



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

BOUNDARY DESCRIPTION
 Beginning at a point which is North 89°11'05" West, along the section line 3952.89 feet and South 00°48'55" West, 310.13 feet from the South east Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 81°08'45" East, 229.89 feet; thence South 33°07'19" East, 159.64 feet; thence South 11°47'07" East, 213.72 feet; thence South 18°47'28" West, 267.78 feet; thence South 05°29'23" West, 257.38 feet; thence South 19°25'21" East, 209.08 feet; thence South 05°10'37" East, 170.97 feet; thence South 09°55'02" East, 233.81 feet; thence South 87°47'24" West, 296.79 feet; thence South 09°21'10" West, 239.32 feet; thence South 11°00'26" West, 238.36 feet to a point on a 525.00 foot radius curve to the left; thence along said curve 272.77 feet through a central angle of 29°46'07" (chord bears North 88°18'29" West, 269.71 feet); thence North 54°48'50" West, 119.68 feet to a point on a non-tangent, 225.00 foot radius curve to the right; thence along said curve 10.17 feet through a central angle of 02°35'25" (chord bears South 64°16'11" West, 10.17 feet); thence South 65°33'53" West, 112.77 feet to a point on a 15.00 foot radius curve to the left; thence along said curve 23.56 feet through a central angle of 90°00'00" (chord bears South 20°33'53" West, 21.21 feet); thence North 24°26'07" West, 40.26 feet; thence North 25°38'39" West, 24.74 feet; thence South 65°33'51" West, 25.01 feet; thence North 35°38'55" West, 196.16 feet; thence North 53°40'45" East, 126.33 feet; thence North 10°34'09" East, 170.78 feet; thence North 26°18'52" East, 448.43 feet; thence North 17°07'17" East, 245.09 feet; thence North 20°50'05" West, 272.83 feet; thence North 33°14'30" East, 547.53 feet; thence North 18°02'26" East, 169.83 feet to the point of beginning.

Contains: 25.91 Acres

NOTES

- THIS SUBDIVISION PLAT IS BASED ON AN ALTA SURVEY DONE BY THE JACK JOHNSON COMPANY FOR PIVOTAL PROMONTORY L.L.C. DATED 8-09-99 AND RECORDED FILE NO. S-3682 AT THE SUMMIT COUNTY RECORDERS OFFICE.
- FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON, WHETHER BY DEED, BEQUEST, DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE.
- ALL LOTS/STRUCTURES WITHIN THIS DEVELOPMENT MUST MEET ALL BUILDING PERMIT REQUIREMENTS AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL LOTS ARE SINGLE-FAMILY DWELLING EXCEPT AREAS DESIGNATED AS OPEN SPACE SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Signal Hill", does hereby dedicate to the Promontory Conservancy, Inc., for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways

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 18th day of JULY, 2003

Pivotal Promontory Development, L.L.C.

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

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

By: F. Francis Najafi
 F. Francis Najafi, Trustee

ACKNOWLEDGEMENT

State of UTAH
 County of SUMMIT

The foregoing was acknowledged before me this 18th day of July, 2002 by F. Francis Najafi, Trustee of the F. Francis Najafi Family Trust, Administrative Member of Pivotal Group X, LLC, Administrative Member of Pivotal Promontory Development, L.L.C.

Karen K...
 Notary Public
 Residing at: Park City
 My Commission Expires: 2.3.07

SUMMIT COUNTY HEALTH DEPT.
 APPROVED AND ACCEPTED THIS 26th DAY OF Aug 2003.

[Signature]
 COUNTY HEALTH DEPARTMENT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 29th DAY OF Aug, 2003 BY:

[Signature]
 S.B.W.R.D.

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

[Signature]
 CHAIR

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

[Signature]
 MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, AUTHORIZED AGENT

SUMMIT COUNTY SHERIFF
 APPROVED AND ACCEPTED THIS 19th DAY OF Aug, 2003.

[Signature]
 SUMMIT COUNTY SHERIFF DEPT.

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

[Signature]
 PARK CITY FIRE SERVICE DISTRICT, FIRE MARSHAL

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

UTAH POWER
 THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 30th DAY OF JULY 2003.

[Signature]
 BY UTAH POWER & LIGHT CO. A DIVISION OF PACIFIC CORP., AUTHORIZED AGENT

COUNTY ASSESSOR
 REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS 5th DAY OF May 2004.

[Signature]
 COUNTY ASSESSOR

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

[Signature]
 COUNTY CHAIRMAN

COUNTY ENGINEER
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

[Signature]
 COUNTY ENGINEER

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

[Signature]
 CHAIR

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS DAY OF 30th April 2004.

[Signature]
 COUNTY ATTORNEY

RECORDED
 ENTRY NO. 697371 BOOK --- PAGE ---
 STATE OF Utah COUNTY OF Summit
 DATE: 5-16-2004 TIME: 9:05 A.M.
 FEE: 95.00

RECORDED AT THE REQUEST OF: Pivotal Promontory
Genial A. Bowen
 COUNTY CLERK

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

