GENERAL NOTES:

All of the property included in this plat is subject to the Declaration of Covenants. Conditions and Restrictions for Promontory and any amendments or supplements thereto ("Declaration") recorded in the office of the Summit County Recorder in Coalville, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontor 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 promulaated there under from time to time, which Design Guidelines and Supplemental Design Guidelines incorporate or include lighting. landscaping, grading, signage, and building size. The Design Guidelines may also establish the amount and nature of landscaping and irrigation that may be permitted or required on each lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer. 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. 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. Further, lot owners shall have no rights, expectations, or guarantees with respect to the physical condition, layout or use of any Golf Course, or any right to use, occupy or exercise any degree of control over any portion of any Golf Course or any improvements thereto, by virtue of their ownership of one or more Promontory lots or their membership in the Association. At the direction of the Declarant or the Promontory Club, any Golf Course may be used for golf tournaments attended by the general public without any prior notice to or consent of lot owners. Declarant hereby reserves over, along, and through each lot a perpetual, non-exclusive easement permitting the operation and maintenance of a golf course, including the entry of golf balls, golf clubs, golf carts, golf cart paths and irrigation systems and parts thereof, as provided more fully in the Declaration. The portions of lots not covered by residential improvements and outside of the building envelope may be entered into by the operator of the adjacent Golf Course for maintenance purposes and may be subject to irrigation over——spray from the Golf Course. Under no circumstances shall any of the following persons be held liable for any damages or injury resulting from errant golf balls, golf clubs, or parts thereof, or the exercise of this easement: Declarant; the Association or its officers or members (in their capacity as such); The Promontory Club or its officers, owners or members (in their capacity as such); any other owner of any golf course, its successors, successors—in—title of the golf course or assigns; builders (in their capacity as such); or any officer, director, or partner of any of the foregoing, or any officer or director of any partner.

Levelopment on each lot will be limited to specific building disturbance areas, or "building envelopes" designated pursuant to the Design Guidelines and Supplemental Design Guidelines. Building envelopes may be established in the Design Guidelines and Supplemental Design Guidelines and modified by the Declarant, or the Architectural Review Committee, with the consent of the Declarant, in the exercise of the Declarant's (and if applicable 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 quarantees 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. . The combination of two adjacent lots into a single lot may be permitted in certain areas as determined by the Declarant or Design Reviewer, in the exercise of the Declarant's or Design Reviewer's sole discretion. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line or extends beyond the boundaries of the Design Reviewer's predetermined building envelope on either lot, it will be necessary to have the revised building envelope approved by the Design Reviewer in connection with the approval of a specific house plan (in the exercise of its sole discretion). Further, the combination of lots or modification of the building envelope will require the approval of Summit County for a lot line adjustment or an amendment to the Plat. Request for such approval may not be submitted to Summit County without prior written approval of the Design Reviewer. If two lots are combined for purposes of building a single home on the two, notwithstanding any lot line adjustment or plat amendment combining the two, the combined homesite will still be responsible for payment of two lot assessments to the Promontory Conservancy, just as though it remained two separate

6. Any 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 (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.

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.

3. 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 Reclamation District (SBWRD), and the Snyderville Basin Special Recreation District (SBSRD). All lots are subject to assessments and fees of all the foregoing districts, and any other lawfully created special service district.

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"), as amended from time to time. The Development Agreement governs uses and imposes regulations applicable within Promontory.

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." The maximum building floor area of a home designated an "estate lot." Within this Plat is 8,000 square feet and the maximum building floor area of a home designated "incentive density" within this plat is 5,000 square feet, the minimum for an "estate lot" is 3,500 square feet and the minimum for an "incentive density" is 2,500. This may be further limited by the Design Guidelines and any applicable Supplemental Design Guidelines. The maximum building floor area of facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility a home straddling two lots (as described in note 5), may be increased to a square footage not to exceed 12,000 square feet r the combination of two "estate lots" and 6,000 square feet for the combination of two "incentive density" lots if approved by the Design Reviewer, in the exercise of its sole discretion, in connection with the approval of a specific house plan. Within Promontory, floor area is measured as net livable area, but floor area does not include the interiors of walls, garages or unconditioned storage or mechanical spaces.

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 and are indicated as such on this plat by the symbol "ESBD." All lots not meeting "estate lot" qualifications and "estate lots" not designated as "base density" will constitute "incentive density" under the Development Agreement and are indicated as such on this plat by the symbol "ID." Pursuant to the terms of the Development Agreement, any owner utilizing or converting an "incentive density" lot to permanent occupancy as defined in the Development Agreement is subject to an obligation to pay Summit County a one-time conversion fee (\$10,000 in 2001) dollars, subject to CPI adjustment as defined in the Development Agreement) as a precondition to the change of use to permanent occupancy. All owners may be required to submit an affidavit declaring the owner's permanent or part—year

12. Some homes located within this plat may be 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 and are indicated as such on this plat by the symbol "R." Resort Units shall have a maximum Floor Area of 2,500 square feet. An owner of a Resort Unit shall not be allowed to purchase an adjoining lot and combine two lots for the purpose of increasing the maximum Floor Area. Resort Units shall be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period. Resort Unit owners are ineligible to qualify for permanent resident status based upon the Resort Unit ownership. In the event that a court or similar official government decision making body determines that Section 4.4.1.6 of the Development Agreement is not enforceable and after such determination an owner of a Resort Unit is violating said Section by using such unit for permanent Occupancy, an impact fee in the amount of \$10,000 will be payable to the County by the Resort Unit Owner. Such Conversion Fee shall be payable regardless of whether the Occupancy Limitation in Section 4.4.1.6 is held to be legal unenforceable by a court of competent jurisdiction.

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. Those contributions may be held by Summit County in trust and used to acquire title to or conserve easements on agricultural properties in Summit County or otherwise to preserve or enhance agricultural operations in Summit County.

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. Those contributions may be held by Summit County in trust and used to provide affordable housing outside of the boundaries of Promontory.

15. All roads within Promontory are private and will be maintained by the Association subject to the terms of Recordation. Private driveways serving individual residences and the landscaping on each lot shall be the maintenance responsibility of the lot owner. Guardhouses, gates, landscaping, signage and other similar facilities may be constructed within the road rights of way or adjoining Common Area parcels. Private driveways and other improvements serving more than one lot shall be the shared maintenance responsibility of the owners of the lots served thereby, provided the Association may, in its sole discretion, undertake the maintenance of such shared facilities and establish special assessments applicable to the benefited lots to cover the costs of such maintenance. At the time of any resurfacing of roads within Promontory, the Association shall be responsible to adjust wastewater manholes to grade, according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of the adjustments and inspection by SBWRD is required. Common area tracts are not to be construed to be dedicated for the use of the general public but are declared common areas for the use and enjoyment of the Association.

16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory. In addition, the Development Agreement contemplates that the Association will contribute \$200,000 toward certain trail connections across Interstate 80 and Highway 248 upon the occurrence of certain preconditions. These contributions will be covered by Association assessments.

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.

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 Declarant, 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

S.B.S.R.D.

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE

AND IS HEREBY APPROVED AND ACCEPTED.

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 Tollgate 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

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. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in notes 28, 29, 31, 36, 37, 38 and 40. 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 arant 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. Certain of the lots in this plat may be expected to require installation of an ejector pump for connection of a home on that lot to the sewer system. Such lots are indicated by the notation "EP" on the plot. 26. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the

27. All homes and landscaping are required to comply with water conservation measures established by the Association, which may include low—flow toilets, drip irrigation systems, the use of drought tolerant plant materials and other requirements, as established from time to time

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: Rocky Mountain Power; AllWest Telecommunications; Dominion Energy; 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

36. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related 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 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 acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of electric utility service.

37. All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by al 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

38. Pursuant to Utah code ann. § 54—3—27, this plat conveys to the owner(s) or operators of utility 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"), along with all the rights and duties described therein.

39. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy 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 in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.

40. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE and approves this Plat solely for the purpose of confirming that this Plat contains the PUE and approximates the location of the PUE, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

a) a recorded easement or right—Of way, a recorded easement or right—of way, b) the law applicable to prescriptive rights, the law applicable to prescriptive rights,

c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or Title 54, Chapter 80, Damage to Underground

Utility Facilities, or d) any other provision of law.

OF March

COUNTY ASSESSOR

REVIEWED AND ACCEPTED BY THE OFFICE OF THE

SUMMIT COUNTY ASSESSOR THIS 3rd DAY

41. Lots 56-63 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. The Private Low-Pressure Sewer Lateral to these lots consists of a low-pressure grinder pump station and low-pressure discharge line and appurtenances. The Private Low-Pressure Lateral System, which is the private property of each lot owner, connects to the Snyderville Basin Water Reclamation District's (SBWRD) Public Low-Pressure Sewer System. Purchasers of the Low-Pressure Sewer System Lots shall be solely responsible for all costs of the Private Low-Pressure Lateral System related to or arising from the installation, operation, maintenance, repair and replacement of the Private Low—Pressure Sewer Lateral System. SBWRD shall have no liability or responsibility for Private Low-Pressure Sewer Lateral Systems, including any costs arising from or relating to installation, operation, maintenance, repair and replacement and matters arising from freezing or incorrect installation.

42. 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. The recorded notices shall serve as notification to all future lot owners of the responsibilities associated with the Private Low-Pressure Sewer Lateral System serving the lot.

PARK CITY FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN REVIEWED AND APPROVED

BY THE PARK CITY FIRE SERVICE DISTRICT.

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

of land indicated on this plat as private roadways.

PROMONTORY INVESTMENTS, L.L.C., an Arizona limited liability company

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,

Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation

Mountain Regional Special Service District, a non-exclusive easement over roads, private

District, Snyderville Basin Special Recreation District, Park City Fire Service District and

hereafter to be known as "Nicklaus West Phase 5 Subdivision", does hereby dedicate to the

Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels

By: Robin Milne Its: General Manager

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF SUMMIT

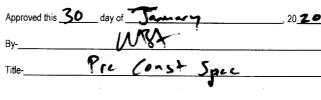
On this 8 day of December, 2019, personally appeared before me Robin Milne, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that she is the authorized agent of Promontory Investments, LLC, and that said document was signed by her in behalf of said company by authority of its Operating Agreement or Resolution of its Members, and said Robin Milne acknowledged to me that Promontory Investments, LLC executed the same.

> _My Commission Expires: _2/20/2021 Wasatch Cty.

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

SPECIAL NOTES



Declarant hereby grants, for the use and benefit of the lots

over and across the parcels identified as Ranch Club Trail,

ROCKY MOUNTAIN POWER

ACCEPTED THIS 30 DAY OF SANUALY, 2020

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE

FOR THE PROVISION OF ELECTRICAL SERVICE TO

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT

ACCORDANCE WITH AVAILABLE INFORMATION ON

REVIEWED BY THIS OFFICE AND IT IS CORRECT IN

THE AREAS SHOWN ON THIS PLAT.

FILE IN THIS OFFICE.

laron lurner

Road and Nicklaus Club Drive in this plat. The grant of

easement is subject to the general note 31

within the plat, a perpetual easement for ingress and egress

Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley

County of Jumpul

On this 18th day of December in the year 2019, personally appeared before me F. Francis Najafi, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that he is the President of Pivotal Group, Inc., which is the sole owner of Pivotal Finance, LLC, and that said document was signed by him in behalf of said Company by Authority of its Operating Agreement or Resolution, and said F. Francis Najafi acknowledged to me that Pivotal Finance, LLC executed the same.

FFN Investments, LLC

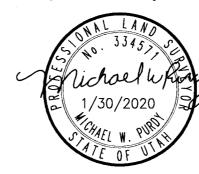
By: F. Francis Naja its: Authorized Signer

> County of Dumini On this 18th day of December in the year 2019, personally appeared before me F. Francis Najafi, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that he is the Authorized Signer of FFN Investments, Inc., and that said document was signed by him in behalf of said Company by Authority of its Operating Agreement or Resolution, and said F.

Francis Naiafi acknowledged to me that FFN Investments, LLC executed the same.

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, and this Plat was prepared under my direction in accordance with the requirements of Summit County. I further certify that the property boundaries as shown are correct.



MICHAEL W. PURDY, PLS 334571

PUBLIC SAFETY ANSWERING POINT APPROVAL

MOUNTAIN REGIONAL WATER DISTRICT

ACCEPTED THIS 18th DAY OF FEDOLARY, 2020 BY

DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER

GOVERNING BODY APPROVAL AND ACCEPTANC

APPROVED THIS _____ DAY OF MAPLY, 20 20 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER

SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14

THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE

SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

APPROVED THIS 4th DAY, OF March, 2020

NICKLAUS WEST PHASE 5 SUBDIVISION

T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT

SHEET 1 OF 3

AND IS HEREBY APPROVED AND ACCEPTED.

SUMMIT COUNTY PUBLIC WORKS DIRECTOR

PG 0599 RECORDED BK 2559 ENTRY NO _01128693 STATE OF UTAH COUNTY OF SUMMIT DATE 03/10/2020 TIME 3:19 P.M RECORDED AND FILED AT THE REQUEST OF:

Dallen Danaldon DERLY RECORDE

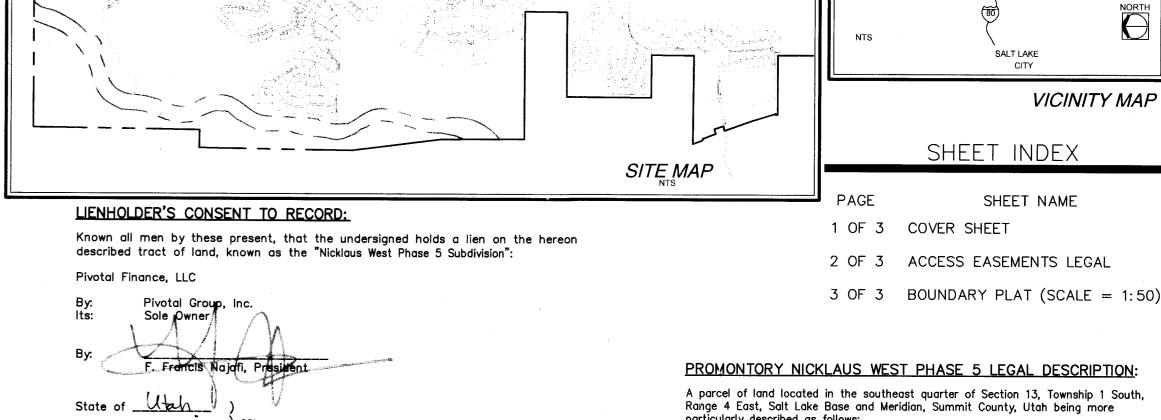
path: C:\Users\bcocanour\MDS Dropbox\Projects\10. Nicklaus West Site Plans\23_Nicklaus West Phase 5\05_Survey

CORNERPOIN

2075 So. Sir Monte Drive, St. George, UT 84770

Cell (435) 619-5528

mike.cpsurveying@gmail.com



DOMINION ENERGY

SNYDERVILLE BASIN WATER

RECLAMATION DISTRICT

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 10th DAY OF March, 2020.

RECLAMATION DISTRICT STANDARDS ON THIS 31

ACCEPTED THIS 30 DAY OF James, 2020 BY THE DOMINION ENERGY WHICH HAS COMMITTED TO

PROVIDING SERVICE TO THE LOTS INCLUDED ON THIS

AUTHORIZED AGENT OF DOMINION ENERGY

- PROJECT SITE

particularly described as follows:

Beginning at a point which bears North 00°35′51" West along the east line of said Section 13 1,590.15 feet and West 1,781.76 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 South 2012'14" West 79.83 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears South 69°47'46" East; thence southerly 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 right, the center of which bears South 62°00'52" West; thence southwesterly 113.88 feet along the arc of said curve through a central angle of 130°29'34"; thence South 12°30'26" West 152.20 feet; thence North 80°13'04" West 209.99 feet; thence North 14°09'16" West 143.71 feet; thence North 17'40'24" East 489.67 feet; thence North 43'12'17" East 433.07 feet; thence North 76°23'52" East 322.39 feet; thence South 67°06'34" East 225.30 feet to a point of curvature of a 375.00 foot radius non-tangent curve to the right; thence southerly 152.81 feet along the arc of said curve through a central angle of 23"20'52" (chord bears South 17*44'50" West 151.76 feet); thence South 29*25'16" West 142.13 feet to a point of curvature of a 25.00 foot radius non-tangent curve to the left; thence northerly 39.27 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 15°34'44" West 35.36 feet); thence North 60°34'44" West 6.73 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South 29°25'16" West; thence westerly 158.37 feet along the arc of said curve through a central angle of 60°29'40" to a point of compound curvature of a 775.00 foot radius curve to the left, the center of which bears South 31"04'24" East; thence southwesterly 523.77 feet along the arc of said curve through a central angle of 38°43'22" to the Point of Beginning.

Containing 393,936 square feet or 9.04 acres, more or less. Containing 8 lots.

PROMONTORY

LYING WITHIN SECTION 13.

January 30, 2020

PUBLIC WORKS

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE

PROMONTORY DEUGLOPMENT

PROMONTORY NICKLAUS WEST PHASE 5 SUBDIVISION

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 17°21'51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle OF 34°45'11"; thence South 17°52'58" 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 Southeasterly along the arc of said curve 445.50 feet through a central angle of 170°10'02"; 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 Northeasterly 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 Northeasterly along the arc of said curve 244.28 feet through a central angle of 77°45'28": thence North 29°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 Northeasterly 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 Northeasterly along the arc of said curve 434.96 feet through a central angle OF 35°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 Northeasterly along the arc of said curve 591.74 feet though 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 begrs North 3113'38" East; thence Northeasterly glong 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 bear South 8018'06" East; thence Northeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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°37'44" West; thence Southeasterly along the arc of said curve 144.95 feet through a central angle OF 35°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 Southeasterly 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 Southeasterly 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 Southeasterly 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 begrs North 67°28'21" West: thence Southwesterly glong 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 Southwesterly 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 8578'06" East; thence Southeasterly 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 73¹⁷'39" West: thence Southeasterly 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°39'59" East: thence Southeasterly 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 Southeasterly along the arc of said curve 759.17 feet through a central angle of 72°29'45"; 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly along the arc of said curve 388.76 feet through a central angle OF 35°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 Southeasterly along the arc of said curve 162.86 feet through a central angle of 3719'31"; 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 Southwesterly along the arc of said curve 698.47 feet through a central angle of 8475'04"; 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 8911'05" West along the Section Line 2250.17 feet from the Northeast Corner of said Section 13: thence South 32'08'10" Fast 147.22 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bear North 57°51'50" East; thence Southeasterly along the arc of said curve 273.07 feet through a central angle OF 32°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 begrs South 05°42'44" West; thence Southeasterly 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 Southwesterly 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 Southwesterly 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 begrs North 82°57'01" West: thence Southwesterly 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 Southwesterly along the arc of said curve 471.27 feet through a central angle of 29"1'29"; 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 Westerly along the arc of said curve 288.79 feet through a central angle OF 35°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 Southwesterly 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 Southwesterly along the arc of said curve 576.66 feet through a central angle OF 35°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 0072'10" 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 Southwesterly 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 Southwesterly 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 Southwesterly glong 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 Southwesterly along the arc of said curve 224.47 feet through a central angle of 10°43'04"; thence South 0877'16" 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 Southwesterly along the arc of said curve 789.75 feet through a central angle of 64°38'30": thence South 86°55'26" 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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

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.

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 Northwesterly 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 Northwesterly 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 Northeasterly 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 Northeasterly alone 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 Northeasterly 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 Northwesterly 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 Northwesterly 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 Northeasterly 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 Northeasterly along the arc of said curve 560.25 feet through a central angle of 80⁴5'02"; thence North 33⁶03'10" 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 Northeasterly 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" Fast: thence Southeasterly along the arc of said curve 388.42 feet through a central angle OF 35°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 Northeasterly 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 Northeasterly 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.

ACCESS EASEMENT NO. 3: (PAINTED VALLEY PASS)

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 located North 8911'05" West 2406.90 feet and South 2121.36 feet from the Northeast Corner of Section 13. Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 8911'05" West 5232.98 feet between the Northwest Corner and the Northeast Corner of said Section 13, both corners being found monuments) said point being on the center line of Promontory Ranch Road (a.k.a. Access Easement No. 1) and running thence South 44"19'43" East 121.16 feet to a point of curvature of a 217.00 foot radius curve to the right, the center of which bears South 4813'46" West, thence along the arc of said curve 140.16 feet through a central angle of 37°00'22"; thence South 03°50'43" East 262.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 86°09'17" West, thence along the arc of said curve 238.45 feet through a central angle of 34°09'20"; thence South 30°18'37" West 157.39 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 59°41'23" East, thence along the arc of said curve 171.83 feet through a central anale of 24°36'44": thence South 05°41'53" West 47.47 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears South 8478'07" West, thence along the arc of said curve 153.08 feet through a central angle of 26"59'11"; thence South 32°41'04" West 195.38 feet to a point of curvature of a 247.00 foot radius curve to the left, the center of which bears South 56°42'46" East, thence along the arc of said curve 140.85 feet through a central angle of 32°40'17"; thence South 02°34'23" West 41.05 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears North 87°25'37" West, thence along the arc of said curve 218.92 feet through a central angle of 50°10'19"; thence South 52°44'42" West 309.34 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 37"15'18" East, thence along the arc of said curve 169.24 feet through a central angle of 12°55'45" to a point of compound curvature of a 265.00 foot radius curve to the left, the center of which bears South 5011'03" East, thence along the arc of said curve 173.69 feet through a central angle of 37'33'16" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°44'19" West, thence along the arc of said curve 201.52 feet through a central angle of 28°51'55"; thence South 30°47'49" West 206.88 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 59°12'11" East, thence along the arc of said curve 218.02 feet through a central angle of 45°25'29" to a point of compound curvature of a 385.00 foot radius curve to the left, the center of which bears North 75°22'20" Fast, thence along the arc of said curve 264.48 feet through a central angle of 39°21'37"; thence South 53'59'17" East 100.94 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 36°00'43" West, thence along the arc of said curve 397.79 feet through a central angle of 45°35'00"; thence South 08°24'17" East 188.50 feet to a point of curvature of a 1275.00 foot radius curve to the left, the center of which bears North 81°35'43" East, thence along the arc of said curve 59.98 feet through a central angle of 2°41'43"; thence South 11°06'00" East 99.26 feet to a point of curvature of a 750.00 foot radius curve to the right, the center of which bears South 78'54'00" West, thence along the arc of said curve 196.22 feet through a central angle of 14°59'24"; thence South 04°12'32" West 403.04 feet to a point of curvature of a 575.00 foot radius curve to the right. the center of which bears North 85°47'28" West, thence along the arc of said curve 213.39 feet through a central anale of 21°15'46": thence South 25°28'18" West 64.72 feet to a point of curvature of a 350.00 foot radius curve to the left, the center of which bears South 64°31'42" East, thence along the arc of said curve 173.27 feet through a central angle of 28°21'54" to a point of reverse curvature of a 375.00 foot radius curve to the right, the center of which bears South 87°06'24" West, thence along the arc of said curve 150.66 feet through a central angle of 23°01'09": thence South 20°07'33" West 258.06 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears South 69°52'27" East, thence along the arc of said curve 116.85 feet through a central angle of 26°46'50": thence South 06°39'17" East 119.58 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 83°20'43" West, thence along the arc of said curve 155.45 feet through a central angle of 25°26'53": thence South 18°47'36" West 97.52 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears North 71"12'24" West, thence glong the arc of said curve 141.87 feet through a central angle of 20"19'17" to a point of reverse curvature of a 225.00 foot radius curve to the left, the center of which bears South 50°53'07" East, thence glong the arc of said curve 186.77 feet through a central angle of 47°33'34"; thence South 08°26'41" East 53.13 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 81°33'19" West, thence along the arc of said curve 155.36 feet through a central angle of 35°36'23": thence South 27°09'42" West 359.92 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 62°50'18" East, thence along the arc of said curve 150.69 feet through a central angle of 12°20'03" to a point of reverse curvature of a 250.00 foot radius curve to the right, the center of which bears North 75°10'21" West, thence along the arc of said curve 108.45 feet through a central angle of 24°51'14" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears South 50~19'07" East, thence along the arc of said curve 79.68 feet through a central angle of 9°07'51" to a point of compound curvature of a 300.00 foot radius curve to the left, the center of which bears South 59°26'58" East. thence along the arc of said curve 50.06 feet through a central angle of 9°33'36" the point of terminus.

ACCESS EASEMENT NO. 4: (NICKLAUS VALLEY 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 bears South 89°33'14" East along the Section Line 2344.70 feet and South 1201.49 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on Spine 3 Road Access Easement No. 3 and running thence South 76°01'53" East 54.91 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 13°58'07" West, thence along the arc of said curve 169.95 feet through a central angle of 48°41'15"; thence South 27°20'38" East 66.20 feet to a point of curvature of a 210.00 foot radius curve to the left, the center of which begrs North 69'39'22" East, thence along the arc of said curve 156.82 feet through a central angle of 42°47'14": thence South 70°07'52" East 53.83 feet to a point of curvature of a 235.00 foot radius curve to the left, the center of which bears North 19°52'08" East, thence along the arc of said curve 270.96 feet through a central angle of 66°03'51"; thence North 43°48'17" East 187.32 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears South 46"11'43" East, thence along the arc of said curve 198.04 feet through a central angle OF 30°25'51"; thence South 85°45'52" East 272.71 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 0414'08" West, thence along the arc of said curve 216.96 feet through a central angle of 62°09'15"; thence South 23°36'37" East 99.96 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 66°23'23" East, thence along the arc of said curve 138.62 feet through a central angle of 19°51'21" to a point of reverse curvature of a 700.00 foot radius curve to the right, the center of which bears South 46°32'02" West, thence along the arc of said curve 136.94 feet through a central angle of 11°12'31" to the point of terminus

ACCESS EASEMENT NO. 5: (WEST GOLDEN BEAR LOOP)

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 bears South 89°33'14" East along the Section Line 3504.75 feet and South 1240.41 feet from the Southwest Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Nicklaus Valley Road Phase 1 Access Easement No. 4 and running thence North 0414'08" East 90.19 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 85°45'52" West, thence along the arc of said curve 228.23 feet through a central angle OF 38°07'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which begrs North 36°07'03" East, thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 06°57'37" East 446.46 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 83°02'23" East, thence along the arc of said curve 269.40 feet through a central angle of 30°52'15" to a point of reverse curvature of a 1200.00 foot radius curve to the left, the center of which bears North 52"10'08" West, thence along the arc of said curve 634.85 feet through a central angle of 30°18'43"; thence North 07°31'09" East 343.45 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 82°28'51" East, thence along the arc of said curve 410.40 feet through a central angle of 19°35'43" to a point of reverse curvature of a 800.00 foot radius curve to the left, the center of which bears North 62°53'08" West, thence along the arc of said curve 211.60 feet through a central angle of 15°09'18" to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears South 78°02'26" East, thence along the arc of said curve 243.81 feet through a central angle of 17°27'42": thence North 29°25'16" East 234.58 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 60°34'44" West, thence along the arc of said curve 219.74 feet through a central angle of 31°28'34" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°56'42" East, thence along the arc of said curve 336.51 feet through a central angle of 48"12"08" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 43°51'10" West, thence along the arc of said curve 313.00 feet through a central angle of 89°40'00" to a point of reverse curvature of a 130.00 foot radius curve to the right, the center of which bears North 46°28'50" East, thence glong the arc of said curve 181.02 feet through a central angle of 79°46'55" to a point of compound curvature of a 4000.00 foot radius curve to the right, the center of which bears South 53'44'15" East, thence along the arc of said curve 686.75 feet through a central angle of 9°50'13" to a point of reverse curvature of a 125.00 foot radius curve to the left, the center of which bears North 43°54'02" West, thence along the arc of said curve 257.96 feet through a central gnale of 118°14'21" to a point of reverse curvature of a 170.00 foot radius curve to the right, the center of which bears North 17°51'37" East, thence along the arc of said curve 414.62 feet through a central angle of 139°44'33" to a point of reverse curvature of a 300.00 foot radius curve to the left, the center of which bears North 22°23'50" West, thence along the arc of said curve 222.20 feet through a central angle of 42°26'12"; thence North 25°09'58" East 399.34 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 64°50'02" East, thence along the arc of said curve 316.21 feet through a central angle of 36°14'05"; thence North 61°24'03" East 94.02 feet to a point of curvature of a 135.00 foot radius curve to the right, the center of which bears South 28'35'57" East, thence along the arc of said curve 362.52 feet through a central angle of 153'51'31"; thence South 35"15'34" West 92.44 feet to a point of curvature of a 350.00 foot radius curve to the left, the center of which bears South 54°44'26" East, thence along the arc of said curve 346.78 feet through a central angle OF 36°46'08" to a point of reverse curvature of a 200.00 foot radius curve to the right, the center of which begrs South 68°29'26" West, thence along the arc of said curve 180.89 feet through a central angle OF 31°49'21" to a point of reverse curvature of a 250.00 foot radius curve to the left, the center of which bears South 59°41'13" East, thence along the arc of said curve 144.65 feet through a central angle of 33°09'06"; thence South 02°50'19" East 228.08 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears North 87°09'41" East, thence along the arc of said curve 154.73 feet through a central angle of 11°49'15" to a point of reverse curvature of a 500.00 foot radius curve to the right, the center of which bears South 75°20'26" West, thence along the arc of said curve 273.67 feet through a central angle of 31°21'35" to a point of reverse curvature of a 400.00 foot radius curve to the left, the center of which bears South 73"17'59" East, thence along the arc of said curve 269.09 feet through a central angle of 38°32'40"; thence South 21°50'39" East 383.36 feet to a point of curvature of a 100.00 foot radius curve to the right, the center of which bears South 68°09'21" West, thence along the arc of said curve 174.02 feet through a central angle of 99°42'32" to a point of reverse curvature of a 125.00 foot radius curve to the left, the center of which bears South 12°08'07" East, thence glong the arc of said curve 184.49 feet through a central angle of 84°33'54"; thence South 06°42'01" East 553.17 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 83°17'59" West, thence along the arc of said curve 235.50 feet through a central angle of 67°27'54"; thence South 60°45'53" West 161.43 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears South 29~4'07" East, thence along the arc of said curve 137.55 feet through a central angle of 39°24'15"; thence South 21°21'38" West 489.31 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 68'38'22" West, thence along the arc of said curve 189.41 feet through a central angle of 36°10'26" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears South 32°27'56" East, thence along the arc of said curve 138.08 feet through a central angle of 43°57'12" to a point of reverse curvature of a 495.00 foot radius curve to the right, the center of which bears North 76°25'08" West, thence along the arc of said curve 164.84 feet through a central angle of 19°04'49" to a point of reverse curvature of a 280.00 foot radius curve to the left, the center of which bears South 57°20'19" East, thence along the arc of said curve 102.41 feet through a central angle of 20°57'23" to a point of reverse curvature of a 420.00 foot radius curve to the right, the center of which bears North 78°17'42" West. thence along the arc of said curve 136.51 feet through a central angle of 18"37'20" to a point of reverse curvature of a 480.00 foot radius curve to the left, the center of which bears South 59°40'22" East, thence along the arc of said curve 48.65 feet through a central angle OF 3'48'26"; thence South 24*31'12" West 62.95 feet to a point of curvature of a 480.00 foot radius curve to the left, the center of which bears South 65°28'48" East, thence along the arc of said curve 116.48 feet through a central angle of 13°54'12"; thence South 10°37'00" West 101.31 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 79°23'00" West, thence along the arc of said curve 251.10 feet through a central angle of 14°23'14" to a point of reverse curvature of a 500.00 foot radius curve to ne left, the center of which bears South 64°59'46" East, thence along the arc of said curve 81.52 feet through a central angle of 9°20'29" to a point of reverse curvature of a 600.00 foot radius curve to the right, the center of which bears North 74°20'15" West thence along the arc of said curve 190.27 feet through a central angle of 18°10'10" to a point of reverse curvature of a 725.00 foot radius curve to the left, the center of which bears South 56MO'05" East, thence along the arc of said curve 501.87 feet through a central angle of 39°39'45" to a point of reverse curvature of a 500.00 foot radius curve to the right, the center of which bears South 8410'10" West, thence along the arc of said curve 67.43 feet through a central angle of 7°43'35"; thence South 01°53'45" West 260.07 feet to a point of curvature of a 750.00 foot radius curve to the right, the center of which bears North 88°06'15" West, thence along the arc of said curve 110.27 feet through a central angle of 8°25'27" to a point of compound curvature of a 400.00 foot radius curve to the right, the center of which bears North 79°40'48" West, thence along the arc of said curve 301.91 feet through a central angle of 43"14'43": thence South 53°33'55" West 75.74 feet to Access Easement "No. 4" of Promontory, Nicklaus Valley Road and the point of terminus, the sidelines of said easement to be lengthened or shortened so as to terminate on said Easement "No. 4".

PROMONTORY
NICKLAUS WEST PHASE 5
SUBDIVISION

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

FINAL PLAT
January 30, 2020

SHEET 2 OF 3

RECORDED

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770

Cell (435) 619-5528 mike.cpsurveying@gmail.com

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Plat PAGE 1/1
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 166.00 BY PROMONTORY DEVELOPMENT

COUNTY RECORDER

the point of terminus.

