3613'26" East 140.25 feet; thence South 32°52'03" East 240.83 feet to the point of beginning.

Containing 1.01 acres more or less.

COUNTY ENGINEER

ACCESS EASEMENT NO. 2 (RANCH CLUB TRAIL)

A 50.00 foot wide right of way lying 25.00 feet each side of the centerline more particularly described as follows: Beginning at a point which is North 89°45'21" West along the Section Line 388.79 feet and North 2036.84 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being, North 89'45'21" West along the Section Line 2677.38 feet between said Southeast Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 4 East); and running thence North 02°37′44" West 44.37 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87*22'16" West; thence Northwesterly along the arc of said curve 230.79 feet through a central angle of 33°03'30"; thence North 35°41'14" West 284.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 5418'46" East; thence Northwesterly along the arc of said curve 552.55 feet through a central angle of 6319'05"; thence North 2737'51" East 54.09 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 62°22'09" West; thence Northeasterly along the arc of said curve 262.68 feet through a central angle of 37°37'34"; thence North 09°59'43" West 73.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northeasterly alone the arc of said curve 397.43 feet through a central angle of 45'32'30"; thence North 35'32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northeasterly along the arc of said curve 614.09 feet through a central angle of 70°22'09"; thence North 34°49'22" West 189.81 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears North 5510'38" East; thence Northwesterly along the arc of said curve 457.83 feet through a central angle of 21°51'36": thence North 12°57'46" West 260.65 feet to the North Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89°48'16" West along the Section Line 797.55 feet from the Northeast Corner of said Section 14; thence North 12°57'46" West 496.98 feet to a point of curvature of a 1200.00 foot radius curve to the left. the center of which bears South 77°02'14" West; thence Northwesterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northeasterly along the arc of said curve 489.78 feet through a central angle of 140°18'42"; thence South 66'41'48" East 577.49 feet to a point of curvature of a 400.00 radius curve to the left, the center of which bears Northeasterly along the arc of said curve 560.25 feet through a central angle of 8015'02"; thence North 3303'10" East 338.89 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 56°56'50" East; thence Northeasterly along the arc of said curve 386.52 feet through a central angle of 88°34'59"; thence South 58°21'51" East 51.34 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 31*38'09" East; thence Southeasterly along the arc of said curve 388.42 feet through a central angle of 55°38'15"; thence North 65°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East: thence Northeasterly along the arc of said curve 357.77 feet through a central angle of 20°29'55": thence North 86°29'49" East 173.12 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which begrs North 03*30'11" West: thence Northeasterly glong the grc of said curve 377.97 feet through a central angle of 21°39'21"; thence North 64°50'28" East 213.82 to the point of terminus.

PROMONTORY TRAPPERS CABINS LEGAL DESCRIPTION:

A parcel of land located in Sections 11 and 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at a point on the northerly right of way of Ranch Club Trail (a.k.a Access Easement No. 2) and a point on a curve with a 375,00 foot radius curve to the right, center of which begrs North 32'58'12" West, said point being North 01'28'53" West along the section line 1198.84 feet from the Southeast corner of Section 11, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°48'16" East 2659.62 feet from the South quarter corner and the said Southeast corner of Section 11, both corners being found monuments), and running thence Westerly along the arc of said curve 368.31 feet through a central angle of 56°16'24"; thence North 66°41'48" West 119.50 feet to the east boundary of the West Hills Subdivision East Parcel and a point of curvature of a 25.00 foot radius curve to the right, the center of which bears North 23"18'12" East; thence Westerly along the arc of said curve 37.75 feet through a central angle of 86°30'25" to a point of reverse curvature of a 425.00 foot radius curve to the left, the center of which bears North 70'11'23" West; thence Northerly along said curve 212.14 feet through a central angle of 28.35.56" to a point of compound curvature of a 200.00 foot radius curve to the left, the center of which bears South 81"12'42" West; thence Westerly along the arc of said curve 218.61 feet through a central angle of 62°37'39" to a point of reverse curvature of a 475.00 foot radius curve to the right, the center of which bears North 18'35'03" East; thence Westerly along said curve 310.44 feet through a central angle of 37°26'44"; thence North 33°58'13" West 204.95 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 56°01'47" West; thence Westerly along the arc of said curve 155.89 feet through a central angle of 32'28'44" to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears North 23°33'04" East; thence Northerly along said curve 193.49 feet through a central angle of 73°54'32" to a point of reverse curvature of a 525.00 foot radius curve to the left, the center of which bears North 82'32'24" West; thence Northerly along said curve 167.62 feet through a central angle of 1817'35"; thence North 10*49*59" West 77.53 feet: thence North 79*10*01" East 160.56 feet: thence North 17*33*34" East 300.52 feet: to the south boundary of Golf Parcel No. 4 and thence South 45°30'02" East 82.94 feet: thence South 66°31'33" East 60.17 feet: thence South 7811'28" East 192.74 feet; thence North 7917'29" East 133.93 feet; thence North 84*39'25" East 33.06 feet; thence North 57*16'51" East 130.13 feet; thence South 33*53'18" East 59.06 feet; thence South 14°53'34" East 381.25 feet; thence South 50°58'38" East 65.36 feet; thence South 77"12'39" East 109.47 feet; thence South 39"59'48" East 254.05 feet: thence South 50"58'38" East 90.31 feet: thence South 36"50'45" East 367.82 feet; thence South 00°19'02" East 48.67 feet to a point on the northerly right of way of Ranch Club Trail (a.k.a Access Easement No. 2) and a point on a curve with a 275.00 foot radius curve to the left, the center of which bears South 28°20'40" East; thence Southerly along the arc of said curve 137.28 feet through a central angle of 28°36'10": thence South 33°03'10" West 338.89 feet to a point of curvature of a 375.00 foot radius curve to the right, the center of which bears North 56°56'50" West; thence Southerly along the arc of said curve 156.93 feet through a central angle of 23°58'38" to the POINT OF BEGINNING.

JACK J.

NOTARY PUBLIC MICHAEL J. NIELSON

1636 E. Federal Point Dr.

Salt Lake City, Utah 84103

My Commission Expires
October 22, 2008
STATE OF UTAH

Containing 32.10 acres more or less

SURVEYOR'S CERTIFICATE:

I, Jack J. Johnson, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 147581 as prescribed under the laws of the State of Utah. I further certify, on behalf of Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Homson Jøck \J.\ Johnson

OWNER'S DEDICATION AND CONSENT TO RECORD Known all men by these present: that the undersigned is the owner of the hereor described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Trappers Cabins", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.

Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Special Service District, a non-exclusive easement over roads, private driveways, indicated open space and amenity tracts and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual

Executed this 26th day of Argust, 2005 Pivotal Promontory Development, L.L.C., an Arizona limited liability company

By: Pivotal Group X, LLC, an Arizona limited liability company Its: Administrative Member

By: F. Francis Najafi as Trustge of the F. Francis Najafi Family Trust Administrati**v**e Member V . Francis Najafi, Trustee

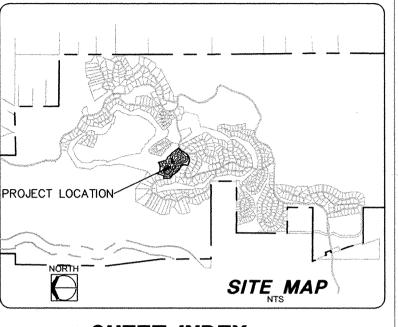
ACKNOWLEDGMENT STATE OF UTAH COUNTY OF SUMMIT

APPROVAL AS TO FORM

The foregoing instrument was acknowledged before me this 26 day of Argust 2005, by F. Francis Najafi, Trustee of the F. Francis Najafi Family Trust, Administrative Member of Pivotal Group X, LLC., an Arizona limited liability company, Administrative Member of PIVOTAL PROMONTORY DEVELOPMENT, L.L.C. _My Commission Expires: 10-22-08

Residing at: Salt Cake City, Hah

VICINITY MAP



SHEET INDEX

SHEET NAME 1 OF 4 COVER SHEET

2 OF 4 BOUNDARY PLAT (SCALE = 1:100)

 $3 \text{ OF 4} \quad \text{PARTIAL PLAT} \quad (\text{SCALE} = 1:50)$

4 OF 4 PARTIAL PLAT (SCALE = 1:50)

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

SNYDERVILLE BASIN SPECIAL RECREATION DISTRIC Approved and accepted this 974 day of August, 2005.

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT Approved and accepted this 4th day of August, 2005.

PARK CITY FIRE SERVICE DISTRICT Approved and accepted this 474 day of August . 2005.

UTAH POWER & LIGHT COMPANY

TRAPPER'S CABINS LOCATED IN SECTIONS 11 AND 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH SHEET 1 OF 4

FINAL PLAT JUNE 07, 2005

COUNTY ASSESSOR

THE Summit COUNTY ASSESSOR'S OFFICE THIS 15th, DAY OF September, 2005.

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVED AND ACCEPTED BY:

COUNTY PLANNING COMMISSION

THIS 10 m, DAY OF SUHEMBEN, 2005.

ENTRY NO. 751728 BOOK _____ PAGE'S ____ STATE OF Utal , COUNTY OF SUMMIT DATE 9-22-2005 , TIME 13:10 P. FEE PAID \$ 154.60 RECORDED AND FILED AT THE REQUEST OF: Pivotal Promontory Development

COUNTY RECORDER

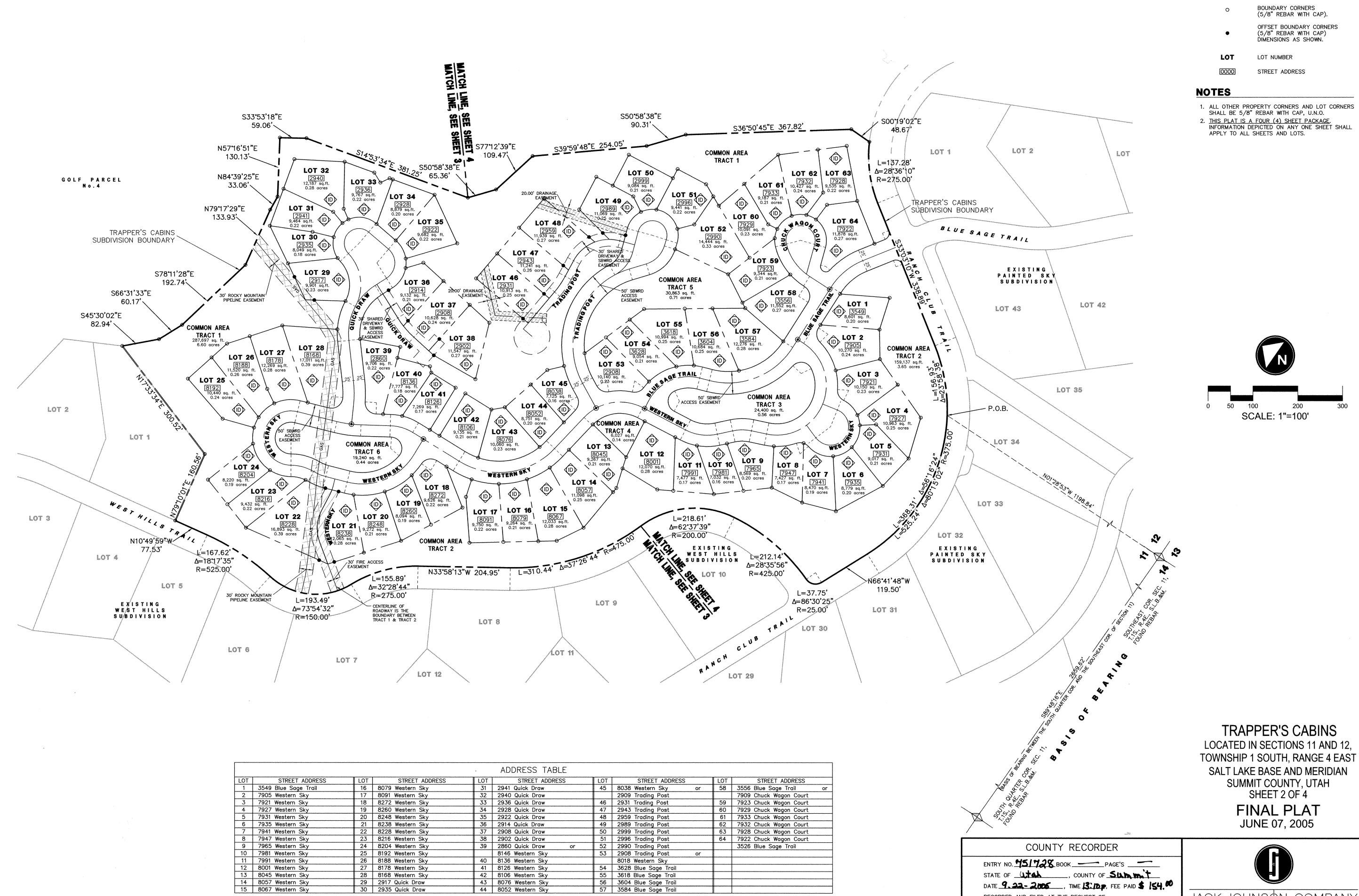


JACK JOHNSÓN COMPANY

Designing World Destinations In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435.645.9000 -- Facsimile - 435.649.1620

COUNTY COMMISSION

Gunt Bowen Deputy



SYMBOLS LEGEND

SECTION CORNER

STANDARD STREET MONUMENT (SET OR TO BE SET).

DATE 9.22-2006 , TIME 13:10 P, FEE PAID \$ 154.00

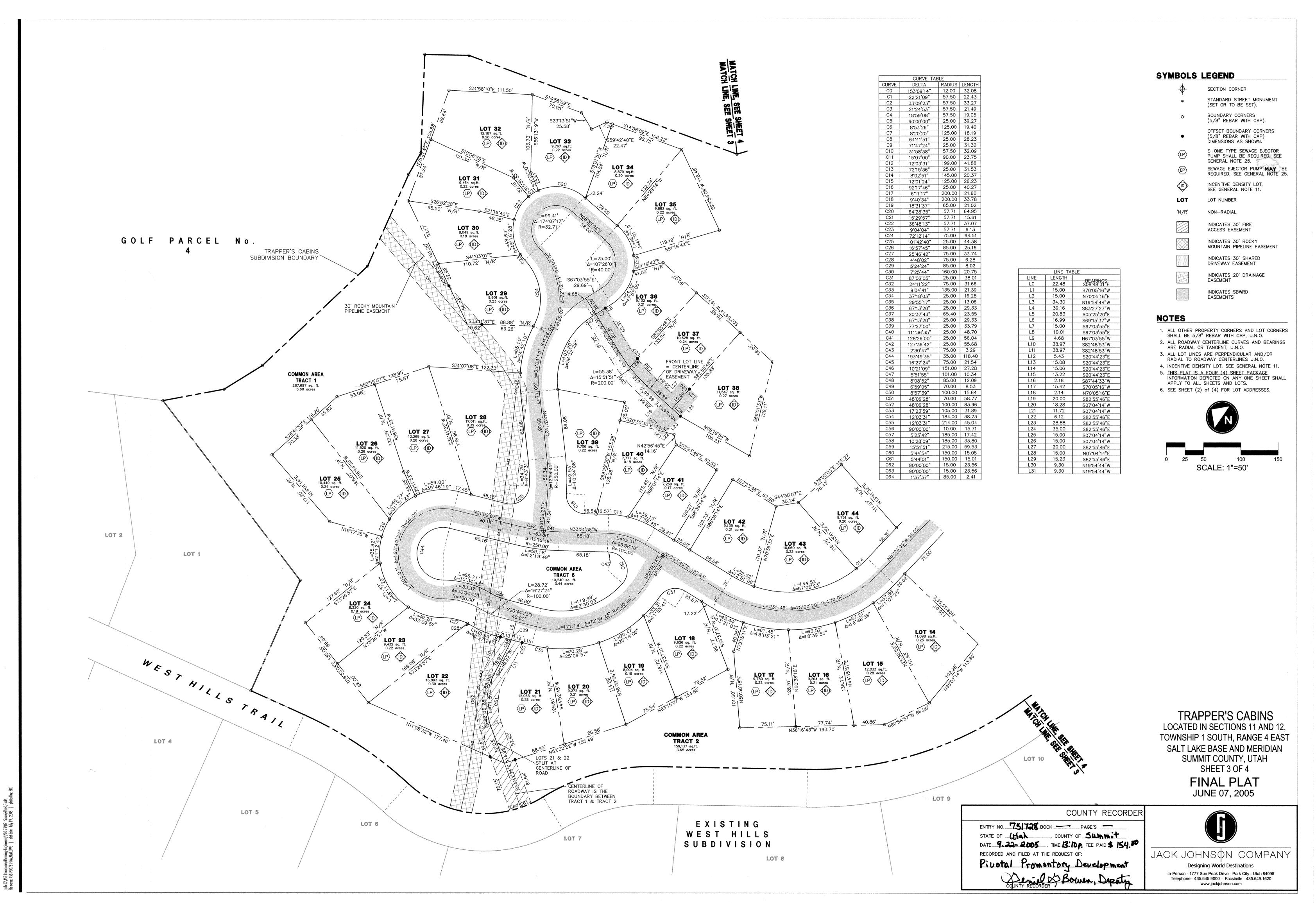
RECORDED AND FILED AT THE REQUEST OF: Pivotal Promontory Development Deniel & Bowen, Deputy

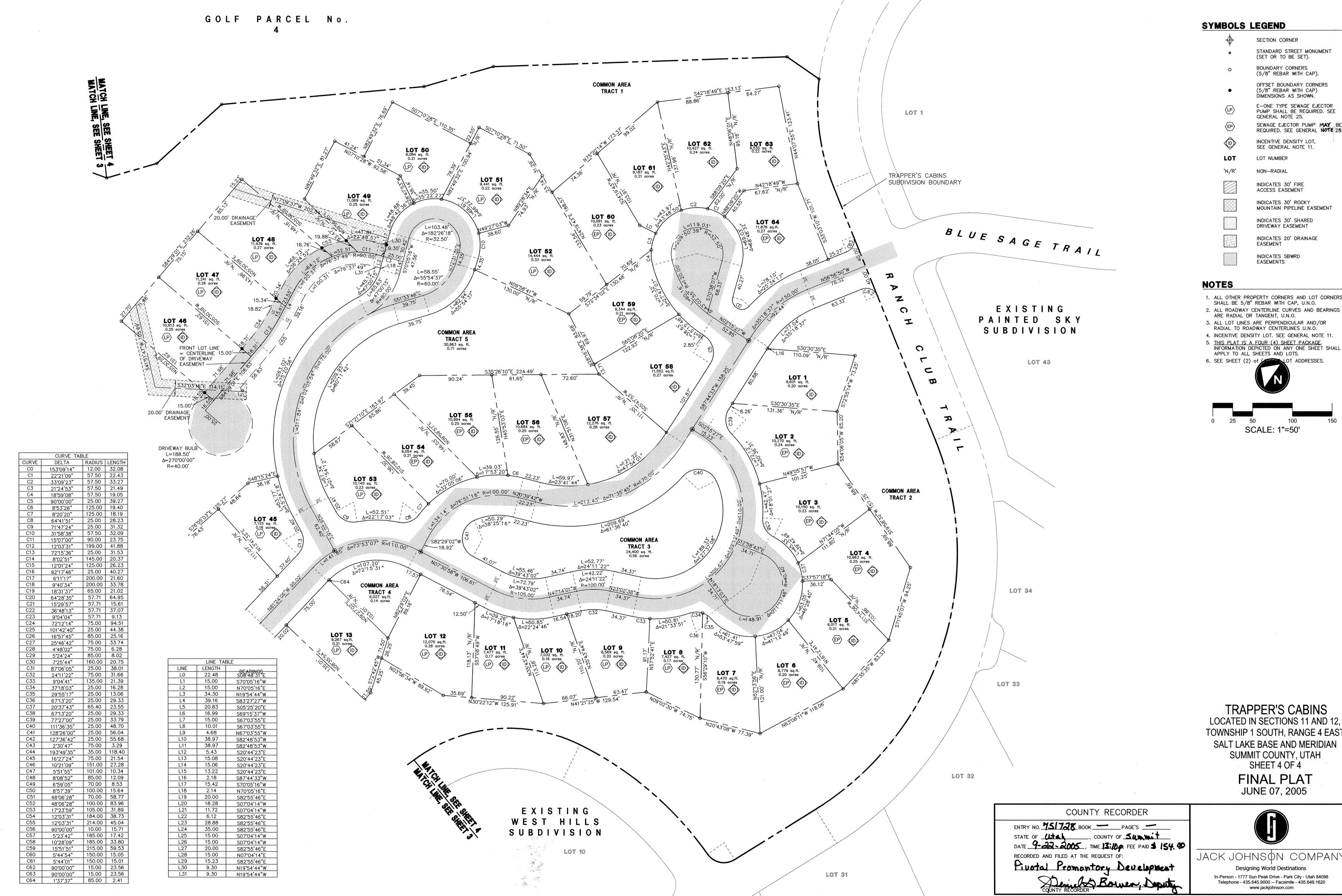


JACK JOHNSON COMPANY

Designing World Destinations

In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435.645.9000 -- Facsimile - 435.649.1620 www.jackjohnson.com





SECTION CORNER

STANDARD STREET MONUMENT

BOUNDARY CORNERS (5/8" REBAR WITH CAP).

OFFSET BOUNDARY CORNERS (5/8" REBAR WITH CAP)

E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE

GENERAL NOTE 25.

REQUIRED. SEE GENERAL NOTE 25.

INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.

LOT NUMBER

INDICATES 30' FIRE ACCESS EASEMENT

INDICATES 30' ROCKY MOUNTAIN PIPELINE EASEMENT

DRIVEWAY EASEMENT

INDICATES 20' DRAINAGE EASEMENT

INDICATES SBWRD

1. ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" REBAR WITH CAP, U.N.O.

ARE RADIAL OR TANGENT, U.N.O.

RADIAL TO ROADWAY CENTERLINES U.N.O.

5. THIS PLAT IS A FOUR (4) SHEET PACKAGE.

APPLY TO ALL SHEETS AND LOTS.

TRAPPER'S CABINS LOCATED IN SECTIONS 11 AND 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH SHEET 4 OF 4

FINAL PLAT JUNE 07, 2005



JACK JOHNSON COMPANY

Designing World Destinations In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435.645.9000 -- Facsimile - 435.649.1620