

GENERAL NOTES:

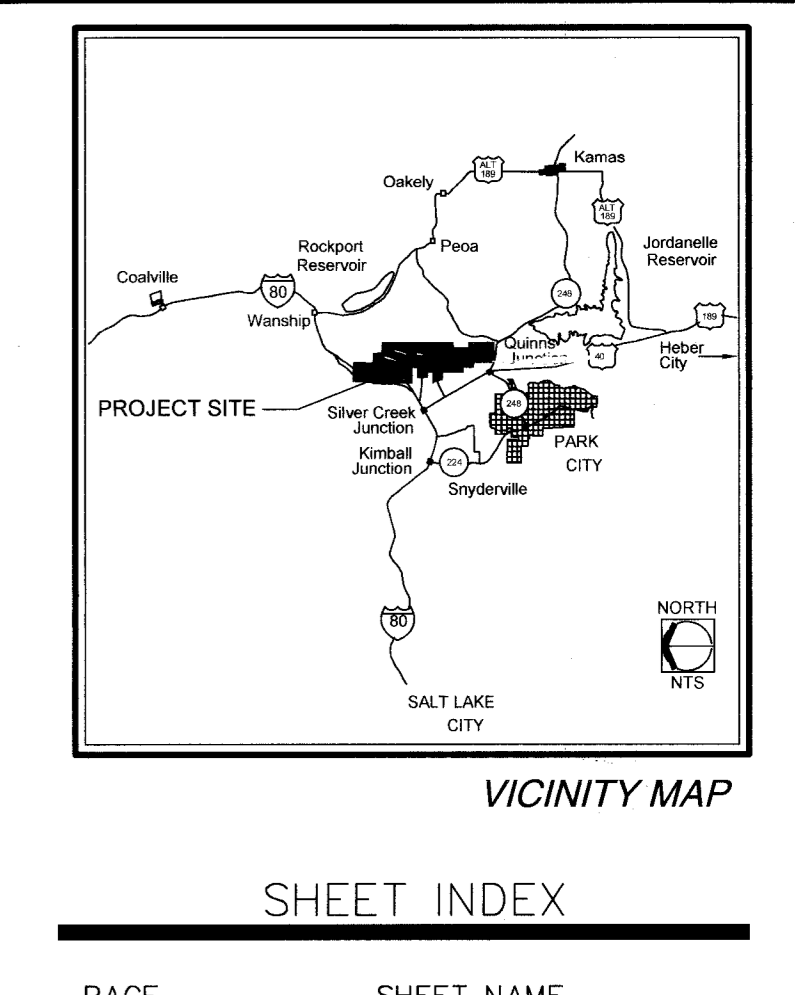
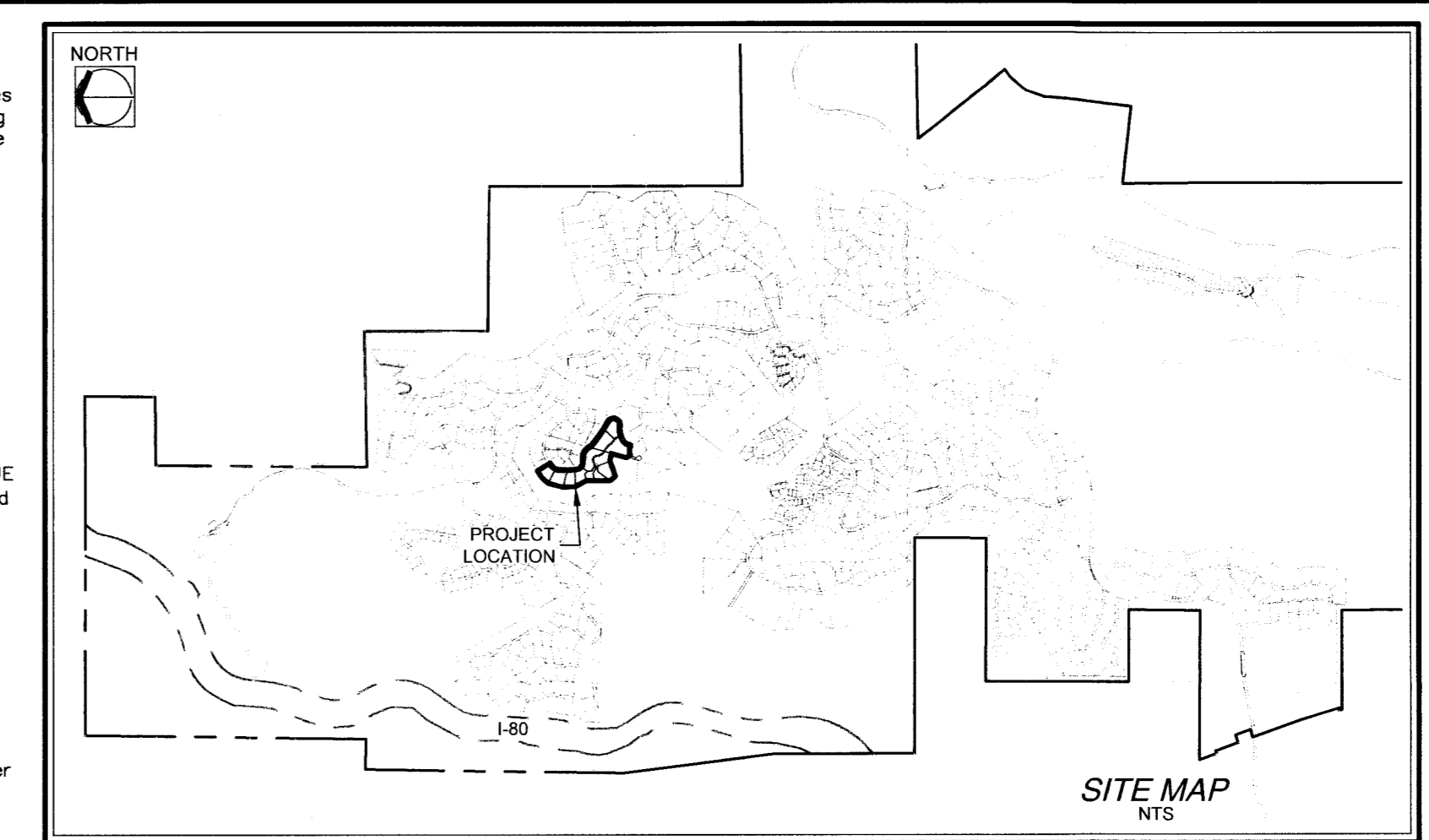
- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions...
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant...
3. The maximum height limit of any residence proposed for construction in PINNACLE is 32' from existing grade...
4. Section 11-2-4(f) of the Eastern Summit County Development Code prohibits development on natural grade slopes in excess of thirty percent (30%)...

GENERAL NOTES (CONTINUED):

- 20. Promontory contains extensive areas of open space. Open space areas designated on the plat shall be preserved in open space condition...
21. Principal resident, guest, and construction vehicle access shall be maintained through Tallgate Canyon...
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations...
23. All lots on this plat are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines...

GENERAL NOTES (CONTINUED):

- 40. (continued) or modification of the building envelope will require the approval of Summit County for a lot in low application to prescriptive rights...
41. Pursuant to Utah code ann. § 54-3-27, this plat conveys to the owner(s) or operators of utility facilities the 10' wide non-exclusive underground utility easement ("P.U.E.")...
42. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements...
43. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE...



SURVEYOR'S CERTIFICATE: I, MICHAEL W. PURDY, certify that I am a Registered Land Surveyor and that I hold Certificate No. 334571 as prescribed by the laws of the State of Utah...

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

ACKNOWLEDGMENT: STATE OF UTAH COUNTY OF SUMMIT On this 26th day of September 2019, personally appeared before me F. Francis Najafi, who is the sole owner of Pinnacle at Promontory Development, LLC...

- 5. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course shown on the Plat...
6. Development on each lot will be limited to specific building disturbance areas, or a "building envelope" designated by the Declarant...
7. In addition to the limitations on building size and design restrictions, the Design Guidelines and any applicable Supplemental Design Guidelines may contain specific limitations regarding the amount and nature of landscaping and irrigation...
8. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on a lot...

- 29. 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...
30. 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...
31. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements...
32. Roofing materials, with the exception of plant materials on living roofs, must be non-combustible and approved by the PCFSD and the Design Reviewer...
33. An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit...

GENERAL NOTES CONTINUED ON SHEET 2

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, Pointed Valley Pass, Nicklaus Valley Road and Nicklaus Club Drive in this plat...

PINNACLE at PROMONTORY Phase 2 Subdivision LEGAL DESCRIPTION:

A parcel of land located in the Southwest Quarter of Section 1, the Southwest Quarter of Section 2 and the Northwest Quarter of Section 12 Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows: Beginning at a point which is South 89°20'39" East 240.63 feet along the section line and North 0°39'21" East 365.04 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian...

CORNERPOINT PROFESSIONAL LAND SURVEYS INC. 2075 So. Sir Monte Drive, St. George, UT 84770. ACCEPTED THIS 17th DAY OF Oct 2019 BY THE DOMINION ENERGY WHICH HAS COMMITTED TO PROVIDING SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS 15th DAY OF November 2019 BY: JEFF WARD GIS DIRECTOR THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT DATE 10/15/19

S.B.S.R.D. ROCKY MOUNTAIN POWER SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT. APPROVED THIS 30th DAY OF Oct 2019 BY: MICHAEL W. PURDY SUMMIT COUNTY ENGINEER DATE 10/15/19

MOUNTAIN REGIONAL WATER DISTRICT ACCEPTED THIS 17th DAY OF October 2019 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT. APPROVED THIS 31st DAY OF October 2019 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-31.4.

PUBLIC WORKS THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 17th DAY OF October 2019. BY: BRUCE G. ... DATE 11/1/19

ACCESS EASEMENT NO. 1: (PROMONTORY RANCH ROAD)

A 50.00 foot wide right-of-way lying 25.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89°42'38" West along the Section line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 172°15'11" West; thence Southeastery along the arc of said curve 143.34 feet to the center of which bears North 54°45'11"; thence South 175°25'58" 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 Southeastery along the arc of said curve 445.50 feet through a central angle of 170°0'02"; thence North 08°03'00" West 71.59 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 81°57'00" East; thence Northeastery along the arc 300.59 feet through a central angle of 114°56'12" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 16°53'12" East; thence Northeastery along the arc of said curve 244.28 feet through a central angle of 77°45'28"; thence North 28°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 Northeastery 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 which bears North 01°50'51" East; thence Northeastery 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 Northeastery along the arc of said curve 591.74 feet through a central angle of 84°45'38" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 31°13'38" East; thence Northeastery along the arc of said curve 350.38 feet through a central angle of 111°31'44"; thence North 09°41'54" East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northeastery along the arc of said curve 389.47 feet through a central angle of 143°58'01"; thence South 26°20'05" East 504.24 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 63°39'55" East; thence Southeastery 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 Southeastery 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 Southeastery 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°33'44" West; thence Southeastery 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 Southeastery along the arc of said curve 185.52 feet through a central angle of 70°51'43" to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears South 16°08'02" West; thence Southeastery 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 Southeastery along the arc of said curve 801.97 feet through a central angle of 36°02'19"; thence South 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 87°17'19" West; thence Southerly along the arc of said curve 345.79 feet through a central angle of 25°14'20"; thence South 22°31'39" West 190.55 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°28'21" West; thence Southwestery 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 Southwestery along the arc of said curve 347.82 feet through a central angle of 28°28'09"; thence South 04°41'54" West 61.80 feet to the North Line of said Section 2, Township 1 South, Range 4 East, said point being North 89°42'38" West along the Section Line 241.01 feet from said Northeast Closing Corner Section 2; thence South 04°41'54" West 514.66 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 85°18'06" East; thence Southeastery along the arc of said curve 186.79 feet through a central angle of 21°24'15"; thence South 16°42'21" East 885.72 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears South 73°17'39" West; thence Southeastery 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°39'58" East; thence Southeastery 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 Southeastery along the arc of said curve 759.17 feet through a central angle of 72°39'45"; 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 Southeastery along the arc of said curve 565.47 feet through a central angle of 39°16'17"; thence South 64°25'36" East 226.18 feet to a point of curvature of a 450.00 foot radius curve to the right, the center of which bears South 25°34'24" West; thence Southeastery 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 Southeastery 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 Southeastery 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 Southeastery along the arc of said curve 452.28 feet through a central angle of 43°11'24"; 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 Southeastery 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 Southeastery 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 Southwestery along the arc of said curve 698.47 feet through a central angle of 84°15'04"; thence South 68°42'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 21°17'48" East; thence Southeastery 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 Southeastery 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 Southeastery along the arc of said curve 644.76 feet through a central angle of 61°34'11"; thence South 32°08'10" East 330.66 feet to the North Line of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89°11'05" West along the Section Line 2250.17 feet from the Northeast Corner of said Section 13; thence South 32°08'10" East 147.22 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 57°51'50" East; thence Southeastery 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 Southeastery 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 Southwestery 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 Southwestery along the arc of said curve 658.56 feet through a central angle of 27°26'31" to a point of reverse curvature of a 350.00 foot radius curve to the right, the center of which bears North 82°57'01" West; thence Southwestery 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 Southwestery 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 Westery 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 Southwestery along the arc of said curve 855.07 feet through a central angle of 97°59'03"; thence South 19°03'08" West 160.57 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 70°56'52" West; thence Southwestery along the arc of said curve 576.66 feet through a central angle of 55°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" East along the Section Line 2118.93 feet from the Southwest Corner of said Section 13; thence South 74°07'10" West 23.37 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 15°52'50" East; thence Southwestery along the arc of said curve 24.79 feet through a central angle of 02°22'01"; thence South 71°45'09" West 198.60 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 18°14'51" West; thence Southwestery along the arc of said curve 211.52 feet through a central angle of 20°11'54"; thence North 88°02'57" West 1206.78 feet to a point of curvature of a 800.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence Southwestery 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 Southwestery along the arc of said curve 224.47 feet through a central angle of 10°43'04"; thence South 08°17'16" West 200.42 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 81°42'44" East; thence Southerly along the arc of said curve 203.57 feet through a central angle of 15°33'07"; thence South 07°15'51" East 185.53 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 82°44'09" West; thence Southerly along the arc of said curve 79.81 feet through a central angle of 09°08'44" to the South Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°45'21" East along the Section Line 207.87 feet from the South Quarter Corner of said Section 14; thence continuing Southerly along the arc of said last mentioned curve 178.03 feet through a central angle of 20°24'04"; thence South 22°16'56" West 178.56 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°43'04" West; thence Southwestery along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'28" 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 Southwestery along the arc of said curve 138.83 feet through a central angle of 07°57'15"; thence South 78°58'11" West 943.91 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 11°01'49" West; thence Southwestery along the arc of said curve 214.98 feet through a central angle of 12°19'03"; thence North 88°42'46" West 145.43 feet to the East Line of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 00°34'53" East along the Section Line 1042.67 feet from the Northeast Corner of said Section 22; thence North 88°42'46" West 494.23 feet to a point of curvature of a 993.00 foot radius curve to the left, the center of which bears South 01°17'14" West; thence Southwestery along the arc of said curve 461.64 feet through a central angle of 26°38'11"; thence South 64°39'03" West 544.89 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 25°20'57" West; thence Southwestery 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 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.

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 Northwestery 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 Northwestery 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 Northeastery 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 Northeastery 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 Northeastery 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 Northwestery 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 Northwestery 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 Northeastery along the arc of said curve 489.78 feet through a central angle of 140°18'42"; thence South 66°41'48" East 577.49 feet to a point of curvature of a 400.00 radius curve to the left, the center of which bears Northeastery 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 Northeastery 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 Southeastery along the arc of said curve 388.42 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°00'06" East; thence Northeastery 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 Northeastery 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 to the point of terminus.

GENERAL NOTES (CONTINUED FROM SHEET 1):

51. All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water 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 and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plots.

52. Lot 45 and Lot 47 can be serviced by a single privately owned and operated low pressure grinder pump station if the pump station is located above an elevation of 6,925 ft. If the grinder pump station is located below 6,925 ft, a secondary pump must be installed and located above an elevation of 6,925 ft.

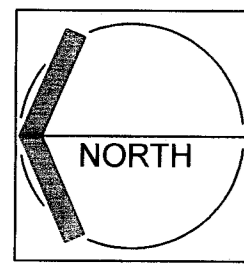
*PINNACLE AT
PROMONTORY
PHASE 2 SUBDIVISION
LYING WITHIN THE SOUTHWEST
QUARTER OF SECTION 1, SOUTHWEST
QUARTER OF SECTION 2 & NORTHWEST
QUARTER OF SECTION 12
T 1 S., R 4 E., S.L.B.&M.,
SUMMIT COUNTY, UTAH
FINAL PLAT
October 10, 2019*

SHEET 2 OF 3

RECORDED
ENTRY NO. 01121064
11/01/2019 03:50:20 PM B: 2538 P: 0524
PLAT PAGE 1/4 SUMMIT COUNTY RECORDER
FEE: \$174.00 BY PROMONTORY DEVELOPMENT, LLC
COUNTY RECORDER

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770
Call (435) 619-5528
mike.cpsurveying@gmail.com

Path: C:\Users\jpcorcor\Desktop\Projects\2019\01 - Pinnacle\01_Survey\...



LEGEND

- 6 7 FOUND SECTION CORNER
- 1 12
- PLASTIC CAPS "CORNERPOINT PLS 334571"
- (N/R) NON-RADIAL
- LOT 1 LOT NUMBER
- 0000 STREET ADDRESS
- LOTS 37, 38, 41 AND 44-52 WILL REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EFFLUENT PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTES #25 & #48.
- ◇ INCENTIVE DENSITY LOT, SEE GENERAL NOTE #11.

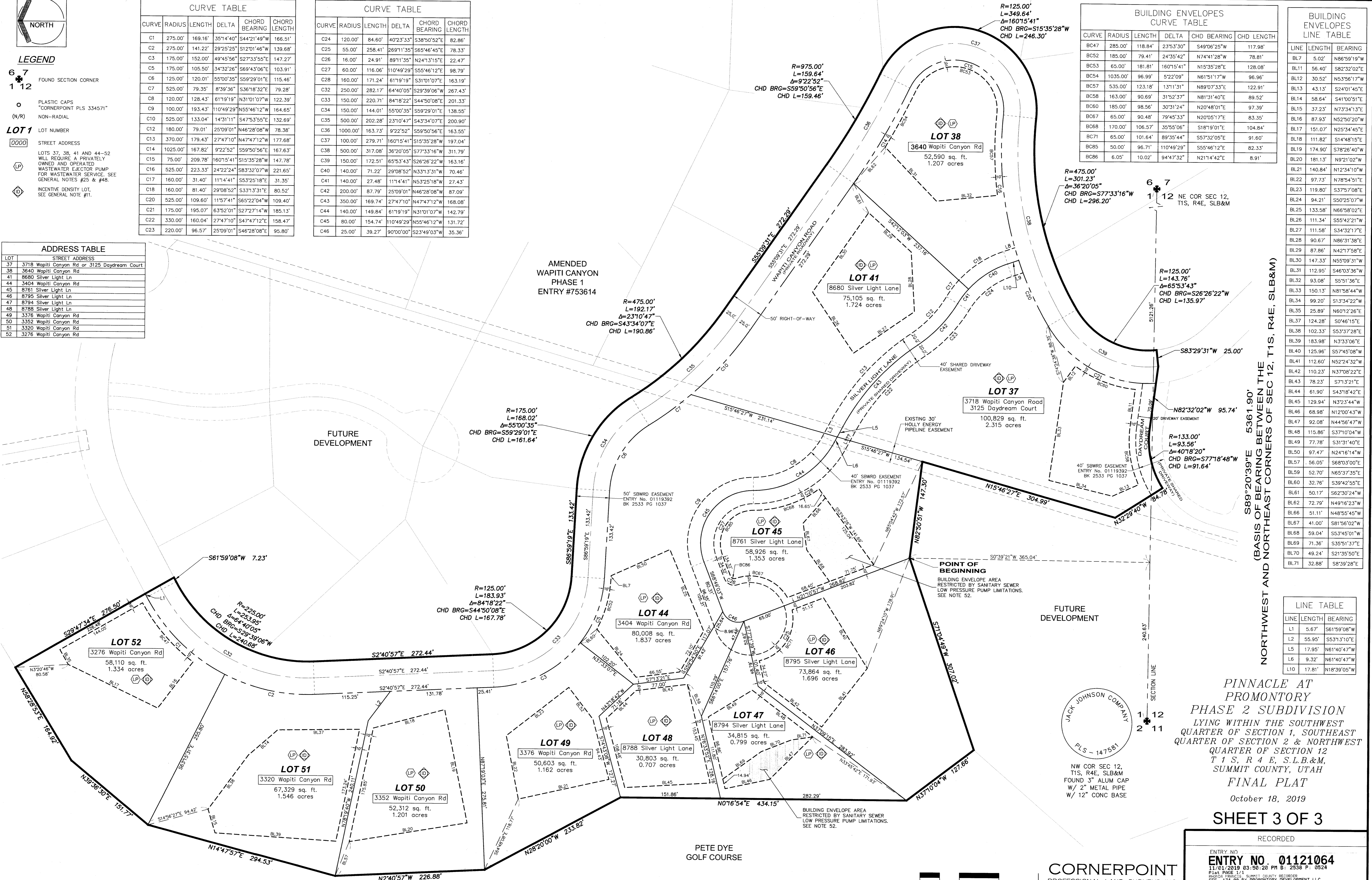
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00'	169.16'	35°14'40"	S44°21'49"W	166.51'
C2	275.00'	141.22'	29°25'25"	S12°01'46"W	139.68'
C3	175.00'	152.00'	49°45'56"	S27°33'55"E	147.27'
C5	175.00'	105.50'	34°32'26"	S69°43'06"E	103.91'
C6	125.00'	120.01'	55°00'35"	S59°29'01"E	115.46'
C7	525.00'	79.35'	8°39'36"	S36°18'32"E	79.28'
C8	120.00'	128.43'	61°19'19"	N31°01'07"W	122.39'
C9	100.00'	193.43'	110°49'29"	N55°46'12"W	164.65'
C10	525.00'	133.04'	14°31'11"	S47°53'55"E	132.69'
C12	180.00'	79.01'	25°09'01"	N46°28'08"W	78.38'
C13	370.00'	179.43'	27°47'10"	N47°47'12"W	177.68'
C14	1025.00'	167.82'	9°22'52"	S59°50'56"E	167.63'
C15	75.00'	209.78'	160°15'41"	S15°35'28"W	147.78'
C16	525.00'	223.33'	24°22'24"	S83°32'07"W	221.65'
C17	160.00'	31.40'	11°14'41"	S53°25'18"E	31.35'
C18	160.00'	81.40'	29°08'52"	S33°13'31"E	80.52'
C20	525.00'	109.60'	11°57'41"	S65°22'04"W	109.40'
C21	175.00'	195.07'	63°52'01"	S27°27'14"W	185.13'
C22	330.00'	160.04'	27°47'10"	S47°47'12"E	158.47'
C23	220.00'	96.57'	25°09'01"	S46°28'08"E	95.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C24	120.00'	84.60'	40°23'33"	S38°50'52"E	82.86'
C25	55.00'	258.41'	269°11'35"	S65°46'45"E	78.33'
C26	16.00'	24.91'	89°11'35"	N24°13'15"E	22.47'
C27	60.00'	116.06'	110°49'29"	S55°46'12"E	98.79'
C28	160.00'	171.24'	61°19'19"	S31°01'07"E	163.19'
C32	250.00'	282.17'	64°40'05"	S29°39'06"W	267.43'
C33	150.00'	220.71'	84°18'22"	S44°50'08"E	201.33'
C34	150.00'	144.01'	55°00'35"	S59°29'01"E	138.55'
C35	500.00'	202.28'	23°10'47"	S43°34'07"E	200.90'
C36	1000.00'	163.73'	9°22'52"	S59°50'56"E	163.55'
C37	100.00'	279.71'	160°15'41"	S15°35'28"W	197.04'
C38	500.00'	317.08'	36°20'05"	S77°33'16"W	311.79'
C39	150.00'	172.51'	65°53'43"	S26°26'22"W	163.16'
C40	140.00'	71.22'	29°08'52"	N33°13'31"W	70.46'
C41	140.00'	27.48'	11°14'41"	N53°25'18"W	27.43'
C42	200.00'	87.79'	25°09'01"	N46°28'08"W	87.09'
C43	350.00'	169.74'	27°47'10"	N47°47'12"W	168.08'
C44	140.00'	149.84'	61°19'19"	N31°01'07"W	142.79'
C45	80.00'	154.74'	110°49'29"	N55°46'12"W	131.72'
C46	25.00'	39.27'	90°00'00"	S23°49'03"W	35.36'

BUILDING ENVELOPES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BC47	285.00'	118.84'	23°53'30"	S49°06'25"W	117.98'
BC52	185.00'	79.41'	24°35'42"	N74°41'28"W	78.81'
BC53	65.00'	181.81'	160°15'41"	N15°35'28"E	128.08'
BC54	1035.00'	96.99'	5°22'09"	N61°51'17"W	96.96'
BC57	535.00'	123.18'	13°11'31"	N89°07'33"E	122.91'
BC58	163.00'	90.69'	31°52'37"	N81°31'40"E	89.52'
BC60	185.00'	98.56'	30°31'24"	N20°48'01"E	97.39'
BC67	65.00'	90.48'	79°45'33"	N20°05'17"E	83.35'
BC68	170.00'	106.57'	35°55'06"	S18°19'01"E	104.84'
BC71	65.00'	101.64'	89°35'44"	S57°32'05"E	91.60'
BC85	50.00'	96.71'	110°49'29"	S55°46'12"E	82.33'
BC86	6.05'	10.02'	94°47'32"	N21°14'42"E	8.91'

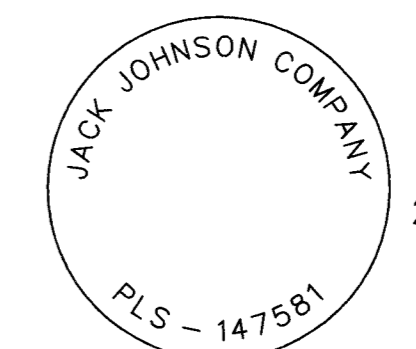
BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BL7	5.02'	N86°59'19"W
BL11	56.40'	S82°32'02"E
BL12	30.52'	N53°56'17"W
BL13	43.13'	S24°01'45"E
BL14	58.64'	S41°00'51"E
BL15	37.23'	N73°34'13"E
BL16	87.93'	N52°50'20"W
BL17	151.07'	N25°34'45"E
BL18	111.82'	S14°48'15"E
BL19	174.90'	S78°26'40"W
BL20	181.13'	N92°10'27"W
BL21	140.84'	N12°34'10"W
BL22	97.73'	N78°54'51"E
BL23	119.80'	S37°57'08"E
BL24	94.21'	S50°25'07"W
BL25	133.58'	N66°58'02"E
BL26	111.34'	S55°42'21"W
BL27	111.58'	S34°32'17"E
BL28	90.67'	N86°31'38"E
BL29	87.86'	N42°17'58"E
BL30	147.33'	N55°09'31"W
BL31	112.95'	S46°03'36"W
BL32	93.08'	S55°13'36"E
BL33	150.13'	N81°58'44"W
BL34	99.20'	S13°34'22"W
BL35	25.89'	N60°12'26"E
BL37	124.28'	S0°46'15"E
BL38	102.33'	S53°37'28"E
BL39	183.98'	N33°30'06"E
BL40	125.96'	S57°45'08"W
BL41	112.60'	N52°24'32"W
BL42	110.23'	N37°08'22"E
BL43	78.23'	S71°31'21"E
BL44	61.90'	S43°18'42"E
BL45	129.94'	N32°34'44"W
BL46	68.98'	N12°00'43"W
BL47	92.08'	N44°56'47"W
BL48	115.86'	S37°10'04"W
BL49	77.78'	S31°31'40"E
BL50	97.47'	N24°16'14"W
BL57	56.05'	S68°03'00"E
BL59	52.70'	N65°37'35"E
BL60	32.76'	S39°42'55"E
BL61	50.17'	S62°30'24"W
BL62	72.79'	N49°16'23"W
BL66	51.11'	N48°55'45"W
BL67	41.00'	S81°56'02"W
BL68	59.04'	S53°45'01"W
BL69	71.36'	S35°51'37"E
BL70	49.24'	S21°35'50"E
BL71	32.88'	S8°39'28"E

ADDRESS TABLE	
LOT	STREET ADDRESS
37	3718 Wapiti Canyon Rd or 3125 Daydream Court
38	3640 Wapiti Canyon Rd
41	8680 Silver Light Ln
44	3404 Wapiti Canyon Rd
45	8761 Silver Light Lane
46	8795 Silver Light Lane
47	8794 Silver Light Lane
48	8788 Silver Light Lane
49	3376 Wapiti Canyon Rd
50	3352 Wapiti Canyon Rd
51	3320 Wapiti Canyon Rd
52	3276 Wapiti Canyon Rd



S89°20'39"E 5361.90'
 (BASIS OF BEARING BETWEEN THE
 NORTHWEST AND NORTHEAST CORNERS OF SEC 12, T1S, R4E, SLB&M)

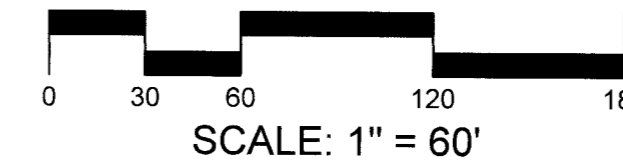
LINE TABLE		
LINE	LENGTH	BEARING
L1	5.67'	S61°59'08"W
L2	55.95'	S53°13'10"E
L5	17.95'	N61°40'47"W
L6	9.32'	N61°40'47"W
L10	17.81'	N18°39'05"W



NW COR SEC 12,
 T1S, R4E, SLB&M
 FOUND 3" ALUM CAP
 W/ 2" METAL PIPE
 W/ 12" CONC BASE

PINNACLE AT PROMONTORY
PHASE 2 SUBDIVISION
 LYING WITHIN THE SOUTHWEST
 QUARTER OF SECTION 1, SOUTHEAST
 QUARTER OF SECTION 2, & NORTHWEST
 QUARTER OF SECTION 12
 T 1 S, R 4 E, S.L.B.&M,
 SUMMIT COUNTY, UTAH
FINAL PLAT
 October 18, 2019

SHEET 3 OF 3



CORNERPOINT
 PROFESSIONAL LAND SURVEYS INC.
 2075 So. Sir Monte Drive, St. George, UT 84770
 Cell (435) 619-5528
 mike.cpsurveying@gmail.com

RECORDED
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 PLAT PAGE 1/1
 BOOK: PIONEER SUMMIT COUNTY RECORDER
 FEE: 174.00 BY PROMONTORY DEVELOPMENT LLC

 COUNTY RECORDER

Date: 10/18/2019 10:52:00 AM (P:\Projects\1064_Pinnacle Phase 2\1064_Pinnacle Phase 2 Final Plat.dwg) Plot Date: 10/18/2019 10:52:00 AM
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