

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("Declaration") recorded in the office of the Summit County Recorder in Coallville, Utah...
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...
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...
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...
5. The combination of two adjacent lots into a single lot may be permitted in certain areas as determined by the Declarant...
6. In addition to the limitations on building size, the Design Guidelines and any applicable Supplemental Design Guidelines may contain specific limitations regarding the amount and nature of landscaping and irrigation that may be permitted or required on each lot...
7. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on a lot and it is unlawful to occupy a building located within Promontory without first having obtained a certificate of occupancy issued by the Building Inspector...
8. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District (MRWSSD), Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District (SBWRD), and the Snyderville Basin Sewer District (SBSRD)...
9. Promontory is governed by the terms of a Development Agreement for the Promontory Specialty Planned Area...
10. 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"...
11. Most but not all "estate lots" comprising at least one acre in size may be designated by the developer as "base density" under the Development Agreement...
12. 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...
13. 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...
14. All roads within Promontory are private and will be maintained by the Association subject to the terms of Recordation...
15. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory...
16. Construction activity will be required to comply with a construction mitigation plan approved by Summit County.

GENERAL NOTES (CONTINUED):

- 17. The grading of lots will be limited by the Design Guidelines and Supplemental Design Guidelines. Home plans must utilize existing grade to the greatest extent possible in conformance with the Design Guidelines...
18. Promontory or MRWSSD may implement a secondary water system for irrigation purposes. Promontory may utilize treated sewage effluent in watering golf courses and other areas using irrigation water in compliance with Utah regulatory standards...
19. 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...
20. Principal resident, guest, and construction vehicle access shall be maintained through Tollgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon...
21. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations...
22. All lots are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines...
23. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building foundation and foundation designs...
24. SBWRD shall be required to maintain the collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual lots...
25. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County...
26. All homes and landscaping are required to comply with water conservation measures established by the Association...
27. 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...
28. 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 graphically described on the plat...
29. Residential Building Permits, including footing and foundation permits, will not be issued until developer complies with the requirements of 4.6.1 of the Development Agreement for the Promontory Specialty Planned Area...
30. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements...
31. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer...
32. An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated...
33. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated...
34. All dwelling, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler system installed as required and approved by the PCFSD...
35. 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...

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...
2. Building Envelopes of lots located on the northern boundary of the property shall remain south of the line indicated in order to preserve a buffer zone with adjacent property...
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...

ACCESS EASEMENT NO. 1 (PROMONTORY RANCH ROAD):

A 50.00 foot wide right-of-way lying 25.00 feet each side of the centerline more particularly described as follows: Beginning at a point which is North 89°42'38" West along the Section Line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80, and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 172°51'51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 54°45'11"; thence South 175°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 80°52'16" East; thence Northeasterly along the arc of said curve 218.93 feet through a central angle of 62°47'07" 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 South 53°32'00" East; thence Northeasterly along the arc of said curve 591.74 feet through 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 bears 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 0°35'49" 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 0°75'05"; 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°56'58" 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 83.53 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 Southeasterly 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 Southeasterly 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°30'04" 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 473.88 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°48'49" 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 Southeasterly along the arc of said curve 698.47 feet through a central angle of 84°15'04"; thence South 68°42'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 21°7'48" 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 123.23 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°20'47"; 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 bears 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 88°56'35" West; thence Southeasterly 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 53°30'37" East; thence Southeasterly 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 Southeasterly along the arc of said curve 156.83 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 Southeasterly along the arc of said curve 471.27 feet through a central angle of 29°11'29"; thence South 61°52'54" West 580.62 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 Southeasterly 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 Southeasterly 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 Southeasterly along the arc of said curve 24.79 feet through a central angle of 02°22'01"; thence South 71°45'09" West 198.60 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 18°14'51" West; thence Southeasterly along the arc of said curve 211.52 feet through a central angle of 20°11'54"; 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 Southeasterly 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 Southeasterly along the arc of said curve 224.47 feet through a central angle of 10°43'04"; thence South 08°17'16" West 200.42 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 81°42'44" East; thence Southerly along the arc of said curve 203.57 feet through a central angle of 15°33'07"; thence South 07°15'51" East 185.53 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 82°44'09" West; thence Southerly along the arc of said curve 79.81 feet through a central angle of 09°08'44" to the South Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°45'21" East along the Section Line 207.87 feet from the South Quarter Corner of said Section 14; thence continuing Southerly along the arc of said last mentioned curve 178.03 feet through a central angle of 20°24'04"; thence South 22°16'56" West 178.56 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°34'50" West; thence Southeasterly 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°34'34" East; thence Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 02°41'17" 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 North 02°41'17" West 5268.15 feet between said Northwest 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°11'37" 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.

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 Northeasterly 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 54°18'46" East; thence Northeasterly along the arc of said curve 552.55 feet through a central angle of 63°19'05"; 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°59'54" 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°07'17" East; thence Northeasterly along 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 Northeasterly 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 Northeasterly 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 14°01'42"; 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 North 08°15'02" West; thence 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°59'51" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 20°06'44" West 266.31 feet between the Southwest Corner and the Quarter Corner of said Section 14, both corners being found monuments), and running thence North 56°03'07" East 657.12 feet; thence North 88°46'27" East 912.60 feet; thence South 63°16'19" East 1093.87 feet; thence South 01°57'03" West 159.60 feet; thence South 87°56'45" East 600.00 feet; thence South 01°57'03" West 212.03 feet to the northerly right-of-way line of Promontory Ranch Road (aka Access Easement No. 2) thence North 88°02'57" West 761.51 feet to a point of curvature of a 825.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence along the arc of said curve 1232.66 feet through a central angle of 85°36'28"; thence leaving said right-of-way North 89°42'03" West 1417.64 feet; thence North 00°15'09" East 1198.65 feet to the POINT OF BEGINNING.

PROMONTORY BISON BLUFFS LEGAL DESCRIPTION:

A parcel of land located in Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at a point which bears South 00°06'44" West 140.44 feet and 1443.22 feet East from the West Quarter Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°06'44" West 140.44 feet between the Southwest Corner and the Quarter Corner of said Section 14, both corners being found monuments), and running thence North 56°03'07" East 657.12 feet; thence North 88°46'27" East 912.60 feet; thence South 63°16'19" East 1093.87 feet; thence South 01°57'03" West 159.60 feet; thence South 87°56'45" East 600.00 feet; thence South 01°57'03" West 212.03 feet to the northerly right-of-way line of Promontory Ranch Road (aka Access Easement No. 2) thence North 88°02'57" West 761.51 feet to a point of curvature of a 825.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence along the arc of said curve 1232.66 feet through a central angle of 85°36'28"; thence leaving said right-of-way North 89°42'03" West 1417.64 feet; thence North 00°15'09" East 1198.65 feet to the POINT OF BEGINNING.

Containing 69.63 acres more or less.

Subject to and together with any and all easements, reservations or patents, restrictions, conditions and/or instruments of record.

This description was prepared from available Public Information, recorded and unrecorded, and as such, may be subject to verification by a Record of Boundary Survey.

SURVEYOR'S CERTIFICATE:

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

Jack J. Johnson
August 1, 2005



OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these present: that the undersigned is the owner of the land described herein, having caused the same to be subdivided into lots and streets, hereafter to be known as "The Homesteads," 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 trails and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement.

Executed this 26th day of August, 2005

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

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

Its: Administrative Member

By: F. Francis Najafi as trustee of the F. Francis Najafi Family Trust

Its: Administrative Member

By: F. Francis Najafi, Trustee

ACKNOWLEDGMENT:

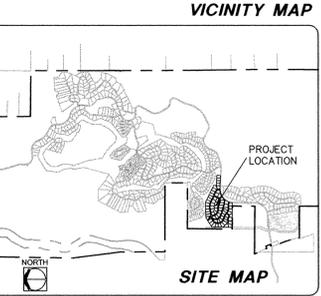
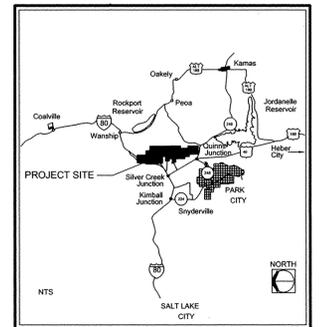
STATE OF UTAH

COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me this 26th day of August, 2005, by F. Francis Najafi, Trustee of the F. Francis Najafi Family Trust, Administrative Member of Pivotal Group X, L.L.C., an Arizona limited liability company, Administrative Member of PIVOTAL PROMONTORY DEVELOPMENT, L.L.C.

Notary Public My Commission Expires: 10-22-08

Residing at: Salt Lake City, Utah



SHEET INDEX

Table with 2 columns: PAGE, SHEET NAME. Row 1: 1 OF 2 COVER SHEET. Row 2: 2 OF 2 BOUNDARY PLAT (SCALE = 1:100)

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

Reviewed for Conformance to Snyderville Basin Water Reclamation District Standards on this 4th day of August, 2005.

By: Snyderville Basin Water Reclamation District Authorized Representative

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

Approved and accepted this 9th day of August, 2005.

By: Snyderville Basin Special Recreation District Authorized Representative

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

Approved and accepted this 4th day of August, 2005.

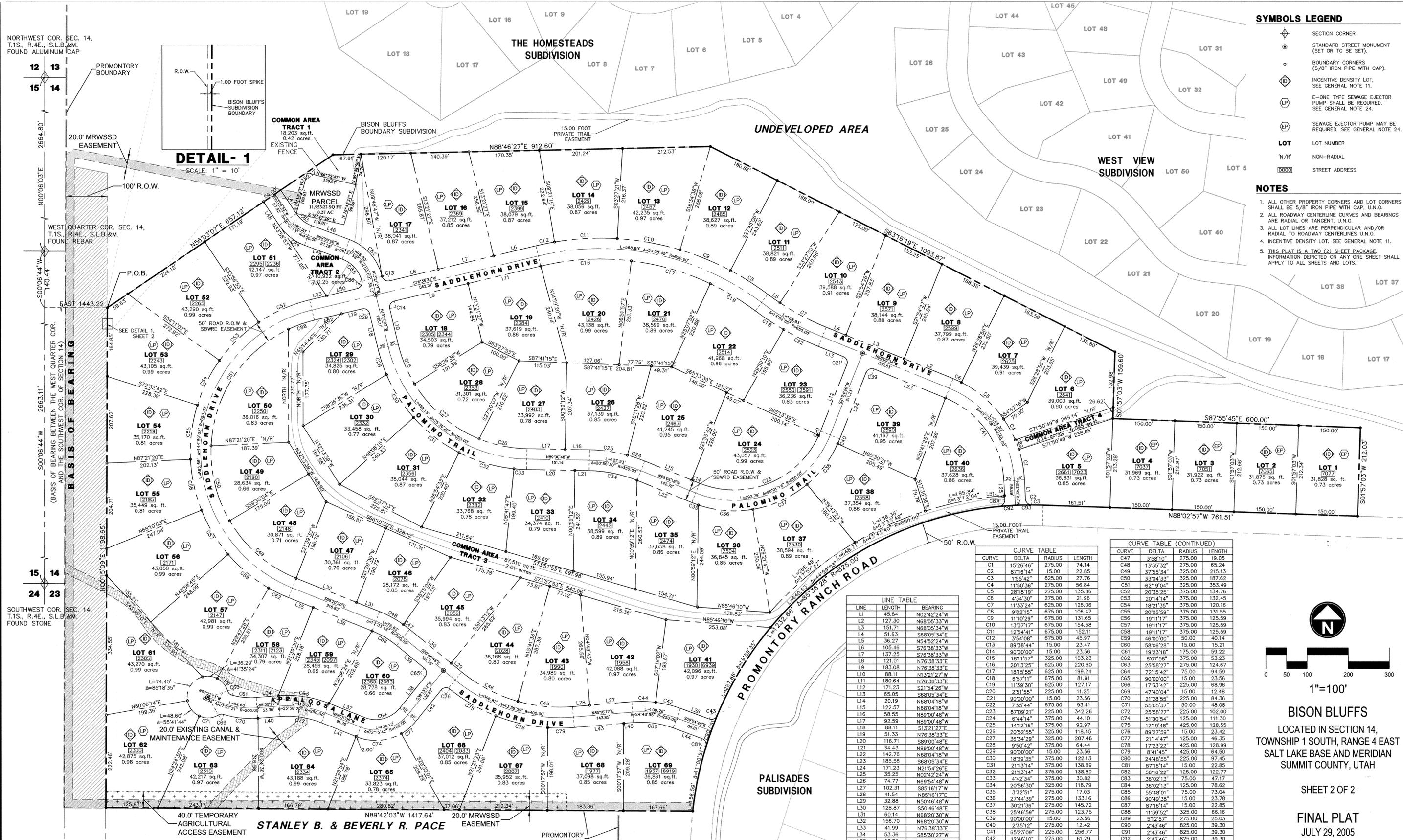
By: Mountain Regional Water Special Service District Authorized Representative

PARK CITY FIRE SERVICE DISTRICT

Approved and accepted this 4th day of August, 2005.

By: Park City Fire Service District Authorized Representative

UTAH POWER & LIGHT COMPANY



- ### SYMBOLS LEGEND
- SECTION CORNER
 - STANDARD STREET MONUMENT (SET OR TO BE SET)
 - BOUNDARY CORNERS (5/8" IRON PIPE WITH CAP)
 - INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
 - E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 24.
 - SEWAGE EJECTOR PUMP MAY BE REQUIRED. SEE GENERAL NOTE 24.
 - LOT** LOT NUMBER
 - N/R** NON-RADIAL
 - STREET ADDRESS

- ### NOTES
1. ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE WITH CAP, U.N.O.
 2. ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT, U.N.O.
 3. ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES U.N.O.
 4. INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.
 5. THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

CURVE TABLE (CONTINUED)

CURVE	DELTA	RADIUS	LENGTH
C47	375°10'	275.00	19.05
C48	133°35'32"	275.00	65.24
C49	375°53'34"	325.00	215.13
C50	330°4'33"	325.00	187.62
C51	62°19'04"	325.00	353.49
C52	20°35'25"	375.00	134.76
C53	20°14'14"	375.00	132.45
C54	18°21'35"	375.00	120.16
C55	20°05'59"	375.00	131.55
C56	19°11'17"	375.00	125.59
C57	19°11'17"	375.00	125.59
C58	19°11'17"	375.00	125.59
C59	46°00'00"	50.00	40.14
C60	58°06'28"	15.00	15.21
C61	19°23'18"	175.00	59.22
C62	8°07'56"	375.00	53.23
C63	25°58'27"	275.00	124.67
C64	72°15'42"	75.00	94.59
C65	90°00'00"	15.00	23.56
C66	173°33'42"	225.00	68.96
C67	47°40'04"	15.00	12.48
C68	21°28'55"	225.00	84.36
C69	55°05'37"	50.00	48.08
C70	25°58'27"	225.00	102.00
C71	51°00'54"	125.00	111.30
C72	17°19'48"	425.00	128.55
C73	89°27'59"	15.00	23.42
C74	21°14'47"	125.00	46.35
C75	17°23'22"	425.00	128.99
C76	8°41'45"	425.00	64.50
C77	24°48'55"	225.00	97.45
C78	87°16'14"	15.00	22.85
C79	56°16'22"	125.00	122.77
C80	36°02'13"	75.00	47.17
C81	36°02'13"	125.00	78.62
C82	55°48'01"	75.00	73.04
C83	90°49'38"	15.00	23.78
C84	87°16'14"	15.00	22.85
C85	11°39'52"	325.00	66.16
C86	51°2'57"	275.00	25.03
C87	2°43'46"	825.00	39.30
C88	2°43'46"	825.00	39.30
C89	2°43'46"	825.00	39.30
C90	2°43'46"	825.00	39.30
C91	2°43'46"	825.00	39.30
C92	2°43'46"	825.00	39.30
C93	2°43'46"	825.00	39.30

LINE TABLE

LINE	LENGTH	BEARING
L1	45.84	N02°42'24"W
L2	127.30	N68°05'33"W
L3	151.71	N68°05'34"W
L4	51.63	S68°05'34"E
L5	36.27	N54°52'24"W
L6	105.46	S76°38'33"W
L7	137.25	S76°38'33"W
L8	121.01	N76°38'33"E
L9	183.08	N76°38'33"E
L10	88.11	N13°21'27"W
L11	180.64	N76°38'33"E
L12	171.23	S21°54'26"W
L13	65.05	S68°05'34"E
L14	20.19	N68°04'18"W
L15	322.89	N68°04'18"W
L16	58.55	N89°00'48"W
L17	92.59	N89°00'48"W
L18	88.11	S13°21'27"E
L19	51.33	N76°38'33"E
L20	116.71	S89°00'48"E
L21	34.43	N89°00'48"W
L22	142.76	N68°04'18"W
L23	185.58	S68°05'34"E
L24	171.23	N21°54'26"E
L25	35.25	N02°42'24"W
L26	74.77	N69°54'48"W
L27	102.31	S85°30'27"W
L28	41.54	N85°16'17"E
L29	32.89	S60°46'48"W
L30	128.87	S60°46'48"W
L31	60.14	N68°20'30"W
L32	156.70	N68°20'30"W
L33	41.99	N76°38'33"E
L34	53.36	S85°30'27"W
L35	63.79	S68°20'30"E
L36	153.04	S68°20'30"E
L37	91.76	N68°31'06"W
L38	96.67	S39°13'12"W
L39	85.84	S50°46'48"E
L40	53.36	S85°30'27"W
L41	89.76	S68°31'06"E
L42	96.68	S39°13'12"E
L43	119.89	N68°31'06"E
L44	74.77	N69°54'48"W
L45	23.96	S85°16'17"W
L46	97.28	S69°59'06"E
L47	67.93	S33°56'53"E
L48	67.93	S33°56'53"W
L49	97.28	S69°59'06"W
L50	76.59	N76°38'33"E
L51	10.59	S02°42'24"E
L52	67.26	N76°38'33"E

ADDRESS TABLE

LOT	STREET ADDRESS	LOT	STREET ADDRESS	LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	7077 N Promontory Ranch Road	15	2399 Saddlehorn Drive	28	2353 Palomino Trail	41	6939 N Promontory Ranch Road
2	7065 N Promontory Ranch Road	16	2369 Saddlehorn Drive	29	2302 Palomino Trail	42	1930 Saddlehorn Drive
3	7051 N Promontory Ranch Road	17	2341 Saddlehorn Drive	30	2324 Palomino Trail	43	1956 Saddlehorn Drive
4	7037 N Promontory Ranch Road	18	2344 Saddlehorn Drive	31	2332 Palomino Trail	44	1990 Saddlehorn Drive
5	7023 N Promontory Ranch Road	19	2335 Palomino Trail	32	2305 Palomino Trail	45	2028 Saddlehorn Drive
6	2661 Saddlehorn Drive	20	2426 Saddlehorn Drive	33	2382 Palomino Trail	46	2052 Saddlehorn Drive
7	2625 Saddlehorn Drive	21	2470 Saddlehorn Drive	34	2410 Palomino Trail	47	2078 Saddlehorn Drive
8	2589 Saddlehorn Drive	22	2514 Saddlehorn Drive	35	2474 Palomino Trail	48	2106 Saddlehorn Drive
9	2571 Saddlehorn Drive	23	2550 Saddlehorn Drive	36	2474 Palomino Trail	49	2148 Saddlehorn Drive
10	2543 Saddlehorn Drive	24	2523 Palomino Trail	37	2530 Palomino Trail	50	2190 Saddlehorn Drive
11	2511 Saddlehorn Drive	25	2467 Palomino Trail	38	2558 Palomino Trail	51	2295 Saddlehorn Drive
12	2485 Saddlehorn Drive	26	2467 Palomino Trail	39	2590 Palomino Trail	52	2310 Appaloosa Lane
13	2457 Saddlehorn Drive	27	2437 Palomino Trail	40	2590 Saddlehorn Drive	53	2334 Appaloosa Lane
14	2429 Saddlehorn Drive	28	2403 Palomino Trail	41	2636 Saddlehorn Drive	54	2374 Appaloosa Lane
15	2399 Saddlehorn Drive	29	2302 Palomino Trail	42	1956 Saddlehorn Drive	55	2195 Saddlehorn Drive
16	2369 Saddlehorn Drive	30	2324 Palomino Trail	43	1990 Saddlehorn Drive	56	2171 Saddlehorn Drive
17	2341 Saddlehorn Drive	31	2305 Palomino Trail	44	2028 Saddlehorn Drive	57	2147 Saddlehorn Drive
18	2344 Saddlehorn Drive	32	2382 Palomino Trail	45	2052 Saddlehorn Drive	58	2123 Saddlehorn Drive
19	2335 Palomino Trail	33	2410 Palomino Trail	46	2078 Saddlehorn Drive	59	2097 Saddlehorn Drive
20	2426 Saddlehorn Drive	34	2474 Palomino Trail	47	2106 Saddlehorn Drive	60	2063 Saddlehorn Drive
21	2470 Saddlehorn Drive	35	2474 Palomino Trail	48	2148 Saddlehorn Drive	61	2305 Appaloosa Lane
22	2514 Saddlehorn Drive	36	2474 Palomino Trail	49	2190 Saddlehorn Drive	62	2300 Appaloosa Lane
23	2550 Saddlehorn Drive	37	2530 Palomino Trail	50	2250 Saddlehorn Drive	63	2310 Appaloosa Lane
24	2523 Palomino Trail	38	2558 Palomino Trail	51	2295 Saddlehorn Drive	64	2334 Appaloosa Lane
25	2467 Palomino Trail	39	2590 Palomino Trail	52	2310 Appaloosa Lane	65	2374 Appaloosa Lane
26	2467 Palomino Trail	40	2590 Saddlehorn Drive	53	2334 Appaloosa Lane		
27	2437 Palomino Trail	41	2636 Saddlehorn Drive				

BISON BLUFFS
 LOCATED IN SECTION 14,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN
 SUMMIT COUNTY, UTAH

SHEET 2 OF 2

FINAL PLAT
 JULY 29, 2005

COUNTY RECORDER
 75126 BOOK PAGE'S
 9-22-2005 TIME 12:58 P.M. FEE PAID \$ 130.00
 RECORDED AND FILED AT THE REQUEST OF:
Pivotal Promontory Development
Annika Brown, Deputy
 COUNTY RECORDER

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