

GENERAL NOTES:

1. All of the property on 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. 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 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") promulgated thereunder, which Design Guidelines incorporate or include lighting, landscaping, grading, signage and other quidelines. 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 Areas designated on this plat are subject to Supplemental Design Guidelines for Sensitive Retention and Ridgeline Areas (the Supplemental Design Guidelines) as contained in the "Development Agreement" (defined note 8 below). The Declarant or the Architectural Review Committee, whichever has designed review authority, is referred to as the "Design Reviewer". The Declarant or the 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 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, and parts thereof, unintentionally to come upon the common area of the Association or the exterior portions of a lot 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 members (in their capacities as such); The Promontory Club or its 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 director of any

4. Development on each lot will be limited to specific building disturbance areas. or "building envelopes" designated pursuant to the Design Guidelines. Building envelopes may be established in the Design Guidelines and modified by the Declarant, or of the Architectural review Committee, with the consent of the Declarant, in the exercise of the Declarant (and, if applicable, the Architectural Review Committee) discretion, provided such building envelopes shall incorporate all applicable building setbacks under the "Development Agreement" (defined in Note 8 below). The maximum height of any structure is 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, or the location, scale, or height or other design features any improvements that may be approved for construction on

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 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 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 the

6. The maximum building floor area of a home within Promontory is 10,000 square feet. This may be further limited by the Design Guidelines. The maximum building floor area of a home straddling two lots, as described in note 5, may be increased to a square footage not to exceed 15,000 square feet if approved by the Design Reviewer, in the exercise of its discretion, in connection with the approval of a specific house plan. Within Promontory, floor area is measured as provided in the Uniform Building Code, but floor area does not count garages or unheated spaces.

7. In addition to the foregoing limitations on building size, the Design Guidelines have specific limitations regarding the amount and nature of landscape and irrigation that may be permitted or required on each lot. All landscape plans 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 Inspector.

9. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District, Park City Fire Service District. Snyderville Basin Water Reclamation District, and the Snyderville Basin Special Recreation District. 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 between Summit County and the Promontory developer (the "Development Agreement"). The Development Agreement governs uses and imposes regulations applicable within Promontory.

11. Developer reserves the right to designate any lot shown on the plat that is in excess of one acre in size as an "estate lot." An estate lot must be a single family detached dwelling unit with a minimum of floor area of 3500 sq. t. Square footage is measured consistent with the definition of floor area in the Uniform Building Code, excluding garages and unheated spaces.

12. Most but not all "estate lots" may be designated by the developer as "base density" under the Development Agreement. All lots not meeting "estate lot" qualifications and estate lots not designated as "base density" will constitute "incentive density" under the Development Agreement. Pursuant to the terms of the Development Agreement, any owner utilizing or converting an "incentive density" unit to permanent occupancy is subject to an obligation to pay Summit County a one time \$10,000 conversion fee (subject to price level adjustment) as a precondition to the change of use to permanent occupancy. All owners may be required to submit affidavits declaring the owner's permanent or part-year occupancy status.

13. The Development Agreement provides that a purchaser of a residential lot will be required to 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 provides that a purchaser of a residential lot will be required to 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. Guardhouses, gates, landscaping, 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.

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.

GENERAL NOTES CONTINUED:

18. 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" water and/or treated sewage effluent) across any portion of any lot from the irrigation system serving the golf course. Under no circumstances shall Declarant, the Association or the owner of the golf course be held liable for any damage or injury resulting from such irrigation, drainage or overspray or the exercise of this

19. The mass grading of lots will be limited. Home plans must utilize existing grade to the greatest extent possible in conformance with Design

20. Any residence proposed for construction in a ridgeline protection area identified on 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 lines of the protected ridgeline when viewed from US. 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 Reviewer may require special studies to assure that any proposed structure meets the ridgeline requirements of the Development Agreement.

21. 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.

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

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.

24. Fire sprinkler protection is required on all homes in Promontory in accordance with the requirements of the Park City Fire Service District.

25. All Lots are subject to a 10.00-foot private utility and drainage easement along all lot lines. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in Note 35, 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.

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

27. SBWRD shall be required to maintain the public 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 public lift stations shall be the sole financial responsibility of Promontory's Homeowners' Association. The Homeowners' Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation

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

29. An all-weather fire department access road must be installed and made serviceable prior to the issuance of a building permit and the commencement of any construction. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all—weather access is not maintained, the Fire District reserves the right to stop work until the required roads are placed back in

30. Water supplies required for fire protection and fire hydrants are to be installed and made serviceable prior to the issuance of a building permit and the commencement of any construction. In the event that the fire protection water supply is not maintained, the Fire District 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 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)

31. All homes and landscape may be required to comply with water conservation measures established by the Association, which may include individual water pressure reducing valves, low-flow toilets, drip irrigation systems and the use of drought tolerant plant materials.

32. The Easements identified on the plat as Access Easements 1 (Promontory Ranch Road) and 2 (Ranch Club Trail), and Emergency Access Easement No. 1 generally describe the proposed location of roads to be constructed in the future and are intended to provide a legal right of access to and from the platted lots and publicly dedicated streets. 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 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 mortage holders.

33. 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 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.

34. 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 bonding

35. 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 25, the roads shown on the Plat and Access Easements 1 and 2 as described in Note 32 and such other corridors as may be specified on the Plat or by separate recorded easement signed by Declarant: Pacificorp; Questar Gas; Snyderville Basin Water Reclamation District; and Mountain Regional Water Special Service District.

SPECIAL NOTES

1. "Incentive Density" lots not meeting the requirements to be classified as "Estate Lots" are designated on this plat by the symbol 🚳. Lots otherwise meeting the requirements to be classified as "Estate Lots" may be designated as "Incentive Density" lots by Developer prior to the first sale of such lot by the recording of a specific notice against title to such

2. 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 Access Easement No. 1 and Access Easement No. 2 in this plat. This grant of easement is subject to general note 32.

3. Declarant hereby grants for the use and benefit of the lots within the plat a perpetual easement for emergency ingress and egress over and across the parcels identified as Emergency Access Easement No. 1 in this plat. This Emergency Access Easement will be replaced by a permanent easement granted by the Master Declaration when the land that is the subject of the Emergency Access Easement is included in a plat creating additional lots within Promontory. This grant of easement is also subject to general note 32.

Emergency Access Easement No. 1:

A 50.00 foot wide access road easement, lying 25.00 feet each side of the centerline more particularly described as follows: Beginning at a point which is South 01°28'53" East along the Section Line 238.49 feet and East 2193.02 feet from the Northwest Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 01°28'53" East 5341.89 feet between said Northwest Corner and the Southwest Corner of said Section 12), said point also being a non-tangent point of curvature of a 1000.00 foot radius curve to the left, the center of which bears South 74'03'02" East; and running thence Southwesterly along the arc of said curve 239.65 feet through a central angle of 13'43'52" to a point of reverse curvature of a 500.00 foot radius curve to the right, the center of which bears North 87°46'54" West; thence Southwesterly along the arc of said curve 149.90 feet through a central angle of 17°10'38"; thence South 19°23'44" West 214.21 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 70°36'16"" East; thence Southwesterly along the arc of said curve 111.16 feet through a central angle of 10°36'55"; thence South 08°46'49" West 231.93 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears North 81"13"11" West; thence Southwesterly along the arc of said curve 480.25 feet through a central angle of 68'47'25"; thence South 77"34'14" West 192.00 feet to a point of curvature of a 175.00 foot radius curve to the right, the center of which bears North 12°25'46" West; thence Northwesterly along the arc of said curve 247.31 feet through a central angle of 80°58'17"; thence North 21°27'29" West 177.59 feet to a point of curvature of a 175.00 foot radius curve to the left, the center of which bears South 68°32'31" West; thence Northwesterly along the arc of said curve 212.38 feet through a central angle of 69°31'58"; thence South 89°00'33" West 76.34 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 00°59'27" West; thence Northwesterly along the arc of said curve 353.88 feet through a central angle of 101°22'44"; thence North 10°23'17" East 196.78 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears North 79'36'43" West; thence Northwesterly along the arc of said curve 577.40 feet through a central angle of 55°08'15"; thence North 44°44'58" West 122.54 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 45"15'02" East; thence Northerly along the arc of said curve 272.63 feet through a central angle of 104°08'12" to a point of compound curvature of a 500.00 foot radius curve to the right, the center of which bears South 30°36'46" East; thence Northeasterly along the arc of said curve 317.08 feet through a central angle of 36°20'05" to a point of reverse curvature of a 100.00 foot radius curve to the left, the center of which bears North 05°43'19" East; thence Northeasterly along the arc of said curve 279.71 feet through a central angle of 160°15'41" to a point of reverse curvature of a 1000.00 foot radius curve to the right, the center of which bears North 25°27'38" East; thence Northwesterly along the arc of said curve 163.73 feet through a central angle of 09°22'51"; thence North 55°09'31" West 272.29 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 34°50'29" East; thence Northwesterly along the arc of said curve 202.28 feet through a central angle of 2310'47" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears South 58'01'16" West; thence Northwesterly along the arc of said curve 144.02 feet through a central angle of 55°00'35"; thence North 86°59'19" West 133.42 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 03'00'41" East; thence Northwesterly along the arc of said curve 220.71 feet through a central angle of 84°18'22"; thence North 02°40'57" West 272.44 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears North 8719'03" East; thence Northeasterly along the arc of said curve 282.17 feet through a central angle of 64'40'05"; thence North 61°59'08" East 143.69 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 28°00'52" East; thence Easterly along the arc of said curve 443.58 feet through a central angle of 72°36'55" to the point of terminus.

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 27'37'51" 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 55"10'38" 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 80°15'02"; thence North 33°03'10" 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 bears North 03°30'11" West; thence Northeasterly along the arc of said curve 377.97 feet through a central angle of 21°39'21";

Access Easement No. 1 (Promontory Ranch Road):

thence North 64°50'28" East 213.82 the point of terminus.

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 8018'06" East; thence Northeasterly along the arc of said curve 389.47 feet through a central angle of 14358'01": 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 8717'19" West; thence Southerly along the arc of said curve 345.79 feet through a central angle of 2514'20"; 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

DEER 7 RANGE 5 EAST RANGE 4 EAST ACCESS EASEMENT NO. WAPITI PROMONTORY RANCH ROAD) WEST VIEW EASEMENT EMERGENCY ACCESS (RANCH WEST HILLS 1-80 R-O-W **PROMONTORY** SILVER CREEK BUSINESS PARK LOCATION MAP

Access Easement No. 1 (Promontory Ranch Road) Continued:

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 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". thence South 68"42". 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; 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 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 5718'35" West; thence Southwesterly along the arc of said curve 471.27 feet through a central angle of 29"11", thence South 61"52", 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 0817'16" 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 28"1'37" West 92.77 feet; thence North 09"39'06" West 175.40 feet; thence North 63"39'55" 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.

Containing 1.01 acres more or less.

Together with an easement more particularly described as follows:

Beginning at a point which is North 89°36'59" West along the Section Line 772.27 feet and South 762.23 feet from the North Quarter Corner of Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°36'59" West 2672.06 feet between said Quarter Corner and the Northwest Corner of said Section 23); and running thence South 03°04'34" East 60.00 feet; thence South 70°38'35" West 236.16 feet; thence North 84°50'37" West 88.49 feet; thence North 73°53'32" West 162.92 feet; thence North 03'04'34" West 60.00 feet; thence North 75"11'14" East 92.69 feet; thence North 89"47'02" East 377.86 feet to the point of beginning.

Containing 1.13 acres more or less.

AMENDMENT NOTE:

1. It is the intention of this Amended Sheet 2 of 3, to correct only the Access Easement No. 1 description as shown on Amended Sheet 2 of 3, as recorded in the office of the Summmit County Recorder on January 3, 2002 as Entry No. 607460.

2. It is the intention of this Amended Sheet 1, Wapiti Canyon, Phase 1, to correct only the schematic representation of Lots 12 through 16 as shown hereon to match the final lot configuration in accordance with the official plat of WAPITI CANYON PHASE 1, SHEET 3 of 3, as recorded in the Office of the Summit County Recorder on January 03, 2002, as Entry No. 607460.

AMENDED WAPITI CANYON, PHASE I

LOCATED IN SECTIONS 1 AND 12. TOWNSHIP 1 SOUTH, RANGE 4 EAST. SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH SHEET 2 OF 3

ENTRY NO 753617 STATE OF Utah COUNTY OF SUMMIT DATE 10-6-05 TIME 15:33 P. M. RECORDED AND FILED AT THE REQUEST OF: Pivotal Promontory Queelopment llan mesp

RECORDED



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

