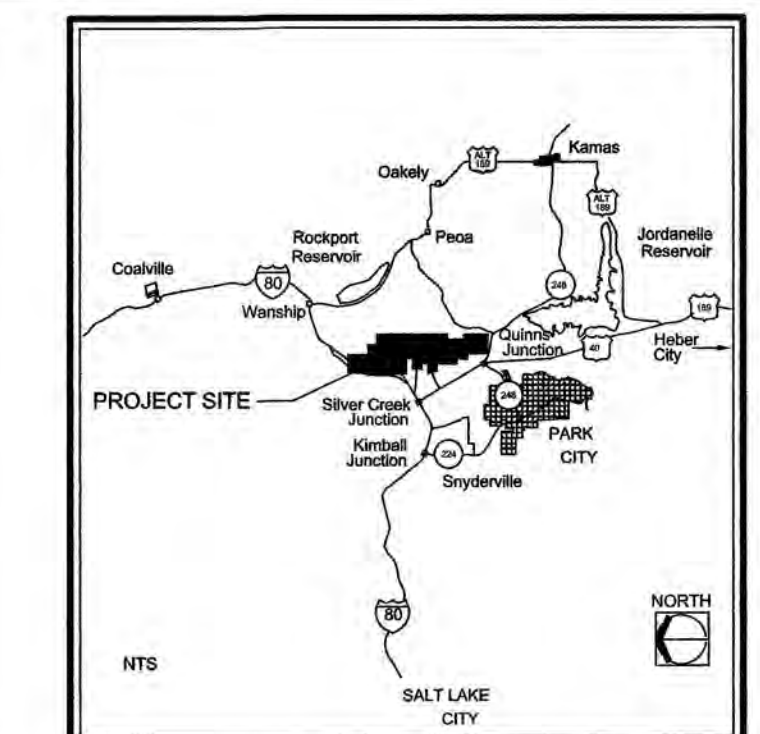
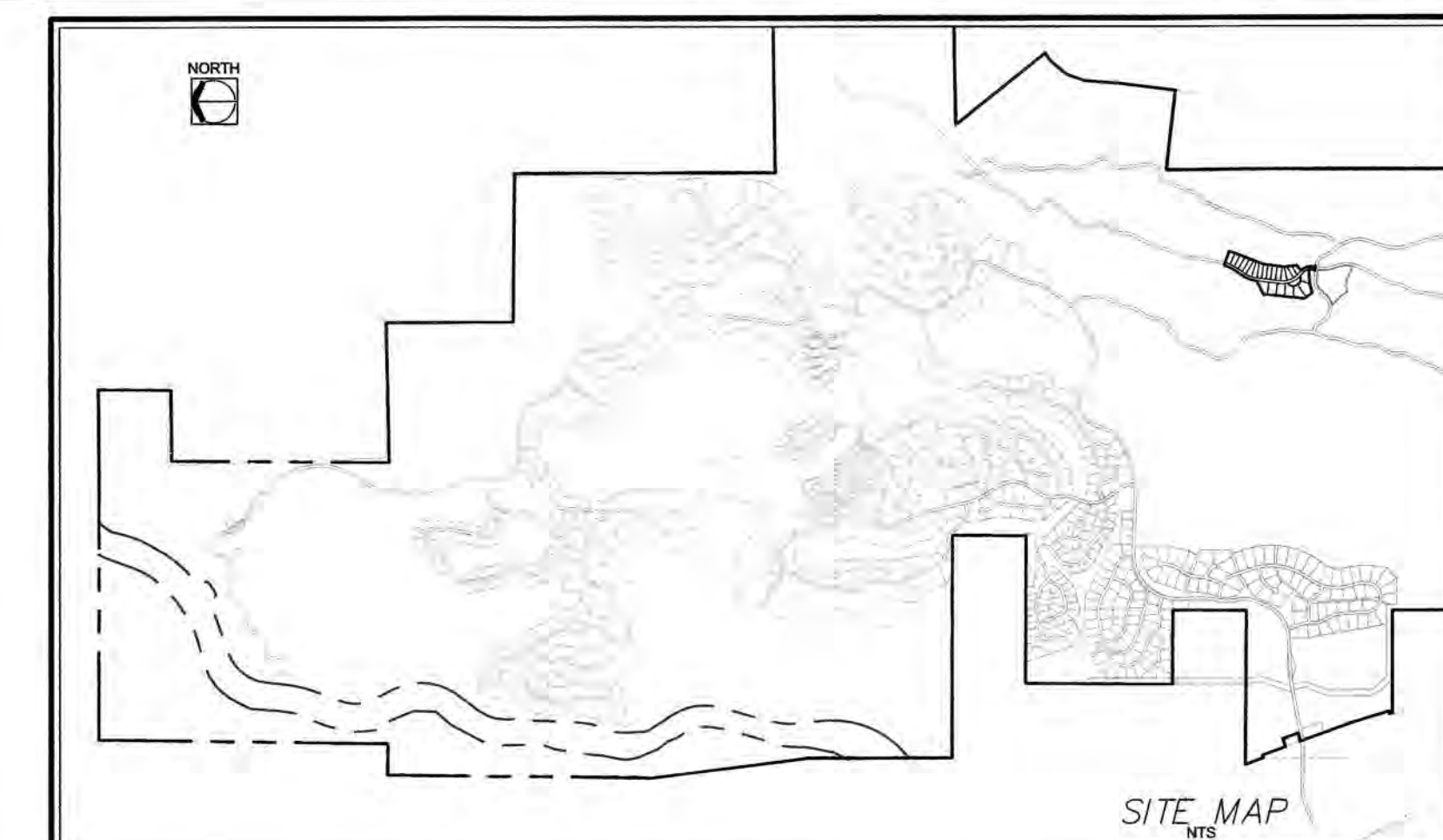


GENERAL NOTES:

- 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 ("Declaration") recorded in the office of the Summit County Recorder in County Utah...
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...
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 one or more 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 Declarant, in the exercise of the Declarant's sole discretion...
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 that may be permitted or required on each lot...
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 Special Service District (MRWSSD), Park City Fire Service District (PCFSD), Snyderville Basin Water District (SBWD), and the Snyderville Basin Special Recreation District (SSRD)...
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 ("Development Agreement")...
10. Declarant 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"...
11. 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...
12. Some units located within this plat are Resort Units, which are defined as units which are tightly clustered and either single family attached, detached, zero lot line or condominium setup on lots that are equal to or less than one half acre...
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...
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 Recordation...
16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations in addition to the Development Agreement contributions...
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.

GENERAL NOTES (CONTINUED):

- 19. Promontory or MRWSSD 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...
20. 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, Design Guidelines and Declaration...
21. Principal resident, guest, and construction vehicle access shall be maintained through Tallgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon...
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations...
23. All lots (except to the extent designated for clustered or zero lot line Resort Unit development which would be incompatible with such lot line easements) are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines...
24. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation designs...
25. 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...
26. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County...
27. All homes and landscaping are required to comply with water conservation measures established by the Association...
28. 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...
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 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 and/or combustible construction being initiated...
34. 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 being initiated...
35. 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...
36. 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...
37. The Common 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 Common Driveway Easements...
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.



VICINITY MAP
SHEET INDEX
PAGE SHEET NAME
1 OF 3 COVER SHEET
2 OF 3 ACCESS EASEMENTS LEGAL
3 OF 3 BOUNDARY PLAT (SCALE = 1:50)

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, certify that I am a Registered Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah... further certify that a boundary survey has been made of the land shown on this plat and described hereon and that this plat is a correct representation of the land surveyed...

Signature: R. Campbell
Date: 7/17/14

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 "Nicklaus West 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, indicating open and amenity ways and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement.

Signature: Richard A. Sonntag, Managing Director

LIENHOLDER'S CONSENT TO RECORD:

Known all men by these present, that the undersigned holds a lien on the hereon described tract of land, known as the "Nicklaus West Phase 1": Executed this 20th day of July, 2014, F. FRANCIS NAJAFI FAMILY TRUST By: F. Francis Najafi Its: Trustee FFF INVESTMENTS, LLC, an Arizona limited liability company By: F. Francis Najafi Its: Authorized Signer F. Francis Najafi, Trustee and Authorized Signer

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF SUMMIT On this 20th day of July, 2014, 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: Park City, UT My Commission Expires: 6/1/2017

ACKNOWLEDGMENT:

STATE OF Utah COUNTY OF Summit On this 20th day of July, 2014, 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 FFF INVESTMENTS, LLC to execute the foregoing LIENHOLDER'S CONSENT TO RECORD, and that he did so of his own voluntary act. Notary Public: Park City, UT My Commission Expires: 6/1/2017

PROMONTORY NICKLAUS WEST PHASE 1 LEGAL DESCRIPTION:

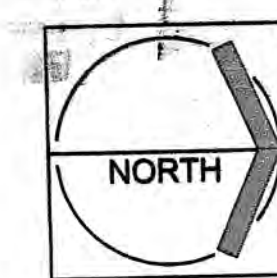
A parcel of land located in the southeast quarter of Section 13 and northeast quarter of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows: Beginning at a point which bears South 00°02'26" West along the east line of said Section 24 859.01 feet and West 1,745.43 feet from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°02'26" West 5,315.33 feet between the Northeast Corner of said Section 24 and Southeast Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian) and running thence South 48°23'29" West 128.12 feet to a point of curvature of a 250.00 foot radius non-tangent curve to the right; thence southerly 208.76 feet along the arc of said curve through a central angle of 47°50'39" (chord bears South 19°41'12" East 202.75 feet); thence South 04°14'08" West 41.11 feet to a point of curvature of a 24.09 foot radius curve to the left, the center of which bears South 85°45'52" East; thence southerly 282.87 feet along the arc of said curve through a central angle of 90°00'00"; thence North 85°45'52" West 99.09 feet to a point of curvature of a 250.00 foot radius non-tangent curve to the left; thence northeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 49°14'08" East 35.36 feet); thence North 04°14'08" East 40.19 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears North 85°45'52" West; thence northerly 48.20 feet along the arc of said curve through a central angle of 134°8'26"; thence South 86°42'30" West 253.58 feet; thence South 74°52'22" West 167.58 feet; thence North 37°31'47" West 174.65 feet; thence North 06°10'16" East 718.57 feet; thence North 22°58'09" West 30.71 feet; thence North 63°55'32" East 286.52 feet; thence North 06°57'37" East 17.59 feet to a point of curvature of a 525.00 foot radius curve to the right, the center of which bears South 83°02'23" East; thence northerly 282.87 feet along the arc of said curve through a central angle of 30°52'15" to a point of reverse curvature of a 1,175.00 foot radius curve to the left, the center of which bears North 52°10'09" West; thence northerly 360.58 feet along the arc of said curve through a central angle of 17°34'59"; thence South 69°45'07" East 269.79 feet; thence South 21°04'24" West 664.55 feet; thence South 07°21'42" West 381.02 feet; thence South 06°59'54" East 221.44 feet to the Point of Beginning.

PROMONTORY NICKLAUS WEST PHASE 1 SUBDIVISION LYING WITHIN SECTIONS 13 & 24, T1S, R4E, S.L.B.&M, SUMMIT COUNTY, UTAH FINAL PLAT JUNE 2014 SHEET 1 OF 3

BASELINE SURVEYING, Inc 1058 EAST 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152

Table with 6 columns: S.B.S.R.D., ROCKY MOUNTAIN POWER, MOUNTAIN REGIONAL WATER DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PLANNING COMMISSION, PUBLIC WORKS. Each cell contains a signature and date of approval.

NICKLAUS GOLF COURSE



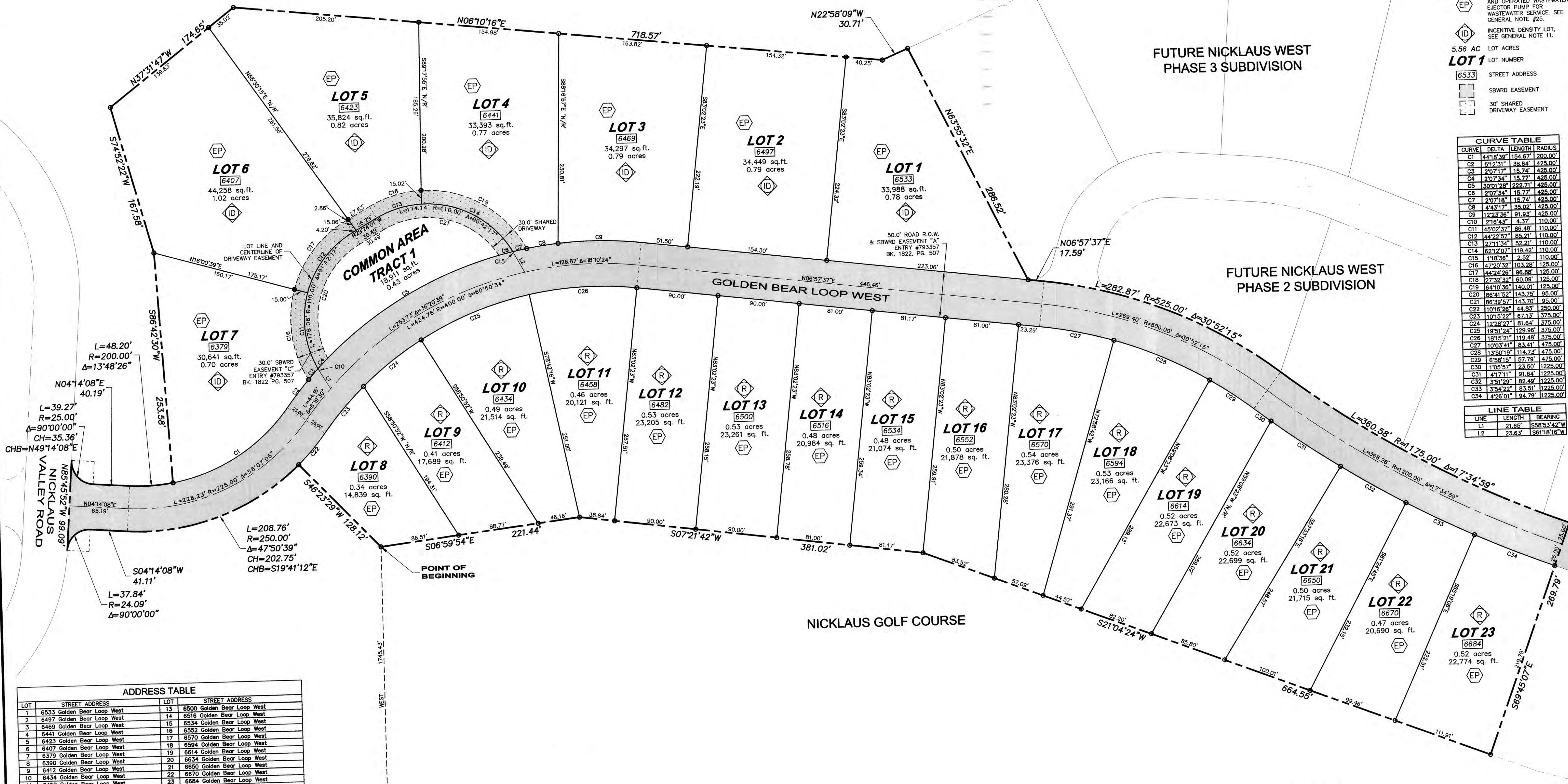
- LEGEND**
- 2 1 FOUND SECTION CORNER
 - 11 12
 - OFFSET BOUNDARY CORNERS (5/8" REBAR WITH CAP) DIMENSIONS AS SHOWN.
 - BOUNDARY CORNERS (5/8" REBAR WITH CAP).
 - N/R/ NON-RADIAL
 - ◇ RESORT UNIT, SEE GENERAL NOTE 12.
 - ◇ EP LOTS (SPECIFY LOTS) MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE #25.
 - ◇ ID INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.
 - 5.56 AC LOT ACRES
 - LOT 1 LOT NUMBER
 - 6533 STREET ADDRESS
 - SBWRD EASEMENT
 - 30' SHARED DRIVEWAY EASEMENT

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	44°15'31"	164.67'	200.00'
C2	51°23'31"	38.84'	425.00'
C3	2°07'17"	15.74'	425.00'
C4	2°07'34"	15.77'	425.00'
C5	30°01'28"	222.71'	425.00'
C6	2°07'34"	15.77'	425.00'
C7	2°07'18"	15.74'	425.00'
C8	4°43'17"	35.02'	425.00'
C9	12°23'36"	91.93'	425.00'
C10	2°16'43"	4.37'	110.00'
C11	45°02'37"	86.48'	110.00'
C12	44°22'57"	85.21'	110.00'
C13	27°11'34"	52.21'	110.00'
C14	62°12'07"	119.42'	110.00'
C15	1°18'36"	2.52'	110.00'
C16	47°20'32"	103.28'	125.00'
C17	44°24'26"	86.88'	125.00'
C18	27°32'32"	60.09'	125.00'
C19	64°10'36"	140.01'	125.00'
C20	86°41'52"	143.75'	95.00'
C21	86°38'57"	143.70'	95.00'
C22	10°18'28"	44.83'	250.00'
C23	10°18'22"	67.13'	375.00'
C24	12°28'27"	81.64'	375.00'
C25	19°51'24"	128.96'	375.00'
C26	18°15'21"	119.48'	375.00'
C27	10°03'41"	83.41'	475.00'
C28	13°58'19"	114.73'	475.00'
C29	6°58'15"	57.79'	475.00'
C30	1°05'57"	23.50'	1225.00'
C31	4°17'11"	91.64'	1225.00'
C32	3°54'22"	83.51'	1225.00'
C33	3°54'22"	83.51'	1225.00'
C34	4°26'01"	94.79'	1225.00'

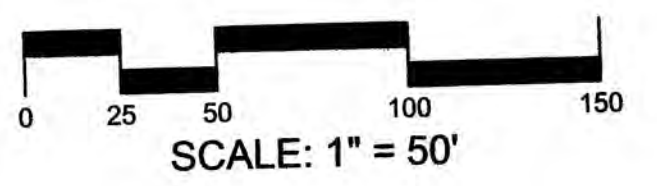
LINE TABLE

LINE	LENGTH	BEARING
L1	21.65'	S58°53'42"W
L2	23.63'	S61°18'16"W



ADDRESS TABLE

LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	6533 Golden Bear Loop West	13	6500 Golden Bear Loop West
2	6497 Golden Bear Loop West	14	6516 Golden Bear Loop West
3	6469 Golden Bear Loop West	15	6534 Golden Bear Loop West
4	6441 Golden Bear Loop West	16	6552 Golden Bear Loop West
5	6423 Golden Bear Loop West	17	6570 Golden Bear Loop West
6	6407 Golden Bear Loop West	18	6594 Golden Bear Loop West
7	6379 Golden Bear Loop West	19	6614 Golden Bear Loop West
8	6390 Golden Bear Loop West	20	6634 Golden Bear Loop West
9	6412 Golden Bear Loop West	21	6650 Golden Bear Loop West
10	6434 Golden Bear Loop West	22	6670 Golden Bear Loop West
11	6458 Golden Bear Loop West	23	6684 Golden Bear Loop West
12	6482 Golden Bear Loop West		



S.E. COR. SEC. 24,
T.1S., R.4E., S.L.B.&M.
FOUND REBAR
25 24
30 19

BASIS OF BEARING
S00°02'26"W 5315.33'
(BASIS OF BEARING BETWEEN THE NORTHEAST AND SOUTHEAST COR. OF SECTION 24)

PROMONTORY
NICKLAUS WEST PHASE 1
SUBDIVISION
LYING WITHIN SECTIONS 13 & 24,
T 1 S, R 4 E, S.L.B.&M.,
SUMMIT COUNTY, UTAH
FINAL PLAT
JUNE 2014

SHEET 3 OF 3

N.E. COR. SEC. 24,
T.1S., R.4E., S.L.B.&M.
FOUND ALUM. CAP MON.
24 13
19 18

RECORDED
ENTRY NO. 1004651
STATE OF UTAH COUNTY OF SUMMIT
DATE 10/10/14 TIME 11:20 AM
RECORDED AND FILED AT THE REQUEST OF:
Promontory Investments LLC
C. Willoughby - Deputy
COUNTY RECORDER
Fee \$113.00