

GENERAL NOTES:

1. All of the property on this Plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("Declaration") recorded in the Office of the Summit County Recorder in Coalville, Utah...

2. No improvements or landscaping may be made to any lot without the review and approval of the Declarator or, if delegated by Declarator, the Architectural Review Committee of Promontory in accordance with the Declaration and the Promontory Design Guidelines ("Design Guidelines")...

3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course shown on the Plat or other Golf Courses or recreational facilities of the Promontory Club within Promontory solely by virtue of the ownership of the Promontory lots...

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 Declarator and subject to the approval of the Architectural Review Committee...

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...

7. In addition to the foregoing limitations on building size, the Design Guidelines and Supplemental Design Guidelines contain specific limitations regarding the use of landscape and irrigation guidelines...

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

9. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District, Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District (SBWRD), and the Snyderville Basin Special Recreation District (SSRD)...

10. Promontory is governed by the terms of a Development Agreement for the Promontory Special Planned Area, dated January 16, 2001, between Summit County and the Promontory Developer ("Development Agreement")...

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"...

12. Most but not all "estate lots" comprising at least one acre in size may be designated by the developer as "estate lots" under the terms of the Development Agreement...

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...

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...

15. All roads within Promontory are private and will be maintained by the Association subject to the terms of the Declaration. Shared driveways and common area landscaping located within this plat...

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

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

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.

Legal description for Promontory Buffalo Jump Parcel "A", detailing boundaries and acreage.

GENERAL NOTES (CONTINUED):

19. Promontory or the Mountain Regional Water Special Service District may implement a secondary water system for irrigation purposes...

20. Any residence proposed for construction in a Ridgeline Area identified on this plat must comply with certain requirements of the Development Agreement that are generally summarized as follows...

21. Promontory contains extensive areas of open space. Open space areas designated on the plat shall be preserved in open space condition in accordance with the requirements of the Development Agreement...

22. Principal resident, guest and construction vehicle access shall be maintained through Tollgate Canyon (Interstate 80), and the western community entrance (I.O.U.) rather than through Brown Canyon.

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

24. 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 gas, water, sewer, irrigation, electric, and other utilities...

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

26. SBWRD will 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...

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 landscapes are required to comply with water conservation measures established by the Association, which may include low-flow toilets, dry irrigation systems and use of drought tolerant plant materials...

29. Ranch Club Trail and Promontory Ranch Road generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots and publicly dedicated streets...

30. The Declaration contains additional easements for drainage, natural drainage ways, trails, utilities and other matters which may affect portions of lots outside the portion of the lot which is subject to this plat...

31. Residential Building Permits, utility footings and foundation permits, will not be issued until the Declarator complies with the requirements of 4.6.1 of the Development Agreement for the Promontory specially planned area, dated January 16, 2001...

32. The following listed service providers are given a non-exclusive utility easement across the 10.00 foot private utility and drainage easements (as described in Note 24), the roads shown on this plat...

33. Fire Department Access Roads: All 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 permit...

34. 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 permit...

35. 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...

36. 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)...

37. Utilities shall have the right to install, maintain, and operate their equipment above and below ground according to SBWRD specifications. Hidden Hi Loop and Mountain Crest Road are hereby dedicated private roads over which an access easement is hereby dedicated to the Association...

38. 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...

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

Legal description for Promontory Buffalo Jump Parcel "B", detailing boundaries and acreage.

ACCESS EASEMENT NO. 1 (PROMONTORY RANCH ROAD):

A 50.00 foot wide right-of-way 17.90 feet wide each side of the centerline more particularly described as follows:

Legal description for Promontory Buffalo Jump Parcel "C", detailing boundaries and acreage.

Containing 9.60 acres more or less. PROMONTORY BUFFALO JUMP PARCEL "B" LEGAL DESCRIPTION:

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

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...

Containing 1.97 acres more or less. PROMONTORY BUFFALO JUMP PARCEL "C" LEGAL DESCRIPTION:

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

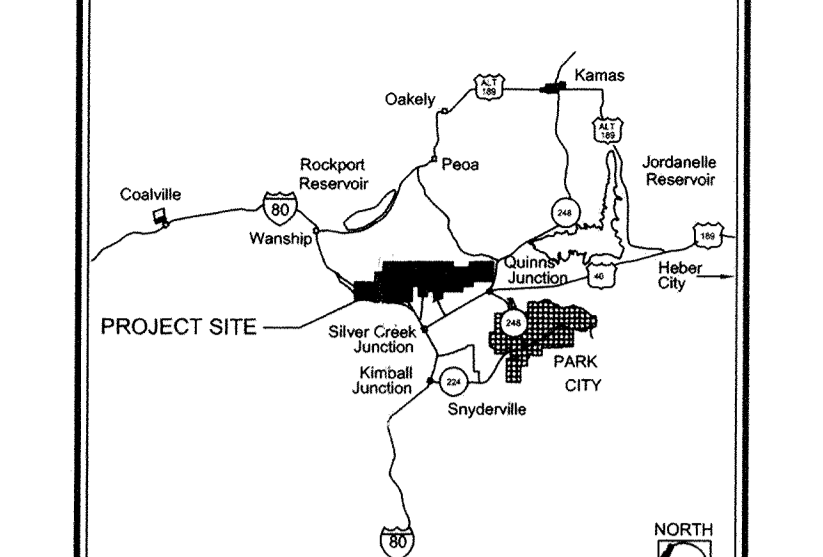
Beginning at a point which bears South 01'28'53" East 3590.27 feet and 717.70 feet West from the Northeast Corner of Section 2, Township 1 South, Range 4 East...

Containing 11.91 acres more or less. OWNER'S DEDICATION AND CONSENT TO RECORD:

Know all men by these presents that the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots and streets...

NOTARY PUBLIC ERIC D. ROBINS No. 5152671. Includes signature and commission details.

PROJECT SITE



VICINITY MAP

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT. Approved and accepted this 16 day of August, 2006.

Snyderville Basin Water Reclamation District. Reviewed for Conformance to Snyderville Basin Water Reclamation District Standards on this 18 day of August, 2006.

Snyderville Basin Special Recreation District. Approved and accepted this 18th day of August, 2006.

Park City Fire Service District. Approved and accepted this 21st day of August, 2006.

The herein shown utility easements have been approved and accepted on this 16th day of August, 2006.

ERIC D. ROBINS, SURVEYOR'S CERTIFICATE. I, Eric D. Robins, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152671 as prescribed under the laws of the State of Utah...

ERIC D. ROBINS No. 5152671. Notary Public seal and signature.

BUFFALO JUMP 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

OWNER'S DEDICATION AND CONSENT TO RECORD. Know all men by these presents that the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots and streets...

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

SHEET INDEX. Includes title, page, sheet name, date, and recording information.

Notary Public ERIC D. ROBINS No. 5152671. Includes signature and commission details.

JACK JOHNSON COMPANY. Designing World Destinations. In-Person - 1777 Sun Peak Drive - Park City, Utah 84308. Telephone - 435.638.0000 - Facsimile - 435.649.1920. www.jackjohnson.com

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.
- ◇ ESTATE BASE LOT DENSITY, SEE GENERAL NOTE 11.
- ⊖ E-TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 26.
- ⊖ SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 26.
- LOT NUMBER
- 'N/R' NON-RADIAL
- STREET ADDRESS
- ⊖ PUBLIC UTILITY EASEMENT

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.

NORTHEAST COR. SEC. 2, T.1S., R.4E., S.L.B.&M. FOUND STONE

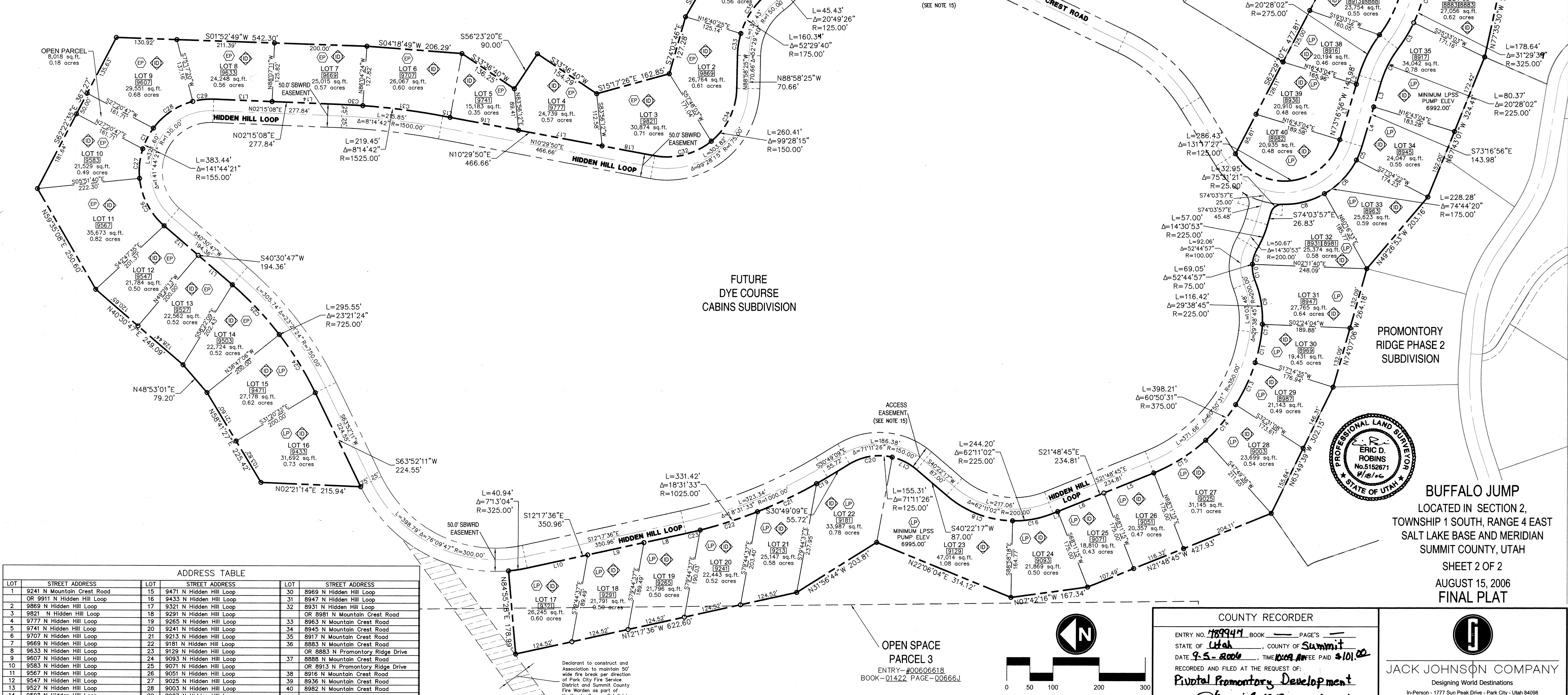
BASIS OF BEARING
(BASIS OF BEARING BETWEEN THE NORTHEAST AND SOUTHEAST COR. OF SECTION 2)
S01°28'53"E 4900.52'

LINE	LENGTH	BEARINGS
L1	123.88	S73°16'56"E
L2	20.11	N73°16'56"W
L3	55.47	S73°16'56"E
L4	88.51	N73°16'56"W
L5	116.32	N41°48'45"W
L6	107.49	N21°48'45"W
L7	11.00	S21°48'45"E
L8	92.57	S12°17'36"E
L9	124.52	S12°17'36"E
L10	133.86	S12°17'36"E
L11	97.18	N40°30'47"E
L12	97.18	N40°30'47"E
L13	126.96	S02°15'08"W
L14	150.88	S02°15'08"W
L15	15.96	S10°29'50"E
L16	150.80	S10°29'50"E
L17	183.84	N10°29'50"E
L18	116.07	N10°29'50"E

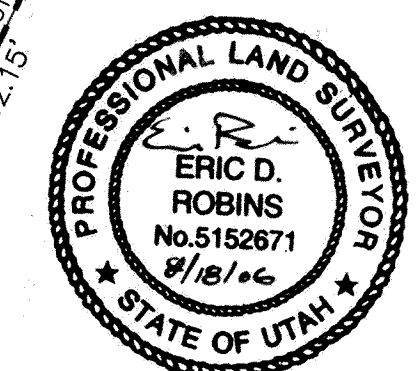
CURVE	DELTA	RADIUS	LENGTH
C1	18°33'49"	155.00	50.22
C2	19°51'36"	325.00	112.65
C3	11°38'03"	325.00	65.99
C4	20°28'02"	225.00	80.37
C5	10°21'48"	175.00	31.63
C6	33°21'11"	175.00	101.41
C7	26°22'29"	75.00	34.52
C8	31°10'51"	175.00	95.24
C9	24°42'06"	225.00	97.00
C10	26°22'29"	75.00	34.52
C11	9°53'50"	375.00	64.78
C12	4°58'41"	225.00	19.42
C13	15°16'33"	375.00	99.98
C14	15°18'29"	375.00	100.19
C15	20°21'39"	375.00	133.26
C16	22°50'27"	225.00	89.70
C17	27°23'25"	125.00	59.76
C18	39°20'35"	225.00	154.50
C19	131°56"	1025.00	27.41
C20	43°48'01"	125.00	95.56
C21	7°54'40"	1025.00	141.52
C22	7°17'05"	1025.00	130.32
C23	147°52"	1025.00	32.16
C24	11°40'42"	725.00	147.77
C25	11°40'42"	725.00	147.77
C26	43°57'33"	155.00	118.02
C27	23°55'32"	155.00	64.72
C28	38°39'39"	155.00	104.59
C29	16°57'48"	155.00	45.89
C30	140°28"	1525.00	44.57
C31	6°34'14"	1525.00	174.89
C32	49°44'08"	150.00	130.21
C33	153°58'50"	175.00	47.79
C34	49°44'08"	150.00	130.21
C35	36°50'50"	175.00	112.54

ACCESS EASEMENT NO. 2 (RANCH CLUB TRAIL)

A 50.00 foot wide right of way lying 25.00 feet each side of the centerline more particularly described as follows:
Beginning at a point which is North 89°45'21" West along the Section Line 388.79 feet and North 2036.84 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being, North 89°45'21" West along the Section Line 2677.38 feet between said Southeast Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 4 East); and running thence North 02°37'44" West 44.37 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°22'16" West; thence Northwesterly along the arc of said curve 230.79 feet through a central angle of 33°03'30"; thence North 35°41'14" West 284.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 54°18'46" East; thence Northwesterly 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 Northwesterly along the arc of said curve 262.68 feet through a central angle of 37°37'34"; thence North 09°59'43" West 73.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northwesterly 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 Northwesterly along the arc of said curve 614.09 feet through a central angle of 70°22'09"; thence North 34°49'22" West 189.81 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears North 55°10'38" East; thence Northwesterly along the arc of said curve 457.83 feet through a central angle of 21°51'36"; thence North 12°57'46" West 260.65 feet to the North Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89°48'16" West along the Section Line 797.55 feet from the Northeast Corner of said Section 14; thence North 12°57'46" West 496.98 feet to a point of curvature of a 1200.00 foot radius curve to the left, the center of which bears South 77°02'14" West; thence Northwesterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northwesterly along the arc of said curve 489.78 feet through a central angle of 140°18'42"; thence South 68°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 Northwesterly 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 Northwesterly 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 Southwesterly along the arc of said curve 386.42 feet through a central angle of 55°38'15"; thence North 65°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'08" East; thence Northwesterly along the arc of said curve 357.77 feet through a central angle of 20°29'55"; thence North 86°29'49" East 173.12 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 03°30'11" West; thence Northwesterly along the arc of said curve 377.97 feet through a central angle of 21°39'21"; thence North 64°50'28" East 213.82 feet to the point of terminus.



LOT	STREET ADDRESS	LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	9241 N Mountain Crest Road	15	9471 N Hidden Hill Loop	30	8969 N Hidden Hill Loop
2	9899 N Hidden Hill Loop	16	9433 N Hidden Hill Loop	31	8947 N Hidden Hill Loop
3	9821 N Hidden Hill Loop	17	9321 N Hidden Hill Loop	32	8931 N Hidden Hill Loop
4	9777 N Hidden Hill Loop	18	9291 N Hidden Hill Loop	33	8981 N Mountain Crest Road
5	9741 N Hidden Hill Loop	19	9265 N Hidden Hill Loop	34	8945 N Mountain Crest Road
6	9707 N Hidden Hill Loop	20	9241 N Hidden Hill Loop	35	8917 N Mountain Crest Road
7	9669 N Hidden Hill Loop	21	9213 N Hidden Hill Loop	36	8883 N Mountain Crest Road
8	9633 N Hidden Hill Loop	22	9181 N Hidden Hill Loop	37	8883 N Mountain Crest Road
9	9607 N Hidden Hill Loop	23	9129 N Hidden Hill Loop	38	8883 N Mountain Crest Road
10	9583 N Hidden Hill Loop	24	9093 N Hidden Hill Loop	39	8888 N Mountain Crest Road
11	9567 N Hidden Hill Loop	25	9071 N Hidden Hill Loop	40	8913 N Promontory Ridge Drive
12	9547 N Hidden Hill Loop	26	9051 N Hidden Hill Loop		
13	9527 N Hidden Hill Loop	27	9025 N Hidden Hill Loop		
14	9503 N Hidden Hill Loop	28	9003 N Hidden Hill Loop		
		29	8987 N Hidden Hill Loop		

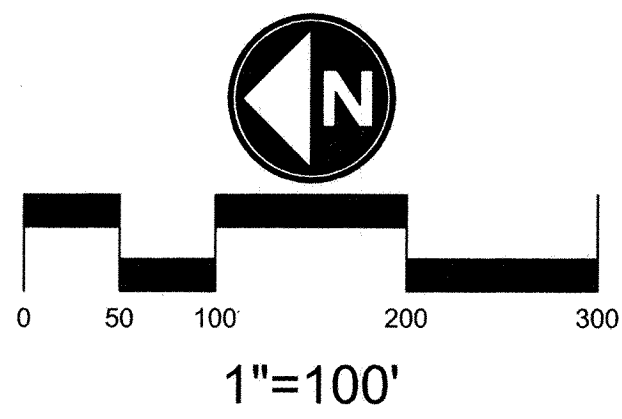


BUFFALO JUMP
LOCATED IN SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 2 OF 2
AUGUST 15, 2006
FINAL PLAT

COUNTY RECORDER
ENTRY NO. 189947 BOOK PAGE
STATE OF Utah COUNTY OF Summit
DATE 9-5-2006 TIME 10:00 AM FEE PAID \$10.00
RECORDED AND FILED AT THE REQUEST OF:
Pivotal Promontory Development
Eric D. Robins, Deputy
COUNTY RECORDER

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com



OPEN SPACE
PARCEL 3
ENTRY-#00606618
BOOK-01422, PAGE-00666J

Declarant to construct and Association to maintain 50' wide fire break per direction of Park City Fire Service District and Summit County Fire Warden as part of Northgate Canyon Subdivision Improvements.