

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 Covalle, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontory Conservancy, an association of Promontory property owners (the "Association"). The use of any Promontory lot is governed by the terms of the Declaration. Each lot is subject to all easements set forth in these plat notes and in the Declaration.
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 which may be promulgated there under from time to time, which Design Guidelines and Supplemental Design Guidelines incorporate or include lighting, landscaping, grading, signage, and other guidelines. The Design Guidelines require the establishing of strict limits of disturbance for any construction activity. Certain lots in visually sensitive areas may be subject to Supplemental Design Guidelines for Sensitive Areas ("Supplemental Design Guidelines") as provided in the "Development Agreement" (defined in note 9 below). The Declarant or Architectural Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."

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. Declarant hereby reserves over each lot for the benefit of the Promontory, the Association and the Promontory Club an easement for irrigation, drainage, stream flow, water over-spray (which may include raw water and/or treated effluent) across any portion of any lot from the irrigation system serving the golf course(s) or other landscaping at Promontory. Under no circumstances shall Declarant, the Association, MRWSSD or the owner of the golf course(s) be held liable for any damages or injury resulting from such irrigation, drainage or over-spray or the exercise of this easement.
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 Taligate 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. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.
23. All lots (except to the extent designated for clustered or zero lot lot 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. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in notes 27, 28, 30, and 35, Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road right of way and open spaces shown on this plat are subject to Declarant's right to grant easements for utilities.
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, which lines and pumps are the responsibility of the individual. Several areas of Promontory are likely to require lift stations or sections of low pressure system lines that utilize a series of grinder pumps. These lift stations shall be the sole financial responsibility of the Association. The Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement.
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 Declaration (defined in note 9 below) and shall comply with the requirements of the Declaration and the Architectural Review Committee's sole discretion, provided such building envelope shall incorporate all applicable building setbacks under the Development Agreement (defined in note 9 below) and shall comply with any additional setback requirements provided for in this final plat. The maximum height of any structure is established by the Design Guidelines, or the Supplemental Design Guidelines as applicable. Maximum building heights are measured vertically from existing natural grade. Owners of lots shall have no rights, expectations or guarantees with respect to the final location of a building site on any lot, the particular view from any lot, the location, scale, or height or other design features, or any improvements that may be approved for construction on any lot.
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. The legal descriptions of these Roads may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage holders.
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. These easements are in addition to easements graphically described on the plat. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specifications approved by Summit County. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. The legal descriptions of these EASEMENTS may be modified by subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortgage holders.
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 for the Promontory Specially Planned Area, dated January 16, 2001, regarding infrastructure construction or bonding for the same.
31. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements (as described in note 23), the roads shown on the plat, Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road, and Nicklaus Club Drive (as described in note 28) and such other corridors as may be specified on the Plat or by separate recorded easement signed by the Declarant: PACIFICORP; AllWest Telecommunications; Qwest; SBWRD; and MRWSSD.
32. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shake roofing material will be permitted.
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. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access is not maintained, PCFSD reserves the right to stop work until required roads are placed back in service.
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. In the event that the fire protection water supply is not maintained, PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. (UFC 901.2 and 901 4.3)
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. In some instances, PCFSD may require building exteriors to be Fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.
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 as may be necessary or desirable in providing utility 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, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE. Rocky Mountain Power approves this plat solely for the purpose of confirming that the plat contains public utility easements. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights obligations or liabilities provided by Law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and does not constitute a guarantee of particular terms of electric utility service.
37. The Common Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of lots served by such Common Driveway Easements (and their respective tenants, guests and invitees), on a non-exclusive basis. Parking on such Common Driveway Easements is prohibited at all times. No use may be made of any such Common Driveway Easement that would preclude or unreasonably restrict access to any lots served by such Common Driveway Easements. Following initial construction, the Association shall be responsible for upkeep, maintenance and repair of the Common Driveway Easement areas, the cost of which shall be assessed by the Association to all owners of the lots in this subdivision as a parcel assessment, in accordance with the terms of the Declaration. At the time of any resurfacing of the driveways, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications.

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 "Nicklaus West Phase 2", 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 16th day of June, 2016
PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company
By: Richard A. Sonntag, Managing Director

ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF SUMMIT
On this 16th day of June, 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.

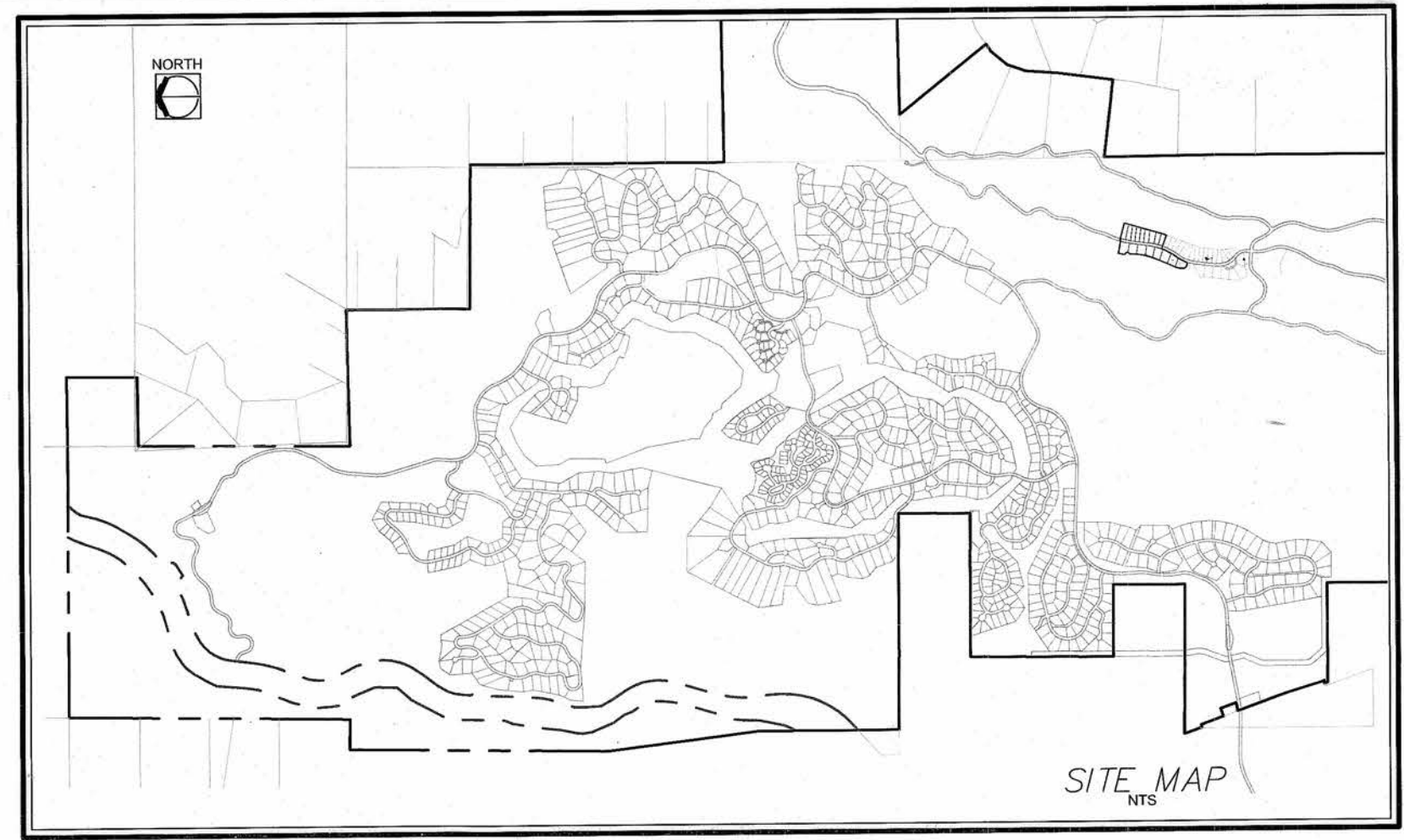
Notary Public
Richard A. Sonntag, Managing Director
My Commission Expires: 6/1/2017

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 "Nicklaus West Phase 2":
Executed this 22nd day of June, 2016.

F. FRANCIS NAJAFI FAMILY TRUST
By: F. Francis Najafi
It: Trustee
FFN INVESTMENTS, LLC, an Arizona limited liability company
By: F. Francis Najafi
It: Authorized Signer
F. Francis Najafi, Trustee and Authorized Signer

ACKNOWLEDGMENT:
STATE OF ARIZONA
COUNTY OF MARICOPA
On this 22nd day of June, 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
Michelle Alameda
My Commission Expires: 4/23/2019
Residing at: Phoenix, AZ



SHEET INDEX table with columns for PAGE, SHEET NAME, and SHEET INDEX. It lists three sheets: 1 OF 3 COVER SHEET, 2 OF 3 ACCESS EASEMENTS LEGAL, and 3 OF 3 BOUNDARY PLAT (SCALE = 1:50).

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 this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I certify that the property boundaries as shown are correct.
Martina Nelson
No. 8910903
DATE: June 28, 2016

PROMONTORY NICKLAUS WEST PHASE 2 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 North 00°35'51" West along the east line of said Section 13 358.79 feet and West 1,481.51 feet from the Southeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°35'51" East 5,311.76 feet between the Northeast Corner of said Section 13 and Southeast Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence North 69°45'07" West 289.79 feet to a point of curvature of a 1,175.00 foot radius non-tangent curve to the right; thence southwesterly 380.58 feet along the arc of said curve through a central angle of 17°34'58" (chord bears South 29°02'22" West 359.17 feet) to a point of reverse curvature of a 25.00 foot radius curve to the left, the center of which bears South 52°10'08" East; thence Southwesterly 160.58 feet along the arc of said curve through a central angle of 17°31'28" to a point of reverse curvature of a 25.00 foot radius curve to the right, the center of which bears North 69°41'37" West; thence Southwesterly 36.99 feet along the arc of said curve through a central angle of 84°47'03"; thence North 74°54'34" West 29.50 feet to a point of curvature of a 75.00 foot radius curve to the right, the center of which bears South 18°42'13" Northwesterly 103.71 feet along the arc of said curve through a central angle of 79°13'47"; thence North 04°19'13" East 43.02 feet to a point of curvature of a 275.00 foot radius curve to the right, the center of which bears South 85°40'47" East; thence northerly 90.25 feet along the arc of said curve through a central angle of 18°42'13"; thence North 23°07'27" East 384.26 feet to a point of curvature of a 1,225.00 foot radius curve to the left, the center of which bears North 65°23'33" West; thence northerly 425.60 feet along the arc of said curve through a central angle of 19°54'22"; thence North 03°13'05" East 69.50 feet to a point of curvature of a 25.00 foot radius curve to the right, the center of which bears South 86°46'55" East; thence northeasterly 21.03 feet along the arc of said curve through a central angle of 48°11'23" to a point of reverse curvature of a 50.00 foot radius curve to the left, the center of which bears North 38°35'32" West; thence northerly 112.60 feet along the arc of said curve through a central angle of 129°15'23"; thence North 12°09'08" East 119.71 feet; thence South 80°13'04" East 247.70 feet to a point of curvature of a 1,200.00 foot radius non-tangent curve to the right; thence northerly 17.00 feet along the arc of said curve through a central angle of 00°48'42" (chord bears North 16°21'08" East 17.00 feet); thence South 74°26'08" East 320.48 feet; thence South 15°50'59" West 764.20 feet; thence South 21°04'24" West 55.00 feet to the Point of Beginning.

Containing 495,895 square feet or 11.38 acres, more or less.

PROMONTORY NICKLAUS WEST PHASE 2 SUBDIVISION

LYING WITHIN SECTIONS 13 & 24, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT
JUNE 2016

SHEET 1 OF 3

Table with 5 columns: COUNTY ASSESSOR (Park City Fire Service District, Carla Dee Richins), PARK CITY FIRE SERVICE DISTRICT (SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT), COUNTY ENGINEER (Michelle Alameda), GOVERNING BODY APPROVAL AND ACCEPTANCE (Summit County Public Works Director), APPROVAL AS TO FORM (Summit County Assessor, Park City Fire Marshal, Summit County Engineer, Summit County Public Works Director), and RECORDED (Summit County Recorder, Helmut Strackman). Includes dates, signatures, and fees.



NICKLAUS GOLF COURSE

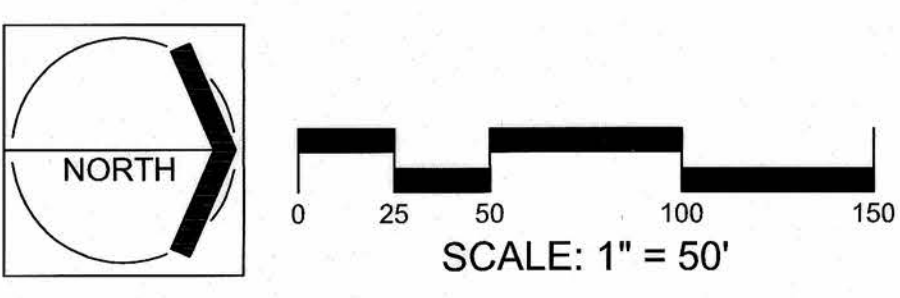
- LEGEND**
- 2 | 1 FOUND SECTION CORNER
  - 11 | 12
  - BOUNDARY CORNERS (5/8" REBAR WITH CAP).
  - N/R NON-RADIAL
  - ⊙ R RESORT UNIT, SEE GENERAL NOTE 12.
  - ⊙ EP LOTS 24-34 & LOTS 43-50 MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE #25.
  - ⊙ ID INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
  - 5.56 AC LOT ACRES
  - LOT 1 LOT NUMBER
  - 0000 STREET ADDRESS
  - SBWRD EASEMENT

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS
C1	740.36"	157.43'	1175.00'
C2	875.32"	172.79'	1175.00'
C3	128.50"	30.36'	1175.00'
C4	615.32"	128.35'	1175.00'
C5	628.13"	132.69'	1175.00'
C6	345.55"	80.50'	1225.00'
C7	358.30"	84.99'	1225.00'
C8	439.38"	99.65'	1225.00'
C9	019.41"	7.02'	1225.00'
C10	315.53"	69.80'	1225.00'
C11	638.16"	141.92'	1225.00'
C12	759.54"	171.01'	1225.00'
C13	200.19"	42.87'	1225.00'
C14	393.55"	34.61'	50.00'
C15	893.28"	78.18'	50.00'
C16	818.03"	177.48'	1225.00'
C17	411.58"	86.12'	1175.00'
C18	503.54"	103.87'	1175.00'

**ADDRESS TABLE**

LOT	STREET ADDRESS
24	6700 Golden Bear Loop W
25	6714 Golden Bear Loop W
26	6730 Golden Bear Loop W
27	6750 Golden Bear Loop W
28	6768 Golden Bear Loop W
29	6784 Golden Bear Loop W
30	6800 Golden Bear Loop W
31	6814 Golden Bear Loop W
32	6836 Golden Bear Loop W
43	6624 Badger Ct OR
44	6658 Golden Bear Loop W OR
45	6633 Golden Bear Loop W OR
46	6692 Badger Ct OR
47	6671 Golden Bear Loop W OR
48	6718 Badger Ct OR
49	6699 Golden Bear Loop W OR
50	6746 Badger Ct OR
	6731 Golden Bear Loop W OR
	6774 Badger Ct OR
	6763 Golden Bear Loop W OR
	6802 Badger Ct OR
	6791 Golden Bear Loop W OR
	6820 Badger Ct OR
	6825 Golden Bear Loop W OR



S.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED  
"JACK JOHNSON PLS 147851"

**BASIS OF BEARING**  
S00°35'51"E 5311.76'  
(BASIS OF BEARING BETWEEN THE NORTHEAST AND  
SOUTHEAST CORNER OF SECTION 13, T.1S., R.4E.)

N.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED  
"JACK JOHNSON PLS 147851"

**PROMONTORY  
NICKLAUS WEST PHASE 2  
SUBDIVISION**  
LYING WITHIN SECTIONS 13 & 24,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
**FINAL PLAT**  
JUNE 2016

**SHEET 3 OF 3**

RECORDED  
ENTRY NO. 1050646  
STATE OF UTAH COUNTY OF SUMMIT  
DATE 8/2/2016 TIME 2:45 PM  
RECORDED AND FILED AT THE REQUEST OF:  
**Promontory Development LLC**  
COUNTY RECORDER  
fee: \$107.00