2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee of Promontory in accordance with the Declaration and the Promontory Design Guidelines ("Design Guidelines") and any Supplemental Design Guidelines 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 Areas designated on this plat are subject to those certain Supplemental Design Guidelines for Sensitive Retention and Ridgeline Areas (the Supplemental Design Guidelines) as contained in the "Development Agreement" (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 Clu 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 Canyon. 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 23. The Association has the obligation to fence out and to avoid interference with adjacent 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 clui or parts thereof, or the exercise of this easement: Declarant; the Association or its officers and members (in their capacities as such); The Promontory Club or its officers, owners and members (in their capacities as such); any other owner of any golf course, its successors, successors—in—title to the golf course, or 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 partner.

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 an amendment to this plat and shall not require the application of a plat amendment process or 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) 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 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 series of grinder pumps. These lift stations shall be the sole financial responsibility of The 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 the

6. The maximum building size limit of a home located on a lot which is less than one (1) acre in size, as shown on the plat, is 4,500 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 maximum building size limit of a home located on a lot which is one (1) acre or larger in size, as shown on the plat, is 8,000 square feet of Enclosed Livable Space and the minimum building size limit is 3,500 square feet of Enclosed Livable Space. The above size limits may be further limited by the Design Guidelines and Supplemental Design Guidelines. The maximum building size limit of a home straddling two lots (described in note 5) which are both subject to a maximum building size limit of 4,500 square feet of Enclosed Livable Space, may be increased to a square footage not to exceed 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. The maximum building size limit of a home straddling two lots (as described in note 5) with one (1) of the lots being subject to a maximum building size limit of 4,500 square feet of Enclosed Livable Space and one (1) of the Lots such cut and fill slopes. The legal descriptions of these Easements may be modified by a being subject to a maximum building size limit of 8,000 square feet of Enclosed Livable Space. may be increased to a square footage not to exceed 10,000 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 that may be permitted or required on each lot. All landscape plans and any modifications thereto must also be approved by the Design Reviewer.

8. In accordance with Summit County ordinances, building permits issued by Summit County will be 32. The following listed service providers are given a non-exclusive utility easement across the required for all development activity on a lot, and it is unlawful to occupy a building located within 10.00 foot private utility and drainage easements (as described in Note 24), the roads shown on Promontory without first having obtained a certificate of occupancy issued by the Building Inspector. the Plat and Access Easements 1 and 2 as describe 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

(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

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. 12. 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 and are indicated as such on this 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. 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

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.

adjustment as defined in the Development Agreement) as a precondition to the change of use to

permanent occupancy. All owners may be required to submit an affidavit declaring the owner's

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. contributions may be held by Summit County in trust and used to provide affordable housing

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 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. easement for ingress and egress over and across the parcels identified as Ranch Club Trail and 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. Hidden Hill Loop and Mountain Crest Road 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 Buffalo Jump Subdivision. 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

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 Design Guidelines.

GENERAL NOTES (CONTINUED)

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" water and/or treated sewage effluent) across any portion of any lot from the irrigation system serving the golf course and other common landscaped areas. 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 irrigation, drainage or overspray or the exercise of this

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 20. Any residence proposed for construction in a Ridgeline Area identified on this plat must 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 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 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 viewed from specific locations on US. Highway 40, Interstate 80, Highway 248 or the Brown's 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 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 above mentioned locations 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

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

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

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. All Lots are subject to a 10.00-foot public and private non-exclusive utility and drainage easement along all lot lines. This plat also contains additional easements for drainage, natural drainage ways, trails, utilities and other matters affecting certain lots as graphically described on the plat. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in Note 29, 30 and 32, Declarant may grant easements for 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 the consent of existing lot owners or mortgage holders.

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

Promontory are likely to require lift stations or sections of low pressure system lines that utilize a 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.

29. Ranch Club Trail and Promontory Ranch Road generally describe the proposed location of roads ntended 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 nstrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage

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 esidential 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 subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortgage holders.

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 o

be specified on the Plat or by separate recorded easement signed by Declarant: Pacificorp; AllWest elecommunications, Questar Gas; Snyderville Basin Water Reclamation District; and Mountain Regional Water Special Service District

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

34. Fire Department Access Roads: 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 times during construction. In the event that the all-weather access is not maintained, PCFSD reserves the right to stop work until required roads are placed back in service.

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 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 hazard rating, type existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.

37. The Shared 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 Shared Driveway Easements (and their respective tenants, guests and invitees), on a non-exclusive basis. Parking on such Shared Driveway Easements is prohibited at all times. No use may be made of any such Shared Driveway Easement that would preclude or unreasonably restrict access to any lots served by such Shared Driveway Easements. Following initial construction, the Association shall be responsible for upkeep, maintenance and repair of the Shared Driveway Easement areas, the cost of which shall be 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.

1. Declarant hereby grants, for the use and benefit of the lots within the plat, a perpetual Promontory Ranch Road in this plat. The grant of easement is subject to the general note 29.

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 is 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 an Open Space Parcel identified on this plat must comply with certain requirements of the recorded conservation easement, including, but not limited to the following: no development of structures intended for occupancy is permitted. A driveway, road or other path is,

4. The Declarant will construct and the Association will maintain a 50' wide fire break as shown the plat per the direction of PCFSD and the Summit County Fire Warden.

ACCESS EASEMENT NO. 1 (PROMONTORY RANCH ROAD): 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

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 requirements of the Development Agreement. Lots 1—16 and 30—40 are hereby designated as being which bears North 01°50′51" East; thence Northeasterly along the arc of said curve 434.96 feet through a central angle of 55°22′51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to South 53°32'00" East; thence Northeasterly along the arc of said curve 591.74 feet though a central angle of 84°45'38" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 31"13'38" East; thence Northeasterly along the arc of said curve 350.38 feet through a central angle of 111°31'44"; thence North 09°41'54" East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bear South 80°18'06" East; thence Northeasterly along the arc of said curve 389.47 feet through a central angle of Canyon (Interstate 80), and the western community entrance (U.S. 40) rather than through Brown's 143°58'01"; thence South 26°20'05" East 504.24 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 63°39'55" East; thence Southeasterly along the arc of said curve 188.35 feet through a central angle of 35°58'17"; thence South 62"18'22" East 71.75 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 27"41'38" East; thence Southeasterly along the arc of said curve 68.31 feet through a central angle of 03°54'49" to a point of reverse curvature of a 1000.00 foot radius curve to the right, the center of which bears South 23'46'49" West; thence Southeasterly along the arc of said curve 136.98 feet through a central angle of 07°50'55"; thence South 58°22'16" East 209.26 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 31°37'44" West; thence Southeasterly along the arc of said curve 144.95 feet through a central angle of 55°22'01" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 86°59'45" East; thence Southeasterly along the arc of said curve 185.52 feet through a central angle of 70°51'43" to a point of reverse curvature of a 150.00 foot utilities whether or not the easements are intended to serve Promontory. All road rights of way and 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 alternative or modified easement location. Any such plat or instrument shall not be deemed to be 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 SBWRD shall be required to maintain the collector and pressure mains but shall not be required 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 to maintain any private pressure lines or ejector pumps located on individual lots. Several areas of 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 7317'39" 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 3916'17"; 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 4311'24"; 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 6842'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 2117'48" East; thence Southeasterly along the arc of said curve 1316.44 feet through a central angle of 167'36'51"; thence North 81°05'21" East 125.23 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 08°54'39" East; thence Southeasterly along the arc of said curve 448.01 feet through a central angle of 128'20'40"; thence South 29'26'01" West 679.84 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 60°33′59" East; thence Southeasterly along the arc of said curve 644.76 feet through a central angle of 61°34'11"; thence South 32°08'10" East 330.66 feet to the North Line of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89"11'05" West along the Section Line 2250.17 feet from the Northeast Corner of said Section 13; thence South 32'08'10" East 147.22 feet to a point of curvature of control of curvature of curvatur 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 construction being initiated. The all—weather fire department access road is to be maintained at all 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 back in service. Water supplies for fire protection must be clearly identified in a manner to prevent 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 obstruction by parking and/or other obstructions. Each water supply for fire protection must be 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 of 60°50'31" to a point of compound curvature of a 225.00 foot radius curve to the left, the center of which bears North 13, said point being North 0012'10" 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 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 0715'51" 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 assessed by the Association to all owners of the lots in this subdivision as a parcel assessment, in 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 Containing 11.91 acres more or less. 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 1219'03"; 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 glong 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 on 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"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.

COUNTY PLANNING COMMISSION

THIS 1st . DAY OF SUPTOMBER , 2006,

Administrative Member

F. Froncis Nojafi, Truetee

APPROVAL AS TO'FORM

DATE 9-5-2006, TIME 10:09 Refee PAID \$ 101.00 RECORDED AND FILED AT THE REQUEST OF: Pivotal Promontory Pevelopment

Deniel & Bowen, Deputy

VICINITY MAP

and accepted this ______ day of _______, 2006 Beginning at a point which bears South 01°28'53" East 1919.17 feet and 603.95 feet West from the Northeast Corner of Section Way of Mountain Crest Road the following two calls: 1) South 30°08'53" West 75.75 feet; 2) to a point of curvature of a 375.00

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

by Snyderville Basin Water Reclamation District Authorized Representative

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT Approved and accepted this 18th day of August, 2006. by Snyderville Basin Special Recreation District

PARK CITY FIRE SERVICE DISTRICT Approved and accepted this 2157 day of AUGUST, 2006 y Park City Fire Service District

<u>UTAH POWER & LIGHT COMPANY</u>

of which bears North 86"53'00" West, said point also being on the Northerly Right of Way of Mountain Crest Road; thence along the Northerly eon shown utility easements have been approved and accepted 2006. Right of Way of Mountain Crest Road the following five calls: 1) along the arc of said curve 40.84 feet through a central angle of 93'36'19"; 2) to a point of compound curvature of a 275.00 foot radius curve to the right, the center of which bears North 06'43'19" East, thence along the arc of said curve 146.21 feet through a central angle of 30°27'47"; 3) to a point of reverse curvature of a 275.00 foot radius curve to the left, the Utah Power Co., A division of Pacific Corp. center of which bears South 37"11'06" West, thence along the arc of said curve 98.24 feet through a central angle of 20°28'02"; 4) thence North 73°16'56" West 143.98 feet; 5) to a point of curvature of a 125.00 foot radius curve to the right, the center of which bears North 16°43'04" East, Authorized Representative thence along the arc of said curve 286.43 feet through a central angle of 13117'27"; thence leaving the Easterly Right of Way of Mountain Crest

SURVEYOR'S CERTIFICATE:

Authorized Representative

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 it Jack Johnson Company, that a surv land shown on this plat and described are long that this plat are described are long that the plat are described are long that the plat are described are long to the land shown on this plat are described are long to the land shown on this plat are described are long to the land shown on this plat are described are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on this plat are long to the land shown on th has been prepared in conformity E. RK 49'26'53" West 203.16 feet: thence North 74'07'06" West 264.18 feet: thence North 63'49'39" West 302.15 feet; thence North Eric D. Robins ROBINS 18 AUG. 2006 No.5152671

> **LOCATED IN SECTION 2** TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH SHEET 1 OF 2

August 15, 2006 FINAL PLAT

SHEET INDEX

SHEET NAME

1 OF 2 COVER SHEET

PAGE

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

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 "Buffalo Jump", 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

COUNTY RECORDER

ENTRY NO. 789944 BOOK ______ PAGE'S _____

STATE OF Utah , COUNTY OF Summit

utility installation, maintenance, use, and eventual replacement. Executed this ______ day of ______ Pivotal Promontory Development, L.L.C., an Arizona limited liability company By: Pivotal Group X, LLC, an Arizona limited liability company

F. Arancis Najafi as Trustee of the F. Francis Najafi Family Trust

OWNER'S DEDICATION AND CONSENT TO RECORD

PROMONTORY BUFFALO JUMP PARCEL "A" LEGAL DESCRIPTION:

feet; thence South 59'51'07" East 207.43 feet to the POINT OF BEGINNING.

PROMONTORY BUFFALO JUMP PARCEL "B" LEGAL DESCRIPTION

Road and thence South 62°29'20" East 477.81 feet to the POINT OF BEGINNING.

PROMONTORY BUFFALO JUMP PARCEL "C" LEGAL DESCRIPTION:

particularly described as follows

ontaining 9.60 acres more or less.

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

Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 01°28'53" East 4900.52 feet

etween the Northeast Corner of Section 2 and the Southeast Corner of said Section 2, the Northeast corner being a found

monument), and said point on the Westerly Right of Way of Mountain Crest Road; running thence along the Westerly Right of

foot radius curve to the left, the center of which bears South 59'51'07" East, thence along the arc of said curve 38.17 feet

through a central angle of 5°49'53"; thence leaving the Westerly Right of Way of Mountain Crest Road to a point of reverse

said curve 42.93 feet through a central angle of 98°22'48" to a point of compound curvature of a 125.00 foot radius curve to

curvature of a 25.00 foot radius curve to the right, the center of which bears North 65°41'00" West, thence along the arc of

the right, the center of which bears North 32'41'48" East, thence along the arc of said curve 45.43 feet through a central

angle of 20°49'26" to a point of reverse curvature of a 175.00 foot radius curve to the left, the center of which bears South

53'31'15" West, thence along the arc of said curve 160.34 feet through a central angle of 52'29'40"; thence North 88'58'25"

West 70.66 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 01'01'35"

East, thence along the arc of said curve 260.41 feet through a central angle of 99°28'15"; thence North 10°29'50" East 466.66

feet to a point of curvature of a 1525.00 foot radius curve to the left, the center of which bears North 79°30'10" West, thence

along the arc of said curve 219.45 feet through a central angle of 814'42"; thence North 0215'08" East 277.84 feet to a point

said curve 383.44 feet through a central angle of 141°44'21"; thence South 40°30'47" West 194.36 feet to a point of curvature

of a 725.00 foot radius curve to the right, the center of which bears North 49°29'13" West, thence along the arc of said curve

295.55 feet through a central angle of 23'21'24"; thence South 63'52'11" West 224.55 feet; thence North 02'21'14" East 215.94

feet; thence North 59°35'08" East 250.60 feet; thence South 62°22'35" East 367.27 feet; thence South 01°52'49" West 542.30

feet: thence South 04"18'49" West 206.29 feet; thence South 33"36'40" West 136.25 feet; thence South 56"23'20" East 90.00

feet; thence South 33'36'40" West 154.29 feet; thence South 15"17'26" East 162.85 feet; thence South 74"03'46" East 127.28

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

Beginning at a point which bears South 01°28'53" East 3228.00 feet and 686.87 feet West 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 the Northeast Corner of

Section 2 and the Southeast Corner of said Section 2, the Northeast corner being a found monument), and said point on the Westerly Right of

thence leaving the Westerly Right of Way of Promontory Ridge Drive to a point of curvature of a 25.00 foot radius curve to the right, the center

Way of Promontory Ridge Drive; running thence along the Westerly Right of Way of Promontory Ridge Drive South 03'07'00" West 121.46 feet;

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

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 the Northeast Corner of Section 2 and the Southeast Corner of said Section 2, the Northeast corner being a found

21°48'45" West 427.93 feet; thence North 07'42'16" West 167.34 feet; thence North 22°06'04" East 314.12 feet; thence North

31°56'44" West 203.81 feet; thence North 12°17'36" West 622.60 feet; thence North 84°55'28" East 178.99 feet to a point of

curvature of a 325.00 foot radius curve to the left, the center of which bears North 84°55'28" East, thence along the arc of

331.42 feet through a central angle of 1831'33"; thence South 3049'09" East 55.72 feet to a point of curvature of a 125.00

foot radius curve to the right, the center of which bears South 5910'51" West, thence along the arc of said curve 155.31 feet

through a central angle of 71"11'26"; thence South 40"22'17" West 87.00 feet to a point of curvature of a 225.00 feet radius

curve to the left, the center of which bears South 49°37'43" East, thence along the arc of said curve 244.20 feet through a

central angle of 62"11'02"; thence South 21"48'45" East 234.81 feet to a point of curvature of a 375.00 foot radius curve to

07°20'44" East, thence along the arc of said curve 116.42 feet through a central angle of 29°38'45" to a point of reverse

curvature of a 75.00 foot radius curve to the right, the center of which bears South 2218'01" East, thence along the arc of

said curve 69.05 feet through a central angle of 52°44'57" to a point of reverse curvature of a 225.00 foot radius curve to the

left, the center of which bears North 30°26'56" East, thence along the arc of said curve 57.00 feet through a central angle of

14°30'53"; thence South 74°03'57" East 26.83 feet to a point of curvature of a 25.00 foot radius curve to the right, the center

of which bears South 15'56'03" West, thence along the arc of said curve 32.95 feet through a central angle of 75'31'21" to a

point of reverse curvature of a 175.00 foot radius curve to the left, the center of which bears South 88°32'36" East, said point

also being on the Westerly Right of Way of Mountain Crest Road; thence along the Westerly Right of Way of Mountain Crest Road

the following five calls: 1) along the arc of said curve 228.28 feet through a central angle of 74°44'20"; 2) thence South

7316'56" East 143.98 feet; 3) to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears

South 16'43'04" West, thence along the arc of said curve 80.37 feet through a central angle of 20'28'02"; 4) to a point of

reverse curvature of a 325.00 foot radius curve to the left, the center of which bears North 3711'06" East, thence along the

arc of said curve 178.64 feet through a central angle of 31°29'39"; 5) to a point of reverse curvature of a 25.00 foot radius

curve to the right, the center of which bears South 05'41'27" West, thence along the arc of said curve 38.15 feet through a

two calls: 1) South 03.07'00" West 100.63 feet; 2) to a point of curvature of a 475.00 foot radius curve to the right, the

central angle of 87°25'33"; thence leaving the Southerly Right of Way of Mountain Crest Road and said point also being on the

center of which bears North 86°53'00" West, thence along the arc of said curve 40.60 feet through a central angle of 4°53'49"

Westerly Right of Way of Promontory Ridge Drive; thence along the Westerly Right of Way of Promontory Ridge Drive the following

the left, the center of which bears North 68'11'15" East, thence along the arc of said curve 398.21 feet through a central angle

said curve 40.94 feet through a central angle of 713'04"; thence South 1217'36" East 350.96 feet to a point of curvature of a

monument), and running thence North 77°35'30" West 199.51 feet; thence North 67°43'01" West 324.41 feet; thence North

1025.00 foot radius curve to the left, the center of which bears North 77°42'24" East, thence along the arc of said curve

feet: thence North 58'41'27" East 225.42 feet: thence North 48'53'01" East 79.20 feet; thence North 40'30'47" East 249.09

of curvature of a 155.00 foot radius curve to the left, the center of which bears North 87°44'52" West, thence along the arc of

limited Tiability company, Administrative Member of PIVOTAL PROMONTORY DEVELOPMENT, L.L.C.

Residing at: PA/K-CAKA, ATT

NOTARY PUBLIC KARIN S. WILSON 4758 N. Promontory Rench Ro Park City, Utah 84098

JACK JOHNSON COMPANY

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

COUNTY ASSESSOR

APPROVED AND ACCEPTED BY: THE _______ COUNTY ASSESSOR'S OFFICE

THIS 23rd, DAY OF august, 2006.

COUNTY COMMISSION . COUNTY COMMISSIONERS

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.

8/28/06

to the POINT OF BEGINNING

