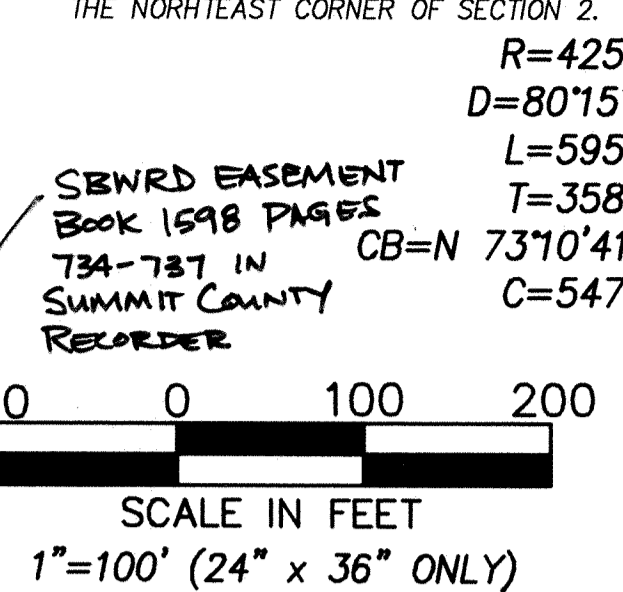


**OPEN SPACE TRACT 4**  
 13,354 S.F.  
 0.31 AC

**OPEN SPACE TRACT 2**  
 28,587 S.F.  
 0.66 AC

**OPEN SPACE TRACT 3**  
 9,533 S.F.  
 0.22 AC



**OPEN SPACE PARK AND CONSERVANCY TRAIL (PRIVATE)**  
 326,542 S.F.  
 7.50 AC

- LEGEND**
- CENTER LINE
  - LOT LINE
  - PROPERTY LINE
  - - - EASEMENT LINE
  - ⊙ 5/8" x 24" REBAR & CAP  
 LS#259961 TO BE SET
  - ⊙ STREET MONUMENT TO BE SET
  - EBD ESTATE BASE LOT DENSITY
  - ID INCENTIVE DENSITY
  - EP LOT REQUIRING EJECTOR PUMP

**OPEN SPACE TRACT 1**  
 0.03 AC

**SUMMIT COUNTY SHERIFF**  
 APPROVED AND ACCEPTED THIS 1st  
 DAY OF Aug 2003

**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.

**COUNTY PLANNING COMMISSION**  
 APPROVED AND ACCEPTED BY  
 SNYDERVILLE BASIN PLANNING  
 COMMISSION THIS 20th DAY OF Aug  
 2003

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS 21st  
 DAY OF April 2005

**RECORDED**  
 ENTRY NO. 734946 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 STATE OF Utah COUNTY OF Summit  
 DATE: 5-3-2005 TIME 15:26 P.M.  
 FEE: 6163.00  
 RECORDED AT THE REQUEST OF: Pivotal Promontory

**UTAH POWER**  
 THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN  
 APPROVED AND ACCEPTED THIS 31st DAY OF JULY 2003

**MOUNTAIN REGIONAL WATER SPECIAL SERVICE DIST.**  
 APPROVED AND ACCEPTED THIS 22 DAY OF July  
 2003

**MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT,**  
 AUTHORIZED AGENT

**COUNTY COMMISSION APPROVAL**  
 PRESENTED TO THE BOARD OF Summit COUNTY  
 COMMISSIONERS THIS 16th DAY OF July 2003 AT WHICH  
 TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

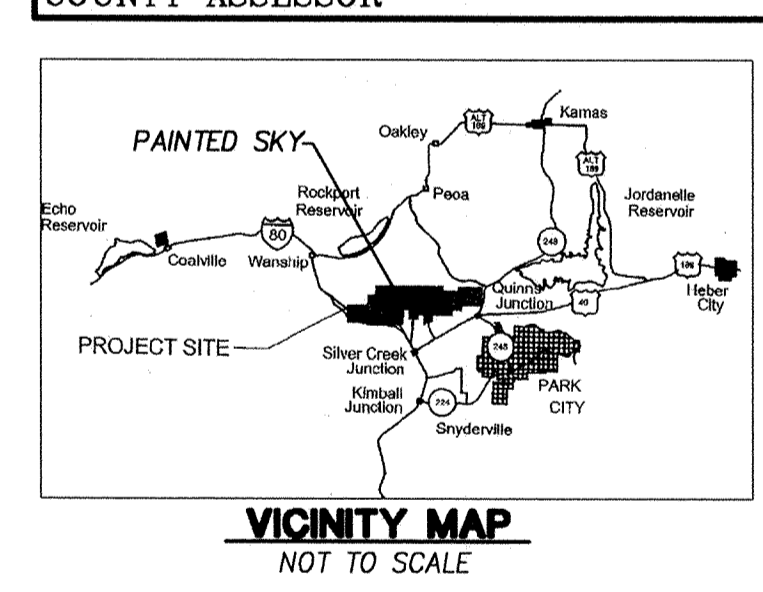
**PARK CITY FIRE SERVICE DIST.**  
 APPROVED AND ACCEPTED THIS 22nd  
 DAY OF July 2003

**PARK CITY FIRE SERVICE DISTRICT,**  
 FIRE MARSHAL

**SUMMIT COUNTY HEALTH DEPT.**  
 APPROVED AND ACCEPTED THIS 20th  
 DAY OF July 2003

**SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT**  
 APPROVED AND ACCEPTED THIS 30th  
 DAY OF July 2003

**COUNTY ASSESSOR**  
 REVIEWED AND ACCEPTED BY THE  
 SUMMIT COUNTY ASSESSOR THIS 29th  
 DAY OF April 2005



**NOTES**

1. THIS SUBDIVISION PLAT IS BASED ON AN ALTA SURVEY DONE BY THE JACK JOHNSON COMPANY FOR PIVOTAL PROMONTORY L.L.C. DATED 8-09-03 AND RECORDED FILE NO. S-3682 AT THE SUMMIT COUNTY RECORDERS OFFICE.
2. FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON, WHETHER BY DEED, REQUEST, DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE.
3. ALL LOTS/STRUCTURES WITHIN THIS DEVELOPMENT MUST MEET ALL BUILDING PERMIT REQUIREMENTS AT THE TIME OF BUILDING PERMIT ISSUANCE.
4. ALL LOTS ARE SINGLE-FAMILY DWELLING EXCEPT AREAS DESIGNATED AS OPEN SPACE SHOWN HEREON.

**DEVELOPER**  
 PIVOTAL / PROMONTORY DEVELOPMENT L.L.C.  
 6531 NORTH LANDMARK DRIVE  
 PARK CITY, UTAH 84098

**SHEET 1 OF 2**

**SURVEYOR'S CERTIFICATE**  
 I, Derrick S. Smith, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 259961 as prescribed under the laws of the State of Utah, I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be known as:

**PAINTED SKY**  
 and that the same has been correctly surveyed and staked on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**  
 Beginning at a point which is North 89°11'05" West, along the section line 4018.63 feet and North 00°48'55" East, 277.12 feet from the Southeast corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence South 36°36'17" West, 318.47 feet; thence South 84°02'02" West, 61.43 feet; thence South 65°18'03" West, 359.77 feet; thence South 81°52'23" West, 368.94 feet; thence South 52°30'44" West, 290.42 feet; thence South 80°37'06" West, 355.50 feet; thence South 69°23'13" West, 312.52 feet to a point on a non-tangent 1137.05 foot radius curve to the right; thence along said curve 45.19 feet through a central angle of 02°16'37" (chord bears North 27°45'08" West, 45.18 feet); thence North 71°12'17" East, 251.30 feet; thence North 13°22'39" West, 594.27 feet; thence South 77°02'14" West, 279.15 feet; thence North 12°57'52" West, 416.21 feet to a point on a 1225.00 foot radius curve to the left; thence along said curve 300.30 feet through a central angle of 14°02'44" (chord bears North 19°59'08" West, 299.55 feet); thence North 27°00'30" West, 378.05 feet to a point on a 175.00 foot radius curve to the right; thence along said curve 428.56 feet through a central angle of 140°18'42" (chord bears North 43°08'51" East, 329.22 feet); thence South 66°41'48" East, 577.49 feet to a point on a 425.00 foot radius curve to the left; thence along said curve 595.27 feet through a central angle of 80°15'02" (chord bears North 73°10'41" East, 547.79 feet); thence North 33°03'10" East, 338.89 feet to a point on a 225.00 foot radius curve to the right; thence along said curve 244.12 feet through a central angle of 62°09'53" (chord bears North 64°08'07" East, 232.32 feet); thence South 26°33'22" East, 1572.75 feet to the point of beginning.

Contains: 66.33 acres

**DERRICK S. SMITH**  
 DATE: 8-20-03

**OWNER'S DEDICATION AND CONSENT TO RECORD**  
 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 "Painted Sky", does hereby dedicate to the Promontory Conservancy, Inc., for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways

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 "Painted Sky", does hereby dedicate to the Promontory Conservancy, Inc. for perpetual use for landscaping, open space and other amenity uses, those parcels of land shown on this plat as Tract 1 and Tract 2.

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 16th day of July 2003

Pivotal Promontory Development, L.L.C.

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

By: F. Francis Najafi as Trustee of the F. Francis Najafi Family Trust  
 Its: Administrative Member

**ACKNOWLEDGEMENT**  
 State of Utah  
 County of Summit

The foregoing was acknowledged before me this 16th day of July 2003 by F. Francis Najafi, Trustee of the F. Francis Najafi Family Trust, Administrative Member of Pivotal Group X, LLC, Administrative Member of Pivotal Promontory Development, L.L.C.

**PAINTED SKY**  
 LOCATED IN SECTIONS 11, 12, 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SUMMIT COUNTY, UTAH

PREPARED BY:

**PEPG ENGINEERING, L.L.C.**  
 421 W. 12300 S. #400 • DRAPER, UT 84020  
 PH: (801) 562-2521 • FAX: (801) 562-2551

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS 21st  
 DAY OF April 2005

**COUNTY ATTORNEY**



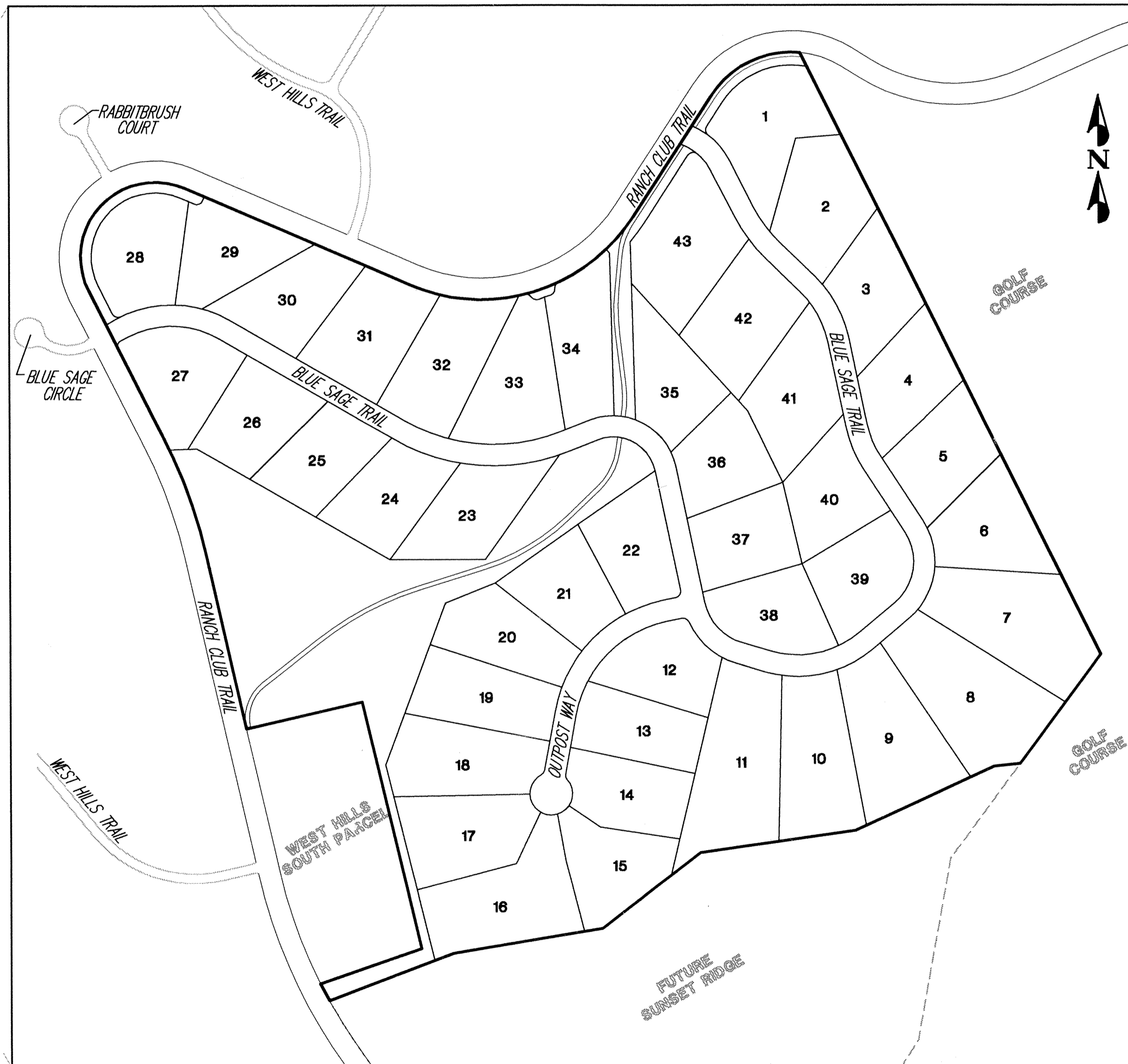
TOTAL ACREAGES	
DESCRIPTION	ACRES
TOTAL ACREAGE OF PAINTED SKY	66.33
TOTAL ACREAGE OF LOTS	52.60
TOTAL ACREAGE OF RIGHT OF WAY	5.02
TOTAL ACREAGE OF OPEN SPACE	8.71

# PROMONTORY - PAINTED SKY

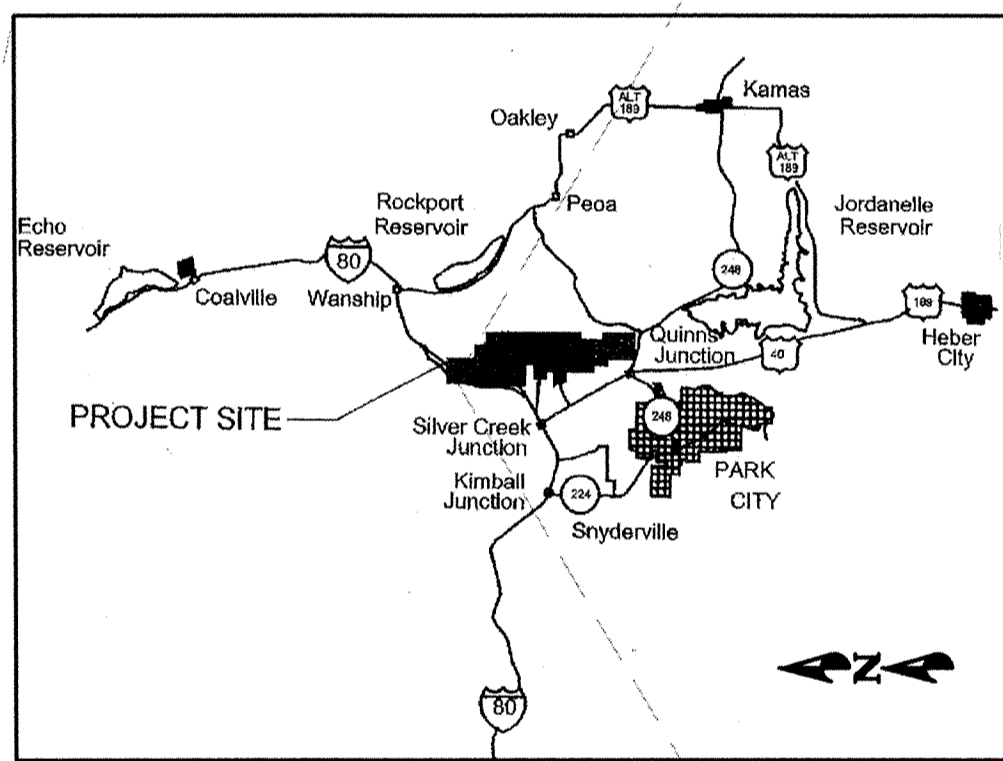
LOCATED IN SECTIONS 11, 12, 13, & 14  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN.  
SUMMIT COUNTY, UTAH

ADDRESS TABLE			
LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	3468 Blue Sage Trail	15	7586 Outpost Way
2	3420 Blue Sage Trail	16	7587 Outpost Way
3	3380 Blue Sage Trail	17	7591 Outpost Way
4	3340 Blue Sage Trail	18	7595 Outpost Way
5	3304 Blue Sage Trail	19	7611 Outpost Way
6	3278 Blue Sage Trail	20	7625 Outpost Way
7	3264 Blue Sage Trail	21	7641 Outpost Way
8	3244 Blue Sage Trail	22	7659 Outpost Way
9	3222 Blue Sage Trail	22	3102 Blue Sage Trail
10	3198 Blue Sage Trail	23	2994 Blue Sage Trail
11	3174 Blue Sage Trail	24	2958 Blue Sage Trail
12	3150 Blue Sage Trail	25	2924 Blue Sage Trail
12	7644 Outpost Way	26	2888 Blue Sage Trail
13	7612 Outpost Way	27	2832 Blue Sage Trail
14	7594 Outpost Way	28	2817 Blue Sage Trail
		29	7962 N. Ranch Club Trail
		30	8090 N. Ranch Club Trail
		31	8104 N. Ranch Club Trail
		32	8136 N. Ranch Club Trail
		33	8156 N. Ranch Club Trail
		34	8176 N. Ranch Club Trail
		35	3061 Blue Sage Trail
		36	3087 Blue Sage Trail
		37	3117 Blue Sage Trail
		38	3179 Blue Sage Trail
		39	3249 Blue Sage Trail
		40	3325 Blue Sage Trail
		41	3375 Blue Sage Trail
		42	3425 Blue Sage Trail
		43	3469 Blue Sage Trail

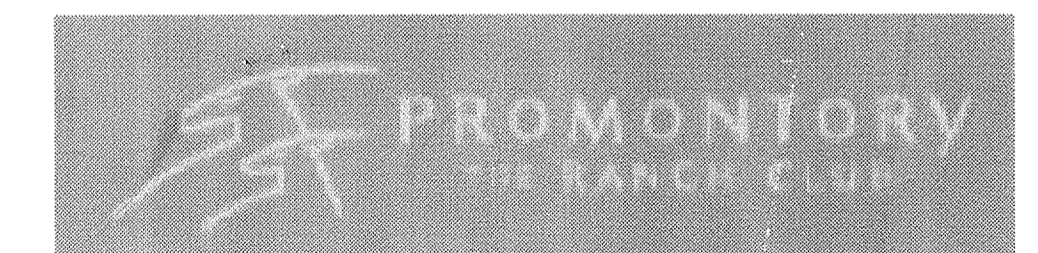
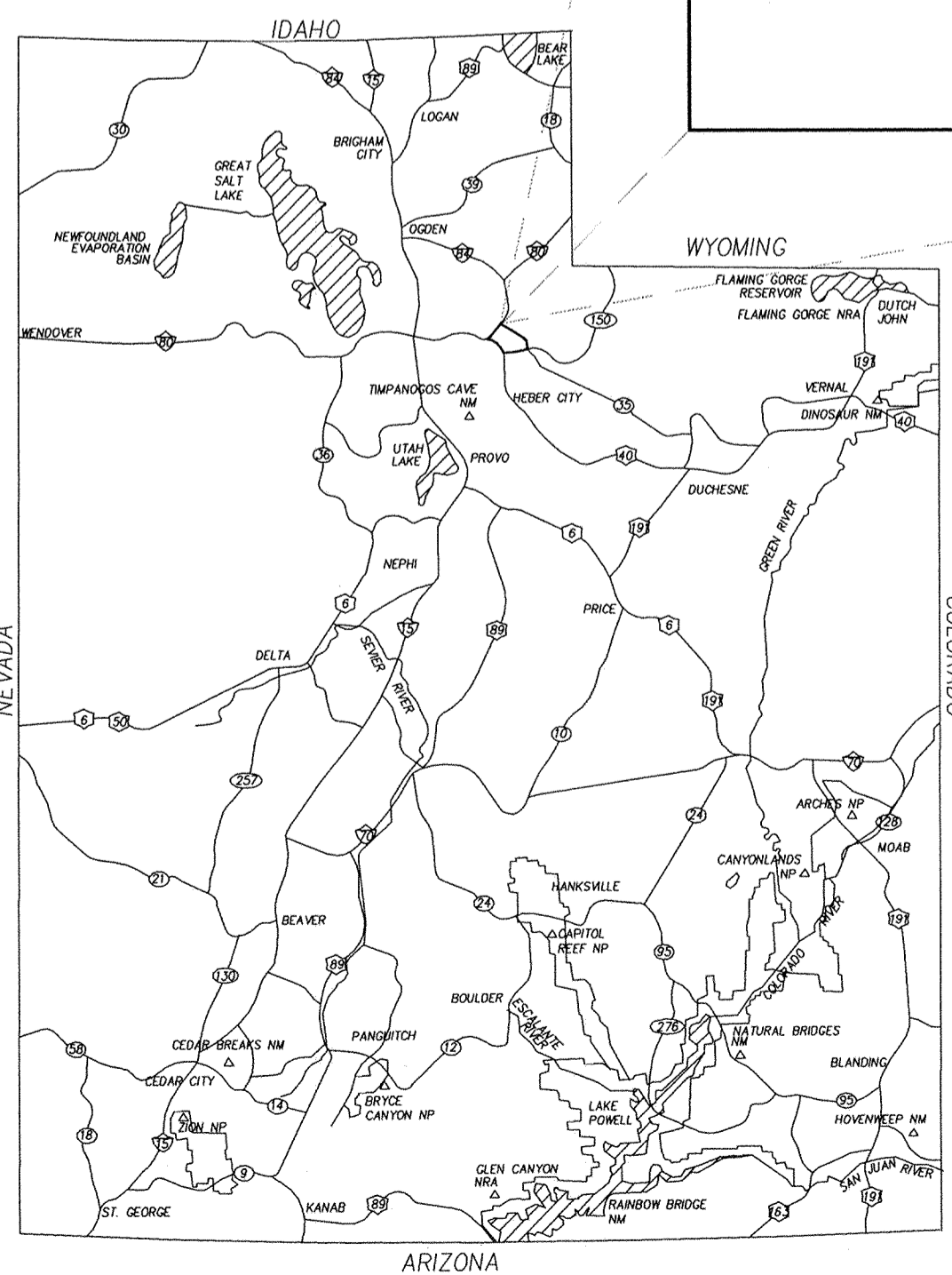
INDEX OF SHEETS	
1	TITLE SHEET
1.A	GENERAL NOTES & REVISION TRACKING
N/A	FINAL PLAT (2 SHEETS)
2	OVERALL GRADING & DRAINAGE PLAN
3	OVERALL SEWER PLAN
4	OVERALL EROSION CONTROL PLAN
5	PLAN & PROFILE INDEX SHEET
PLAN & PROFILE SHEETS	
C1	BLUE SAGE TRAIL (STA. 100+00 ~ 105+00)
C2	BLUE SAGE TRAIL (STA. 105+00 ~ 110+00)
C3	BLUE SAGE TRAIL (STA. 110+00 ~ 115+00)
C4	BLUE SAGE TRAIL (STA. 115+00 ~ 120+00)
C5	BLUE SAGE TRAIL (STA. 120+00 ~ 125+00)
C6	BLUE SAGE TRAIL (STA. 125+00 ~ 130+00)
C7	BLUE SAGE TRAIL (STA. 130+00 ~ 135+00)
C8	BLUE SAGE TRAIL (STA. 135+00 ~ 137+15)
C9	OUTPOST WAY (STA. 140+00 ~ 144+00)
C10	OUTPOST WAY (STA. 144+00 ~ 146+18)
CROSS SECTIONS SHEETS	
X1	BLUE SAGE TRAIL (STA. 100+00 ~ 109+50)
X2	BLUE SAGE TRAIL (STA. 110+00 ~ 117+00)
X3	BLUE SAGE TRAIL (STA. 117+50 ~ 127+50)
X4	BLUE SAGE TRAIL (STA. 128+00 ~ 137+00)
X5	OUTPOST WAY (STA. 140+00 ~ 146+00)
X6	CULVERT CROSS SECTIONS
D1	ROADWAY TYPICAL SECTIONS & DETAILS
D2	GUARDRAIL TYPICAL SECTIONS & DETAILS
D3	SEWER LINE TYPICAL SECTIONS & DETAILS
D4	SNYDERVILLE BASIN W.R.D. STANDARD DETAILS
D5-D5A	SNYDERVILLE BASIN W.R.D. STANDARD DETAILS
D6	WATER LINE TYPICAL SECTIONS & DETAILS
D7	STORM DRAIN TYPICAL SECTIONS & DETAILS
D8	EROSION CONTROL TYPICAL SECTIONS & DETAILS
D9	EROSION CONTROL TYPICAL SECTIONS & DETAILS



SITE MAP  
N.T.S.



VICINITY MAP  
N.T.S.



PREPARED FOR:  
AMES CONSTRUCTION INC.  
3737 WEST 2100 SOUTH  
WEST VALLEY CITY, UTAH 84120  
PHONE: (801) 977-8012

**PEPG ENGINEERING, L.L.C.**  
421 W. 12300 S. #400 • DRAPER, UT 84020  
PH: (801) 562-2521 • FAX: (801) 562-2551  
CIVIL ENGINEERING • LAND SURVEYING • GPS  
WETLANDS • CONSTRUCTION MANAGEMENT  
LAND PLANNING • ENVIRONMENTAL

Entry No. 734946  
Date: 5-3-2005 Time: 15:26 P.M.  
Recorded at request of: Pivotal Promontory Development LLC  
Fee: \$163.00  
8/15/03  
Alan Spitzer

