

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...
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant...
3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course...
4. Development on each lot will be limited to specific building disturbance areas, or "building envelopes" designated pursuant to the 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...
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 Service District (MRWSSD), Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District (SBWRD), and the Snyderville Basin Special Recreation District (SBRD)...
9. 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...
10. The lots within this plat are all designated as "incentive density" as that term is defined in the Development Agreement...
11. All lots within this plat will constitute "incentive density" under the Development Agreement and are indicated as such on this plat by the symbol "ID"...
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 Reclamation. Private driveways serving individual residences and the landscaping on each lot shall be the maintenance responsibility of the lot owner...
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...
17. The grading of lots will be limited by the Design Guidelines and Supplemental Design Guidelines...
18. Promontory or MRWSSD may implement a secondary water system for irrigation purposes...
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...
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.

GENERAL NOTES (CONTINUED):

- 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 footing 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, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road, and Nicklaus Club Drive 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 covered by residential improvements...
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...
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...
33. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit...
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...
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...
37. Lots 1-14 & 52-54 are designated as Low Pressure Sewer System Lots. The purchasers of these lots are hereby notified that wastewater service to these lots will be provided by a Low Pressure Sewer System.

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, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road and Nicklaus Club Drive in this plat...
2. Any property in an Open Space Parcel identified on this plat must comply with certain requirements of the conservation easement...
3. Upon recordation of this plat, Promontory Development, LLC hereby consents and authorizes Snyderville Basin Water Reclamation District to record a notice for each Low Pressure Sewer System Lot with the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these presents 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 "Painted Shores Phase 1", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways. Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Special Service District, a non-exclusive easement over roads, private driveways, indicated open space and amenity tracts and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement. Executed this 13th day of December, 2016. PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company. By: Richard A. Sonntag, Managing Director.

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF SUMMIT On this 13th day of December, 2016, personally appeared before me, Richard A. Sonntag, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the PROMONTORY DEVELOPMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that he did so of his own voluntary act.

Notary Public My Commission Expires: 6/1/2017 Residing at: Park City, UT KARIN S. WILSON NOTARY PUBLIC-STATE OF UTAH COMMISSION # 666519 COMM. EXP. 06-01-2017

LIENHOLDER'S CONSENT TO RECORD:

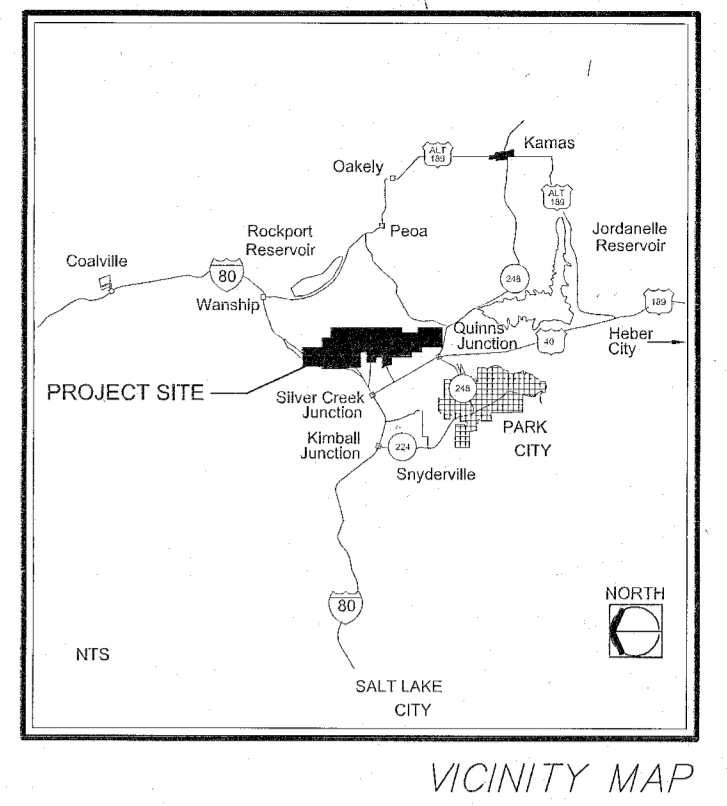
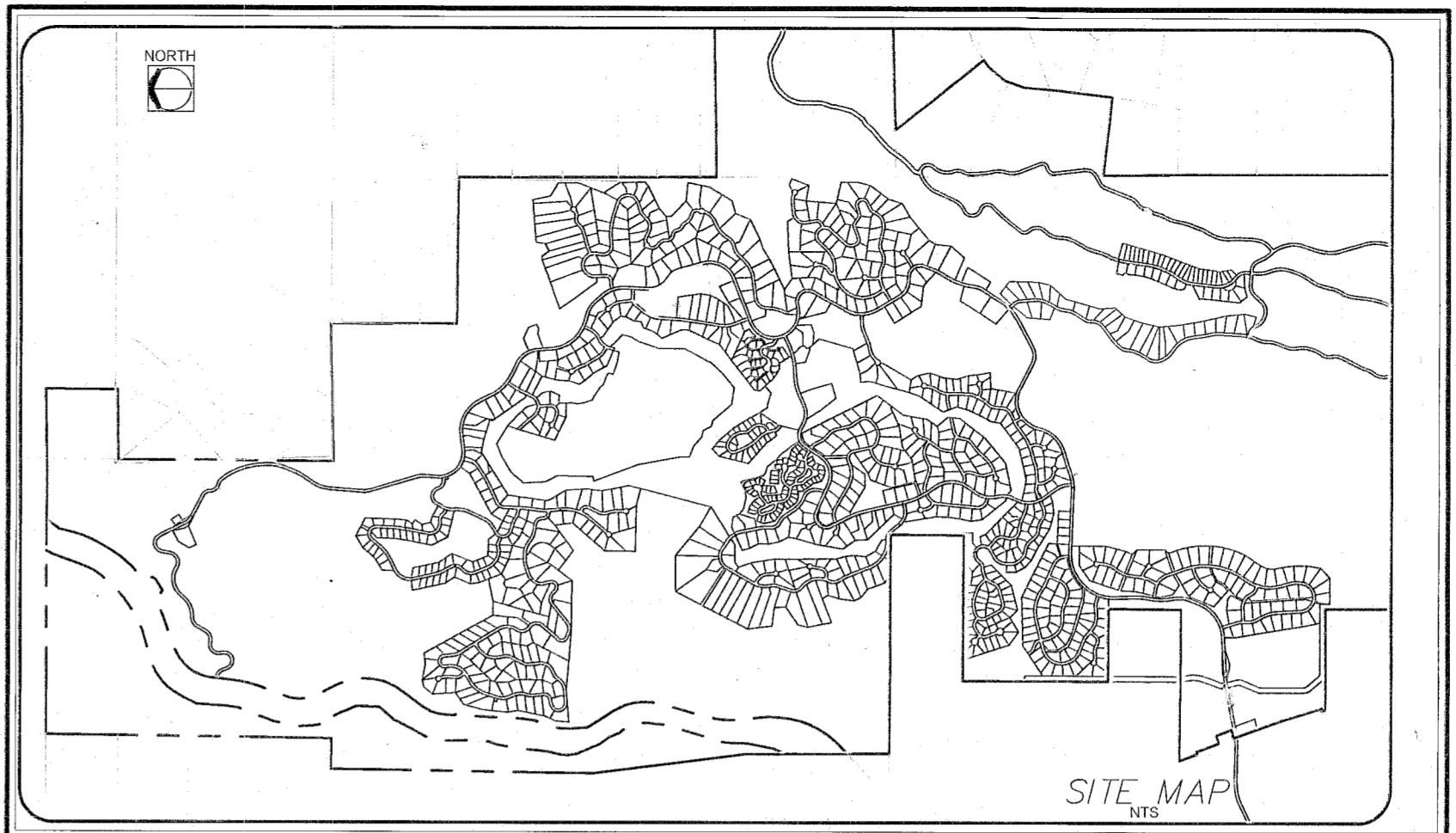
Known all men by these presents, that the undersigned holds a lien on the hereon described tract of land, known as the "Painted Shores Phase 1". Executed this 9th day of November, 2016. F. FRANCIS NAJAFI FAMILY TRUST. By: F. Francis Najafi, Trustee. FFN INVESTMENTS, LLC, an Arizona limited liability company. By: F. Francis Najafi, Authorized Signer.

Notary Public My Commission Expires: April 23, 2019 Residing at: Phoenix, AZ MICHELLE ALAMEDA NOTARY PUBLIC, ARIZONA MARICOPA COUNTY My Commission Expires April 23, 2019

ACKNOWLEDGMENT:

STATE OF ARIZONA COUNTY OF MARICOPA On this 9th day of November 2016, personally appeared before me, F. Francis Najafi, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the F. FRANCIS NAJAFI FAMILY TRUST and FFN INVESTMENTS, LLC to execute the foregoing LIENHOLDER'S CONSENT TO RECORD, and that he did so of his own voluntary act.

Notary Public My Commission Expires: April 23, 2019 Residing at: Phoenix, AZ MICHELLE ALAMEDA NOTARY PUBLIC, ARIZONA MARICOPA COUNTY My Commission Expires April 23, 2019

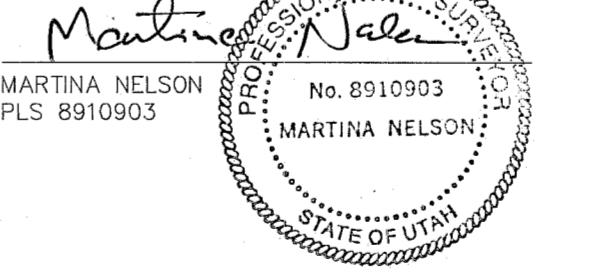


PROMONTORY Painted Shores Phase 1 LEGAL DESCRIPTION:

Commencing at the Southeast Corner of said Section 13 a found 3" Aluminum Cap on a one-inch steel rod, said rod encased in concrete base (cap stamped "Jack Johnson PLS 147581"), Basin of Bearing being North 89°33'14" East 5,306.90 feet between the Southeast Corner of said Section 13 and Southwest Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows: Containing 2,069,577 square feet or 47.51 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Martina Nelson, certify that I am a Registered Land Surveyor and that I hold Certificate No. 8910903 as prescribed by the laws of the State of Utah, and that this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I, Martina Nelson, certify that the property boundaries as shown are correct.



Martina Nelson, Dec. 09, 2016, DATE

PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION

LYING WITHIN SECTION 13 & THE NORTH HALF OF SECTION 24, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH FINAL PLAT

DECEMBER 2016 SHEET 1 OF 5

Park City Surveying PO, Box 682993 Park City, UT 84068 (435)649-2918 (435)649-4637 fax

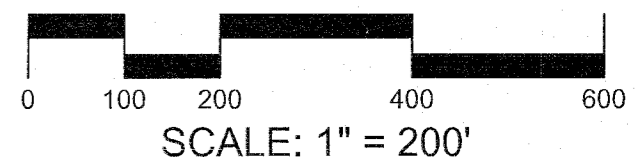
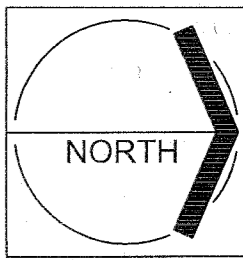
COUNTY ASSESSOR PARK CITY FIRE SERVICE DISTRICT REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 16th DAY OF December 2016

COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. DATE 12-16-16

GOVERNING BODY APPROVAL AND ACCEPTANCE APPROVED THIS 22 DAY OF December 2016 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14. DATE 12-16-16

RECORDED ENTRY NO 1061467 STATE OF UTAH COUNTY OF SUMMIT DATE 1/6/2017 TIME 3:43 pm RECORDED AND FILED AT THE REQUEST OF: PROMONTORY DEVELOPMENT LLC Fee \$180.00 C. Villoughby-deputy COUNTY RECORDER





**LEGEND**

- FOUND SECTION CORNER
- LOT NUMBER
- STREET ADDRESS
- SBWRD EASEMENT

SECTION 24  
SECTION 13

BASIS OF BEARING  
(BASIS OF BEARING BETWEEN THE SOUTHEAST AND SOUTHWEST CORNER OF SECTION 13, T.1S., R.4E.)

S.W. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED  
"JACK JOHNSON PLS 147581"

S.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED  
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N.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED  
"JACK JOHNSON PLS 147581"

| LOT | STREET ADDRESS            |
|-----|---------------------------|
| 1   | 7180 PAINTED VALLEY PASS  |
| 2   | 7152 PAINTED VALLEY PASS  |
| 3   | 7126 PAINTED VALLEY PASS  |
| 4   | 7096 PAINTED VALLEY PASS  |
| 5   | 7072 PAINTED VALLEY PASS  |
| 6   | 7044 PAINTED VALLEY PASS  |
| 7   | 6998 PAINTED VALLEY PASS  |
| 8   | 6952 PAINTED VALLEY PASS  |
| 9   | 6902 PAINTED VALLEY PASS  |
| 10  | 6878 PAINTED VALLEY PASS  |
| 11  | 6858 PAINTED VALLEY PASS  |
| 12  | 6830 PAINTED VALLEY PASS  |
| 13  | 6802 PAINTED VALLEY PASS  |
| 14  | 6730 PAINTED VALLEY PASS  |
| 15  | 6704 PAINTED VALLEY PASS  |
| 16  | 6678 PAINTED VALLEY PASS  |
| 17  | 6634 PAINTED VALLEY PASS  |
| 18  | 6598 PAINTED VALLEY PASS  |
| 19  | 6550 PAINTED VALLEY PASS  |
| 20  | 6510 PAINTED VALLEY PASS  |
| 21  | 6474 PAINTED VALLEY PASS  |
| 22  | 6436 PAINTED VALLEY PASS  |
| 23  | 6402 PAINTED VALLEY PASS  |
| 24  | 6368 PAINTED VALLEY PASS  |
| 25  | 6336 PAINTED VALLEY PASS  |
| 26  | 6298 PAINTED VALLEY PASS  |
| 27  | 6488 NICKLAUS VALLEY ROAD |
| 52  | 7059 PAINTED VALLEY PASS  |
| 53  | 7113 PAINTED VALLEY PASS  |
| 54  | 7165 PAINTED VALLEY PASS  |

**PROMONTORY  
PAINTED SHORES PHASE 1  
SUBDIVISION**

LYING WITHIN SECTION 13 &  
THE NORTH HALF OF SECTION 24,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
**FINAL PLAT**

DECEMBER 2016

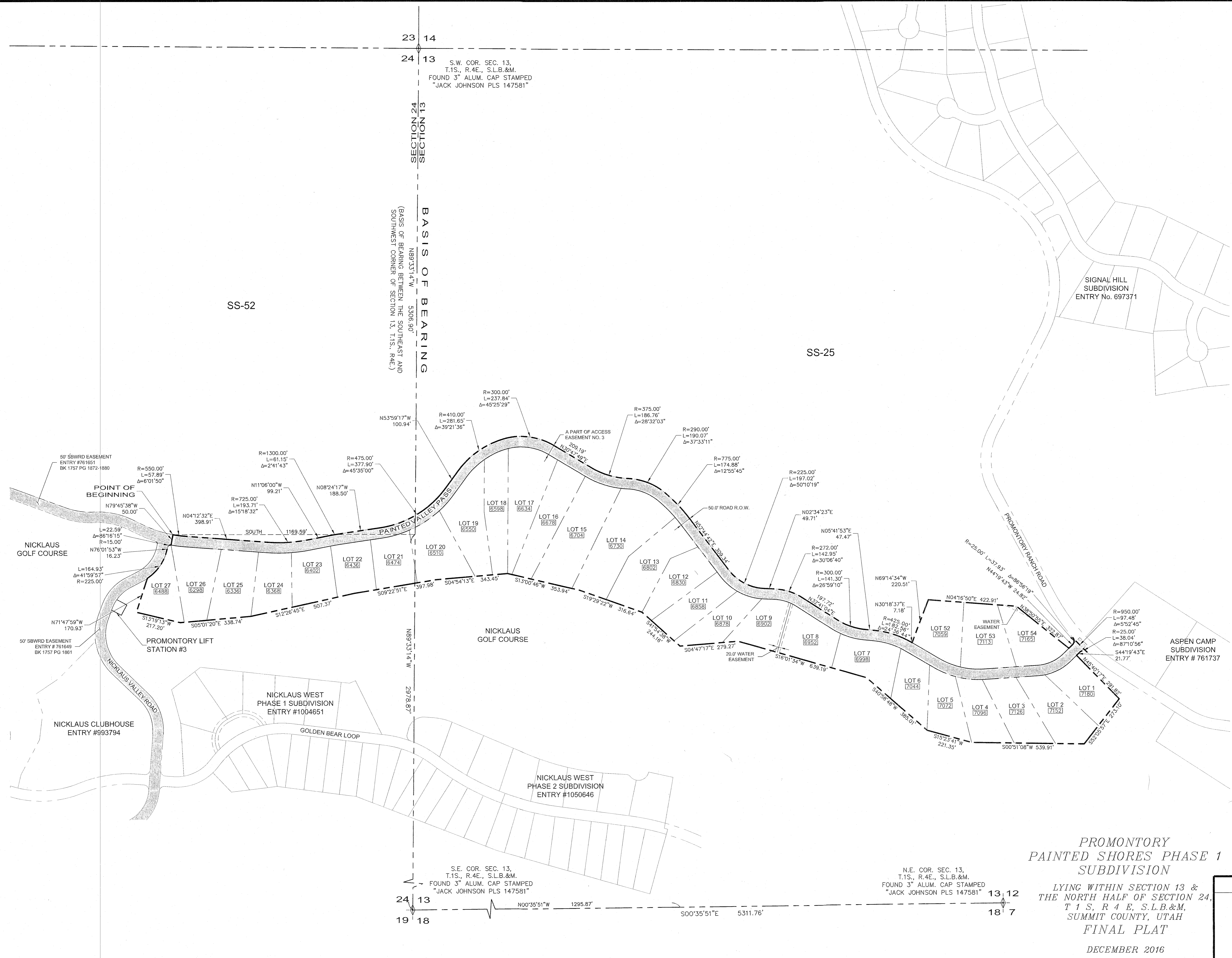
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Plot: PAGE 1/1  
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FEE: 180.00 BY PROMONTORY DEVELOPMENT LLC

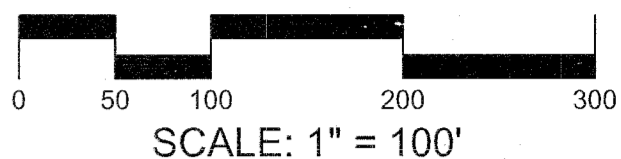
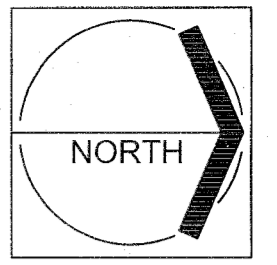
**SHEET 3 OF 5**

RECORDED

ENTRY NO. \_\_\_\_\_  
STATE OF UTAH COUNTY OF SUMMIT  
DATE \_\_\_\_\_ TIME \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
COUNTY RECORDER



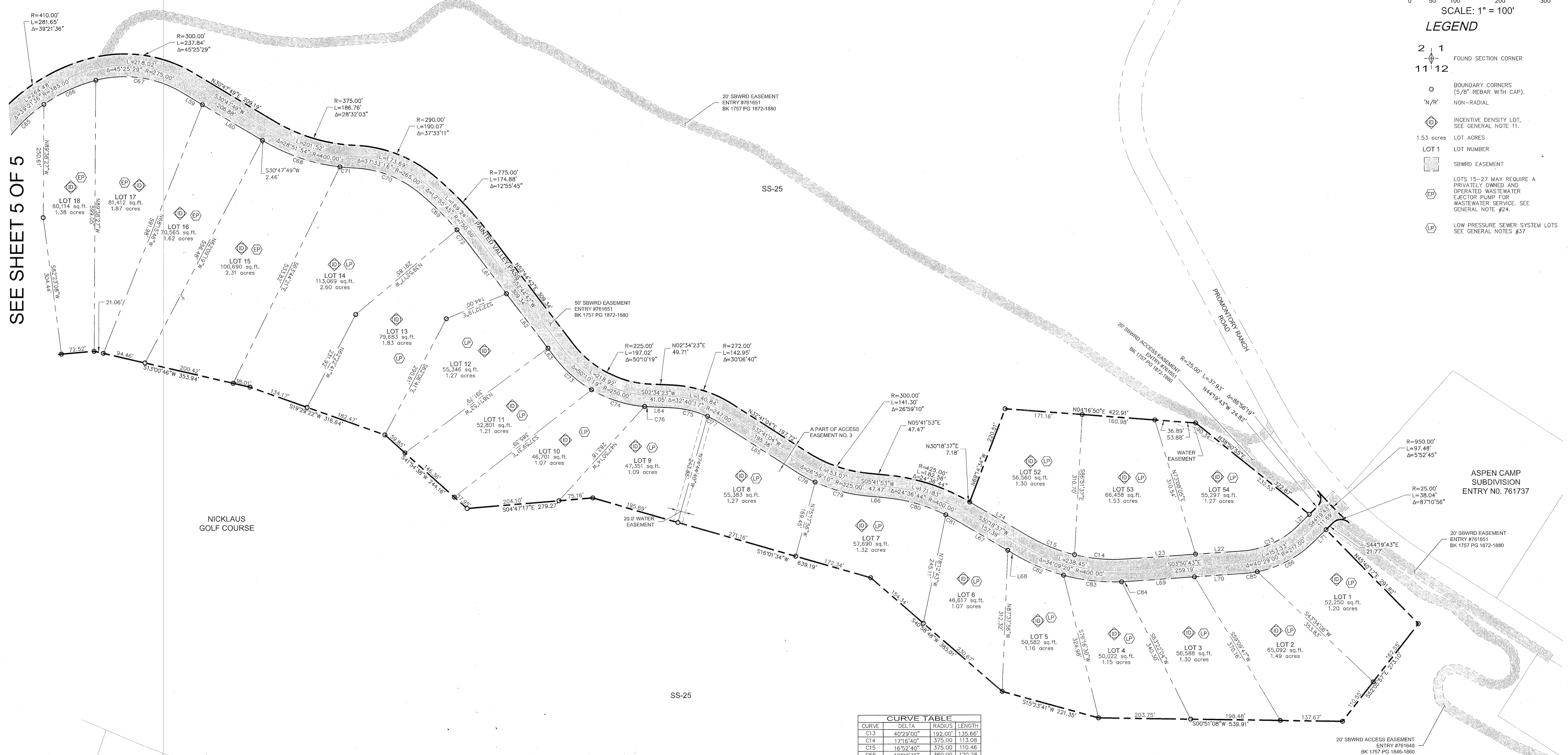
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File name: Promontory Painted Shores Phase 1 Plat.dwg | Plot date: December 12, 2016 | Plotted by: Brian



**LEGEND**

- 2 1 FOUND SECTION CORNER
- 11 12
- BOUNDARY CORNERS (5/8" REBAR WITH CAP).
- N/R/ NON-RADIAL
- ⊙ INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- 1.53 acres LOT ACRES
- LOT 1 LOT NUMBER
- ▨ SBWRD EASEMENT
- EP LOTS 15-27 MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE #24.
- LP LOW PRESSURE SEWER SYSTEM LOTS SEE GENERAL NOTES #37

SEE SHEET 5 OF 5



| CURVE | DELTA     | RADIUS  | LENGTH  |
|-------|-----------|---------|---------|
| C13   | 40°29'00" | 192.00' | 135.66' |
| C14   | 17°16'40" | 375.00' | 113.08' |
| C15   | 16°52'40" | 375.00' | 110.46' |
| C65   | 19°02'32" | 360.00' | 120.28' |
| C66   | 20°13'01" | 360.00' | 127.03' |
| C67   | 45°25'29" | 250.00' | 198.20' |
| C68   | 24°37'25" | 425.00' | 180.18' |
| C69   | 9°13'20"  | 725.00' | 116.70' |
| C70   | 37°33'11" | 240.00' | 157.30' |
| C71   | 41°43'38" | 425.00' | 31.48'  |
| C72   | 3°42'24"  | 725.00' | 46.90'  |
| C73   | 22°36'51" | 275.00' | 108.54' |
| C74   | 25°48'35" | 275.00' | 123.88' |
| C75   | 21°40'58" | 222.00' | 84.01'  |
| C76   | 1°44'53"  | 275.00' | 8.39'   |
| C77   | 8°25'42"  | 222.00' | 32.06'  |
| C78   | 8°00'03"  | 350.00' | 48.87'  |
| C79   | 18°59'07" | 350.00' | 115.97' |
| C80   | 20°53'10" | 375.00' | 136.70' |
| C81   | 3°43'34"  | 375.00' | 24.39'  |
| C82   | 15°06'34" | 425.00' | 112.08' |
| C83   | 17°28'27" | 425.00' | 129.62' |
| C84   | 1°34'19"  | 425.00' | 11.66'  |
| C85   | 7°09'25"  | 242.00' | 30.23'  |
| C86   | 33°19'56" | 242.00' | 140.76' |

| LINE | LENGTH  | BEARINGS    |
|------|---------|-------------|
| L21  | 38.25'  | N44°19'43"W |
| L22  | 103.45' | N03°50'43"W |
| L23  | 155.74' | S03°50'43"E |
| L24  | 150.21' | S30°18'37"W |
| L25  | 52.24'  | N30°47'49"E |
| L26  | 154.50' | N30°47'49"E |
| L27  | 131.93' | S52°44'42"W |
| L28  | 151.59' | N52°44'42"E |
| L29  | 25.82'  | S52°44'42"W |
| L30  | 49.71'  | N02°34'23"E |
| L31  | 197.72' | S32°41'04"W |
| L32  | 47.47'  | S05°41'53"W |
| L33  | 133.82' | S30°18'37"W |
| L34  | 23.56'  | S30°18'37"W |
| L35  | 149.96' | N03°50'43"W |
| L36  | 109.23' | S03°50'43"E |
| L37  | 41.09'  | N44°19'43"W |

**PROMONTORY  
PAINTED SHORES PHASE 1  
SUBDIVISION**

LYING WITHIN SECTION 13 &  
THE NORTH HALF OF SECTION 24,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH

**FINAL PLAT**

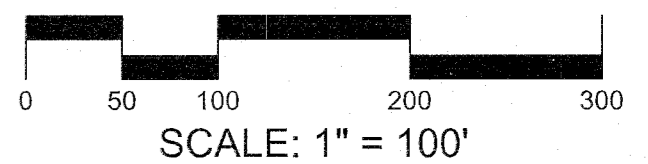
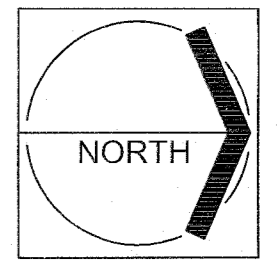
DECEMBER 2016

**ENTRY NO. 01061467**  
01/06/2017 03:43:53 PM B: 2392 P: 0684  
PLAT PAGE 1/1  
BY: TRUSSARDI, SUMMIT COUNTY RECORDER  
FEE: \$180.00 BY: PROMONTORY DEVELOPMENT LLC

**SHEET 4 OF 5**

RECORDED

ENTRY NO. \_\_\_\_\_  
STATE OF UTAH COUNTY OF SUMMIT  
DATE \_\_\_\_\_ TIME \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
COUNTY RECORDER



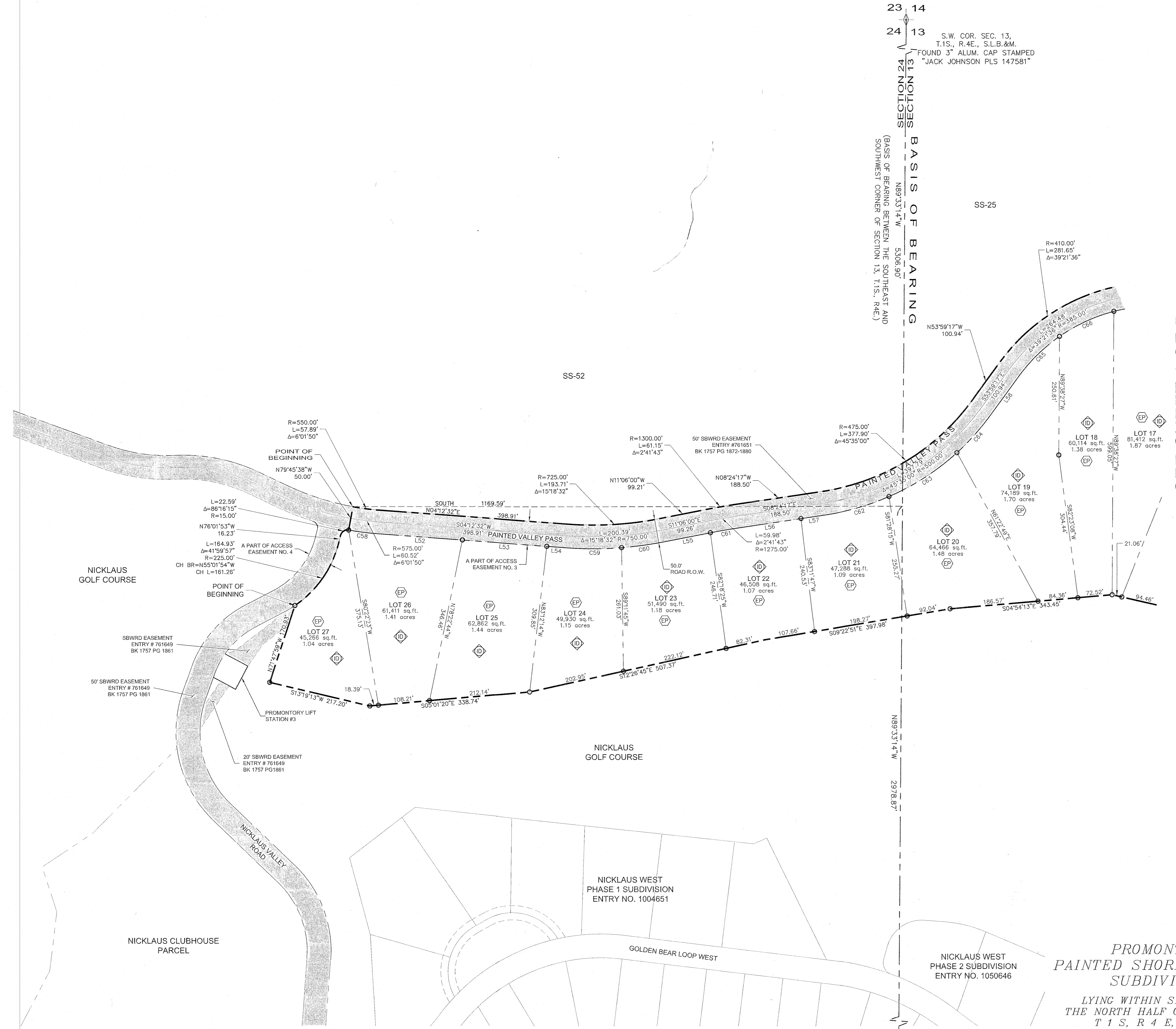
**LEGEND**

- 2 1 FOUND SECTION CORNER
- 11 12 BOUNDARY CORNERS (5/8" REBAR WITH CAP).
- 'N/R' NON-RADIAL
- ID INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- 1.53 acres LOT ACRES
- LOT 1 LOT NUMBER
- SBWRD EASEMENT
- EP LOTS 15-27 MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE #24.

23 14  
24 13  
S.W. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED  
"JACK JOHNSON PLS 147581"

SECTION 23  
SECTION 14  
BASIS OF BEARING  
(BASIS OF BEARING BETWEEN THE SOUTHEAST AND SOUTHWEST CORNER OF SECTION 13, T.1S., R.4E.)

SEE SHEET 4 OF 5



| LINE | LENGTH | BEARINGS    |
|------|--------|-------------|
| L52  | 178.18 | N04°12'32"E |
| L53  | 178.68 | S04°12'32"W |
| L54  | 42.06  | S04°12'32"W |
| L55  | 99.26  | S11°06'00"E |
| L56  | 134.62 | S08°24'17"E |
| L57  | 53.88  | N08°24'17"W |
| L58  | 100.94 | S53°59'17"E |

| CURVE | DELTA     | RADIUS  | LENGTH |
|-------|-----------|---------|--------|
| C58   | 6°01'50"  | 600.00  | 63.15  |
| C59   | 8°34'37"  | 775.00  | 116.02 |
| C60   | 6°43'55"  | 775.00  | 91.06  |
| C61   | 2°41'43"  | 1250.00 | 58.80  |
| C62   | 15°08'11" | 525.00  | 138.69 |
| C63   | 18°41'24" | 525.00  | 171.28 |
| C64   | 11°45'24" | 525.00  | 107.73 |
| C65   | 19°08'35" | 360.00  | 120.28 |
| C66   | 20°13'01" | 360.00  | 127.03 |

**ENTRY NO. 01061467**  
01/06/2017 03:43:53 PM B: 2392 P: 0684  
FILED IN TRUSSELL SUMMIT COUNTY RECORDER  
FILED 100.00 BY PROMONTORY DEVELOPMENT, LLC  
FEE \$30.00

**PROMONTORY  
PAINTED SHORES PHASE 1  
SUBDIVISION**  
LYING WITHIN SECTION 13 &  
THE NORTH HALF OF SECTION 24,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
**FINAL PLAT**  
DECEMBER 2016

**SHEET 5 OF 5**

RECORDED

ENTRY NO. \_\_\_\_\_  
STATE OF UTAH COUNTY OF SUMMIT  
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24 13  
19 18  
S.E. COR. SEC. 13,  
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