lot is subject to easements set forth in these plat notes and in the Declaration

Restrictions for Promontory and any amendments thereto ("Declaration") recorded in the Office of the Summit County Recorder in Coalville. Utah, as the same may be 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

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 water and/or treated sewage effluent) across any portion of any lot from the irrigation system accordance with the Declaration and the Promontory Design Guidelines ("Design Guidelines") and any Supplemental Design Guidelines for The Ranch Club Cabins (Supplemental Design Guidelines) which may be promulgated thereunder 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 and within Ridgeline Protection certain requirements of the Development Agreement that are generally summarized as follows: No Areas are subject to those certain Supplemental Design Guidelines for Sensitive Retention and Ridgeline Areas (the Supplemental Design Guidelines) as contained in the "Development Agreement" Highway 40, Interstate 80, Highway 248 or the Brown's Canyon Road. A building that is located a (defined note 20 below). The Declarant or the Architectural Review Committee, whichever has designed 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 24. All Lots are subject to a 10.00—foot public and private non—exclusive utility and drainage 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 assigns; builders (in their capacities as such); or any officer, director, or partner of any of the foregoing, or any officer or

4. 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 Declarant, or the Architectural Review Committee, with the consent of the Declarant. in the exercise of the Declarant (and, if applicable, the Architectural Review Committee) the consent of existing lot owners or mortgage holders. discretion, provided such building envelopes shall incorporate all applicable building setbacks under the "Development Agreement" (defined in Note 10 below). The maximum height of any structure is 25. Due to the possible existence in Promontory of subsurface conditions affecting construction, a established by the Design Guidelines, or the Supplemental Design Guidelines as applicable. Maximum building heights are as 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 may be permitted in certain areas as determined by the Declarant in the exercise of Declarant's sole discretion. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line, it will be necessary to have the revised building envelope approved by the Design Reviewer in connection with the approval of a specific house plan. The approval or disapproval of the Design Reviewer may be made in the exercise of its sole discretion. Further, the combination of lots may require the approval of Summit County for a lot line adjustment or an amendment to the Plat. Request for such approval may not be submitted to Summit County without the prior written approval of

square feet of Enclosed Livable Space, as defined in the Design Guidelines and any applicable Supplemental Design Guidelines and the minimum building size limit is 2,500 square feet of Enclosed Livable Space. The above size limits may be further limited by the Design Guidelines and 6,000 square feet of Enclosed Livable Space if approved by the Design Reviewer, in the exercise of its sole discretion, in connection with the approval of a specific house plan.

7. In addition to the foregoing limitations on building size, the Design Guidelines and Supplemental Guidelines contain specific limitations regarding the amount and nature of landscape and irrigation the plat. Owner's site improvements to lots in this plat must contemplate natural drainage ways must also be approved by the Design Reviewer.

8. 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

9. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District, Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District alternative or modified easement location. Any such plat or instrument shall not be deemed to SBWRD), and the Snyderville Basin Special Recreation District (SBSRD). All lots are subject to assessments and fees of all of the foregoing districts.

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

11. Developer reserves the right to designate any lot or combination of lots shown on the plat that is in excess of one acre in size as an "estate lot." The maximum building size limit of a home designated an "estate lot" within this plat is 8,000 square feet of Enclosed Livable Space, as defined in the Design Guidelines and any applicable Supplemental Design Guidelines and the minimum building size limit is 3,500 square feet of Enclosed Livable Space.

developer as "base density" under the Development Agreement and are indicated as such on this PCFSD and the Design Reviewer. No wood shake roofing material will be permitted. plat by the symbol ESBD. All lots not meeting "estate lot" qualifications and "estate lots" not designated as "base density" will constitute "incentive density" under the Development Agreement. 34. Fire Department Access Roads: An all—weather fire department access road is required to be Pursuant to the terms of the Development Agreement, any owner utilizing or converting an "incentive density" lot 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 times during construction. In the event that the all-weather access is not maintained, PCFSD adjustment as defined in the Development Agreement) as a precondition to the change of use to reserves the right to stop work until required roads are placed back in service. permanent occupancy. All owners may be required to submit an affidavit declaring the owner's permanent or part-year occupancy status.

13. The Development Agreement requires that a purchaser of a residential lot shall pay \$3,000 to Summit County at the time of lot purchase for an agricultural preservation contribution. Those contributions may be held by Summit County in trust and used to acquire title to or conservation easements on agricultural properties in Summit County or otherwise to preserve or enhance agricultural operations in Summit County.

14. The Development Agreement requires that a purchaser of a residential lot shall pay \$500 to Summit County at the time of building permit for an affordable housing program contribution. Those contributions may be held by Summit County in trust and used to provide affordable housing outside of the boundaries of Promontory.

15. All roads within Promontory are private and will be maintained by the Association subject to the terms of the Recordation. Shared driveways and common area landscaping located within this 37 plat, shall be maintained by the Association and the cost of such maintenance shall be the subject of a parcel assessment against the owners of lots within this plat. 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. At the time of any resurfacing of roads within Promontory, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications. Dve Cabins Drive. Alice Court, and Cynthia Circle are hereby declared private roads over which an access easement is hereby dedicated to the Association. Common Private Driveway Easements as shown hereon are hereby dedicated to the Association and lot owners within the Dye Course Cabins. Common area tracts are not to be construed to be dedicated for the use of the general public but are declared common areas for the use and enjoyment of the Association.

16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within the community. 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 assessments.

17. Construction activity will be required to comply with a construction mitigation plan approved by Summit County.

**NOTE VACATING** 'The plats for Dye Course Cabins Phase 1, as recorded in the office of the Summit County Recorder on January 20, 2006 as Entry No. 766173 and Dye Course Cabins Phase 2, as recorded in the office of the Summit County Recorder on January 20, 2006 as Entry No. 766175 are herby vacated to the extent that the property comprising Dye Course Cabins Phase 1 and Dye Course Cabins Phase 2 is not located within this Amended Dye Course Cabins plat and the Buffalo Jump plat, as recorded in the office of the Summit County Recorder on September 5, 2006 as Entry No. 789947. Nothing contained herein shall be construed as vacating all or any portion of the Buffalo Jump plat or this Amended Dye Course Cabins plat."

COUNTY ASSESSOR

THE \_\_\_\_\_\_ COUNTY ASSESSOR'S OFFICE

THIS 30 Hd, DAY OF MATCH , 2007.

18. 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

19. Promontory or the Mountain Regional Water Special Service District 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 Declarant, the Association and the Promontory Club an easement for irrigation, drainage, water over-spray (which may include "raw" serving the golf course. Under no circumstances shall Declarant, the Association, Mountain Regional or the owner of the golf course be held liable for any damage or injury resulting from such rrigation, drainage or overspray or the exercise of this easement.

20. Any residence proposed for construction in a ridgeline protection area must comply with proposed building form shall break the natural lines of the protected ridgeline when viewed from US. 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 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. Specifically, lots 1 thru 4, 9, 10, and 13 thru 27 are hereby designated as being within a Ridgeline Area.

21. Promontory contains extensive areas of open space. Open space areas designated on the plat Agreement, Design Guidelines and Declaration.

22. Principal resident, quest and construction vehicle access shall be maintained through Tollgate

23. 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 agricultural operations.

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 29, 30 and 32, 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 legal 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

soils engineer should be consulted for building footing and foundation designs.

26. SBWRD shall be required to maintain the collector and pressure mains but shall not be required 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

27. Driveways constructed over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County.

28. All homes and landscape 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, as established from time to time.

6. The maximum building size limit of a home on an incentive density lot within this plat is 5.000 29. Ranch Club Trail and Promontory Ranch Road 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.

30. 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 that may be permitted or required an each lot. All landscape plans and any modifications thereto and provide for channels, and swales so that runoff water is not impeded from such natural drainage ways, including but not limited to the installation of rip-rap channels, culverts, and bridges. 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 specification approved by Summit County. 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. The legal descriptions of these easements may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an 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.

> 31. Residential Building Permits, including footings and foundation permits, will not be issued until developer complies with the requirements of 4.6.1 of the Development Agreement for the Promontory specially planned area, dated January 16, 2001, regarding infrastructure construction or

32. 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 24), the roads shown on the Plat and Access Easements 1 and 2 as described in Note 29 and such other corridors as may be specified on the Plat or by separate recorded easement signed by Declarant: Rocky Mountain Power; AllWest Telecommunications, Questar Gas; Snyderville Basin Water Reclamation District; and Mountain Regional Water Special Service District.

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

35. Water Supplies for Fire Protection: 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 be initiated. 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 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 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)

36. Automatic Fire Sprinkler Systems: All dwellings 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 instances, PCFSD may require building exteriors to be Fire Sprinkled depending on the fire nazard rating, type existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.

The Common Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the lots served by such Common Driveway Easements (and their respective tenants, guests and invitees), on a non-excludsive basis. Parking on such Common Containing 1.01 acres more or less. Driveway Easements is prohibited at all times. No use may be made of any such Common Driveway Easement that would preclude or unreasonably restrict access to any lots served by such Common Driveway Easements. Following initial construction, the Association shall be responsible for upkeep, maintenance and repair of the Common Driveway Easement areas, the cost of which shall be assessed by the Association to all owners of the lots in this subdivision as a parcel assessment, as follows: in accordance with the terms of the Declaration. At the time of any resurfacing of the driveways, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications. SPECIAL NOTES

1. 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 and Promontory Ranch Road in this plat. The grant of easement is subject to the general

2. 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.

3. Any property in a Preservation Area identified in this plat must comply with certain requirements of the development Agreement that are generally summarized as follows: no development of structures intended for occupancy is permitted. A driveway, road or other path is, however, permitted.

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 1-80; 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 begrs 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 and that meets the requirements of the Supplemental Design Guidelines shall be deemed to fulfill all 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 ridgeline requirements. The County or the Reviewer may require special studies to assure that any 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 shall be preserved in open space condition in accordance with the requirements of the Development 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 Canyon (Interstate 80), and the western community entrance (U.S. 40) rather than through Brown's 150.00 foot radius curve to the right, the center of which bears South 1608'02" 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 87°17'19" 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 bears South 56°49'57" East; thence Southwesterly along the arc of said curve 347.82 feet through a central angle 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 85"18'06" 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 391617"; thence South 642536" 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 to maintain any private pressure lines or ejector pumps located on individual lots. Several areas of 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 8415'04"; 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 Any such plat or instrument shall not be deemed an amendment to this plat and shall not require 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 straddling two lots (as described in note 5), may be increased to a square footage not to exceed 6.000 square feet of Enclosed Liveble Space if approved by the Design Reviews in the square footage and Meridian, said point being North 89"1'05" West along the Section Line 2250.17 holders. feet from the Northeast Corner of said Section 13; thence South 32°08'10" East 147.22 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bear North 57°51'50" East; thence Southeasterly along the arc of said curve 273.07 feet through a central anale

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 1814'51" 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 12. Most but not all "estate lots" comprising at least one acre in size may be designated by the 33. Combustible Roofing Material: Roofing materials must be non-combustible and approved by the 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 Il 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

> 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 2811'37" West 92.77 feet; thence North 0939'06" West 175.40 feet; thence North 6339'55" East 60.00 feet; thence South 36°13'26" East 140.25 feet; thence South 32°52'03" East 240.83 feet to the point of beginning.

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

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";

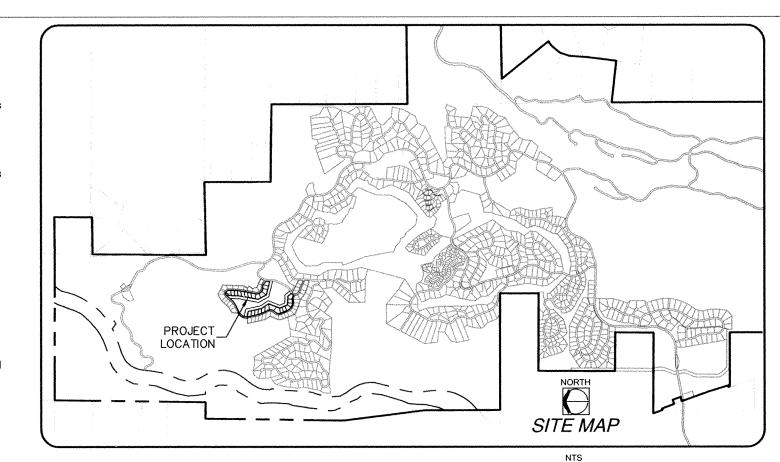
radius curve to the left, the center of which bears South 01"17"14" West; thence Southwesterly along the arc of said curve 461.64 feet through a

PROMOTORY DYE COURSE CABINS PARCEL "B" LEGAL DESCRIPTION:

A parcel of land located in Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and being more particularly described

Beginning at a point which bears South 01°28'53" East 2486.73 feet and 749.98 feet West from the Northeast Corner of Section 2, Township South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 01'28'53" East 4900.52 feet between the Northeast Corner of said Section 2 and the Southeast Corner of Section 2, the Northeast corner being a found monument), and running thence North 66°24'31" West 182.27 feet; thence North 07°08'44" West 170.61 feet to a point of non-tangent curvature of a 44.00 foot radius curve to the left, the center of which bears North 04'30'30" West, thence along the arc of said curve 132.58 feet through a central angle of 172°38'35"; thence North 87°09'05" West 207.09 feet to a point of curvature of a 25.00 foot radius curve to the right, the center of which bears North 02°50′55" East, thence along the arc of said curve 34.12 feet through a central angle of 78°11′50" to a point of reverse curvature of a 195.00 foot radius curve to the left, the center of which bears South 81°02'45" West, thence along the arc of said curve 48.90 feet through a central angle of 14°22'04"; thence North 23°19'19" West 308.10 feet to a point of curvature of a 130.00 foot radius curve to the right, the center of which bears North 66°40'41" East, thence along the arc of said curve 84.15 feet through a central angle of 37°05'23"; thence North 13°46'04" East 89.82 feet to a point of curvature of a 380.00 foot radius curve to the right, the center of which bears South 76"13'56" East, thence along the arc of said curve 129.44 feet through a central angle of 19°31'00" to a point of reverse curvature of a 220.00 foot radius curve to the left, the center of which bears North 56°42'55" West, thence along the arc of said curve 138.73 feet through a central angle of 36°07'49" to a point of reverse curvature of a 480.00 foot radius curve to the right, the center of which bears North 87°09'16" East, thence along the arc of said curve 207.11 feet through a central angle of 24°43'20" to a point of reverse curvature of a 370.00 foot radius curve to the left, the center of which bears North 68°07'24" West, thence along the arc of said curve 338.09 feet through a central angle of 52°21'18"; thence South 87°44'52" East 165.72 feet; thence South 02°15'08" West 216.17 feet to a point of curvature of a 1475.00 foot radius curve to the right, the center of which bears North 87\*44'52" West, thence along the arc of said curve 212.26 feet through a central angle of 8"14'42"; thence South 10"29'50" West 466.66 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears South 79°30'10" East, thence along the arc of said curve 347.22 feet through a central angle of 99°28'15";

APPROVED AND ACCEPTED BY:



PROMOTORY DYE COURSE CABINS PARCEL "B" LEGAL DESCRIPTION (CONTINUED):

thence South 88.58.25" East 70.66 feet to a point of curvature of a 125.00 foot radius curve to the right, the center of which bears South 01°01'35" West, thence along the arc of said curve 114.52 feet through a central angle of 52°29'40" to a point of reverse curvature of a 175.00 foot radius curve to the left, the center of which bears North 53'31'15" East, thence along the arc of said curve 87.80 feet through a central angle of 28'44'48" to a point of reverse curvature of a 25.00 foot radius curve to the right, the center of which bears South 24°46'27" West, thence along the arc of said curve 32.68 feet through a central angle of 74°54′29" to a point of reverse curvature of a 375.00 foot radius curve to the left, the center of which bears South 80"19"05" East, and running thence Southeasterly along the Westerly Right-of-way of Mountain Crest Road and the arc of said curve 73.24 feet through a central angle of 11"11'25"; thence South 01"30'30" East 88.91 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 88'29'30" West, thence along the arc of said curve 221.45 feet through a central angle of 26°42'43" to the POINT OF BEGINNING.

Containing 6.85 acres more or less.

PROMOTORY DYE COURSE CABINS PARCEL "A" LEGAL DESCRIPTION:

A parcel of land located in Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at a point which is located South 01°28' 53" East 2971.19 feet and West 1140.02 feet from the Northeast Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 01'28'53" East 4900.52 feet between said Northeast Corner and the Southeast Corner of said Section 2, said Northeast Corner being a found monument), and said point being on the Westerly Right-of-Way line of Mountain Crest Road, and a point on curve of a 175.00-foot radius curve to the left, the center of which bears South 35°44'40" East, and running thence Southeasterly along the Westerly Right-of-way of Mountain Crest Road and the arc of said curve 72.83 feet through a central angle of 23°50'38" to a point of reverse curvature of a 25.00-foot radius curve to the right, the center of which bears North 59°35'18" West, thence leaving said Right-of-Way and along the arc of said curve 32.95 feet through a central angle of 75°31'21"; thence North 74°03'57" West 26.83 feet to a point of curvature of a 175.00—foot radius curve to the right, the center of which bears North 15°56'03" East, thence along the arc of said curve 44.33 feet through a central angle of 14\*30'53" to a point of reverse curvature of a 125.00—foot radius curve to the left, the center of which bears South 30°26'56" West, thence along the arc of said curve 115.08 feet through a central angle of 52°44' 57" to a point of reverse curvature of a 175.00-foot radius curve to the right, the center of which bears North 22°18'02", thence along the arc of said curve 90.55 feet through a central angle of 29°38'47" to a point of compound curvature of a 325.00—foot radius curve to the right, the center of which bears North 07°20'45" East, thence along the arc of said curve 345.11 feet through a central angle of 60°50'30"; thence North 21°48'45" West 234.81 feet to a point of curvature of a 175.00-foot curve to the right the center of which bears North 68"11"15" East, thence along the arc of said curve 189.93 feet through a central angle of 6211'02"; thence North 40'22'17" East 87.00 feet to a point of curvature of a 175.00-foot radius curve to the left, the center of which bears North 49'37'43" West, thence along the arc of said curve 217.44 feet through a central angle of 71"11'26"; thence North 30"49'09" West 55.72 feet to a point of curvature of a 975.00-foot radius curve to the right, the center of which bears North 5910'51" East, thence along the arc of said curve 315.25 feet through a central angle of 18°31'33"; thence North 12°17'36" West 350.96 feet to a point of curvature of a 275.00—foot radius curve to the right, the center of which bears North 77°42'24" East, thence along the arc of said curve 66.05 feet through a central angle of 13\*45'43"; thence South 88\*31'53" East 140.16 feet; thence South 07'41'44" East 62.42 feet; thence North 78'45'53" West 19.18 feet; thence South 12'22'42" West 104.95 feet; thence North 66°55'40" East 52.36 feet to a point of non-tangent curvature of a 1180.00-foot radius curve to the right, the center of which bears South 58"11"38" West, thence along the arc of said curve 209.09 feet through a central angle of 10°09'08"; thence South 21°39'13" East 296.11 feet to a point of curvature of a 320.00-foot radius curve to the left, the center of which bears North 68'20'47" East, thence along the arc of said curve 164.34 feet through a central angle of 29°25'32" to a point of reverse curvature of a 80.00—foot radius curve to the right, the center of which bears South 38°55'15" West, thence along the arc of said curve 105.13 feet through a central angle of 7517'30" to a point of reverse curvature of a 220.00-foot radius curve to the left, the center of which bears South 65°47'15" East, thence along the arc of said curve 96.91 feet through a central angle of 25°14'19" to a point of reverse curvature of a 25.00-foot radius curve to the right, the center of which bears South 88'58'26" West, thence along the arc of said curve 29.34 feet through a central angle of 67°14'51" to a point of reverse curvature of a 470.00-foot radius curve to the left, the center of which bears South 23'46'43" East, thence along the arc of said curve 161.09 feet through a central angle of 19\*38'14" to a point of compound curvature of a 195.00—foot radius curve to the left, the center of which begrs South 43°24'57" East, thence along the arc of said curve 262.37 feet through a central angle of 77°05'30"; thence South 30°30'27" East 146.05 feet to a point of curvature of a 170.00—foot radius curve to the left, the center of which bears North 59°29'33" East, thence along the arc of said curve 171.98 feet through a central angle of 57°57'52"; thence South 88°28'19" East 207.56 feet to a point of curvature of a 205.00-foot radius curve to the right, the center of which bears South 01'31'41" West, thence along the arc of said curve 121.28 feet through a central angle of 33°53'44" to a point of compound curvature of a 25.00—foot radius curve to the right, the center of which bears South 35°25'25" West, thence along the arc of said curve 47.49 feet through a central angle of 108'49'55" to the POINT OF THE BEGINNING.

Containing 7.36 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Eric D. Robins, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152671 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 eveyed and has been prepared in conformity with the minimum standards and requirements.

ROBINS No.5152671

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these present: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Amended Dye Course 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

Pivotal Promontory Development, L.L.C., an Arizona limited liability company

By: Pivotal Group X, LLC, an Arizona limited liability company Administrative Member By: F. Francis Najafi as Trustee of the F. Francis Najafi Family Trust

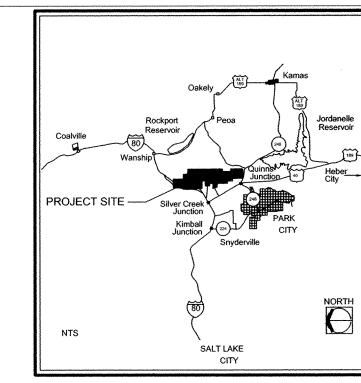
F. Francis Najpfi, Trustee APPROVAL AS TO FORM ENTRY NO. 813671 BOOK \_\_\_\_\_ PAGE'S \_\_\_\_\_

MARCH 21, 2007 COUNTY RECORDER

DYE COURSE CABINS AMENDMENT NOTE

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

**ACKNOWLEDGMENT:** 



**VICINITY MAP** 

**AMENDED** DYE COURSE CABINS

LOCATED IN SECTION 2. TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH

SHEET 1 OF 2

SHEET INDEX

SHEET NAME 1 OF 2 COVER SHEET

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

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT 

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

It is the intention of this plat amendment, to consolidate Dye Course Cabins Phase 1. as recorded in

the office of the Summit County Recorder on January 20, 2006 as Entry No.766173 and Dye Course

Cabins Phase 2, as recorded in the office of the Summit County Recorder on January 20, 2006 as

Entry No.766175 into one plat, hereafter to be known as "Amended Dye Course Cabins" and

ROCKY MOUNTAIN POWER

The hereon shown utility easements have been approved and accepted on this **23rd** day of **MARCH** ... 2007.

STATE OF UTAH COUNTY OF SUMMIT The foregoing instrument was acknowledged before me this 22 day of March 2007, 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

NICOLE L. MOENON

Notary Public State of Utah y Commission Expires Oct. 20. 20:

simultaneously remove therefrom Lots 1 through 40 and include said Lots on a subsequently recorded FINAL PLAT AMENDED

Subara J. Kresser

COUNTY COMMISSIONERS

COUNTY COMMISSION

COUNTY ENGINEER 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.

THIS 38th, DAY OF March 2007

COUNTY PLANNING COMMISSION

STATE OF Utak , COUNTY OF Summit DATE 5-17-07 , TIME 3:26 PR FEE PAID \$88.00

JACK JOHNSON COMPANY

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

