

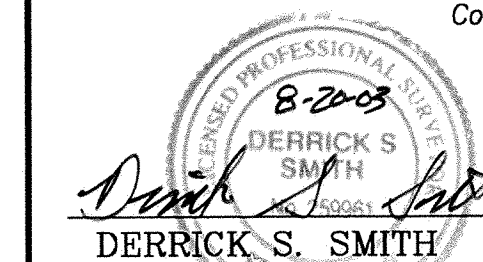
SURVEYOR'S CERTIFICATE

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: PROMONTORY SUNSET RIDGE and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°11'05" West, along the section line 4204.86 feet and North 00°48'55" East, 18.78 feet from the Southeast corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence South 36°36'17" West, 276.21 feet; thence South 10°22'14" West, 431.40 feet; thence South 33°00'30" West, 236.70 feet; thence South 40°07'51" East, 269.12 feet; thence South 07°44'04" West, 22.27 feet; thence North 77°54'22" East, 135.19 feet; thence South 20°50'05" East, 50.59 feet; thence South 77°54'22" West, 160.91 feet; thence South 07°44'04" West, 128.99 feet; thence South 37°30'48" West, 600.60 feet; thence South 50°48'31" West, 588.76 feet; thence South 78°21'19" West, 505.35 feet; thence North 52°07'14" West, 105.86 feet to a point on a 425.00 foot radius curve to the left; thence along said curve 151.83 feet through a central angle of 20°28'07" (chord bears North 00°14'21" East, 151.02 feet); thence North 09°59'43" West, 73.64 feet to a point on a 475.00 foot radius curve to the right; thence along said curve 377.55 feet through a central angle of 45°32'30" (chord bears North 12°46'32" East, 367.69 feet); thence North 35°32'47" East, 171.83 feet to a point on a 525.00 foot radius curve to the left; thence along said curve 644.79 feet through a central angle of 70°22'09" (chord bears North 00°21'42" East, 605.02 feet); thence North 34°49'22" West, 189.81 feet to a point on a 1175.00 foot radius curve to the right; thence along said curve 122.07 feet through a central angle of 05°57'09" (chord bears North 31°51'06" West, 122.01 feet); thence North 69°23'13" East, 312.52 feet; thence North 80°37'06" East, 355.50 feet; thence North 52°30'44" East, 290.42 feet; thence North 81°52'23" East, 368.94 feet; thence North 65°18'03" East, 359.77 feet; thence North 84°02'02" East, 61.43 feet to the point of beginning.

Contains: 47.19 acres



B-20-03 DATE

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 "Sunset Ridge", 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 18 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, Trustee

ACKNOWLEDGEMENT

State of Utah County of Summit

The foregoing was acknowledged before me this 18th day of July 2003 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, LLC.

Notary Public Residing at: Park City My Commission Expires: 2307

PROMONTORY SUNSET RIDGE

LOCATED IN SECTIONS 12, 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PREPARED BY:

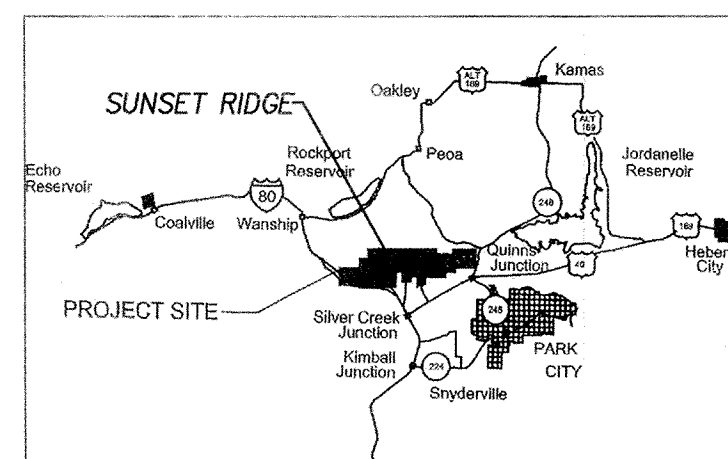
PEPG ENGINEERING, L.L.C. 76 EAST 6790 SOUTH • MIDVALE, UT 84047 PH: (801) 562-2521 • FAX: (801) 562-2551

BASIS OF BEARING

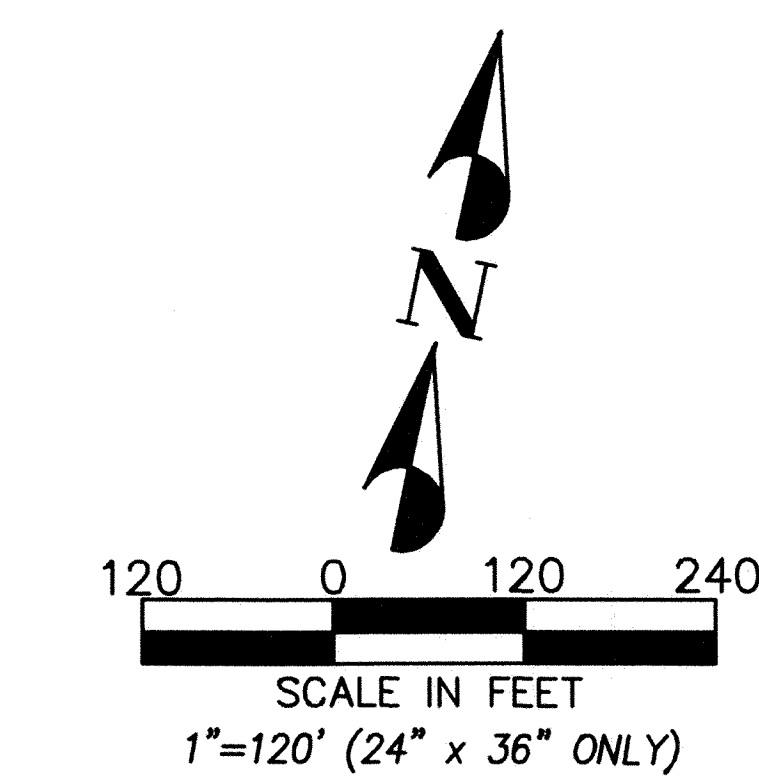
BASIS OF BEARING IS N 00°03'26" W BETWEEN THE SOUTHWEST AND THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

NOTES

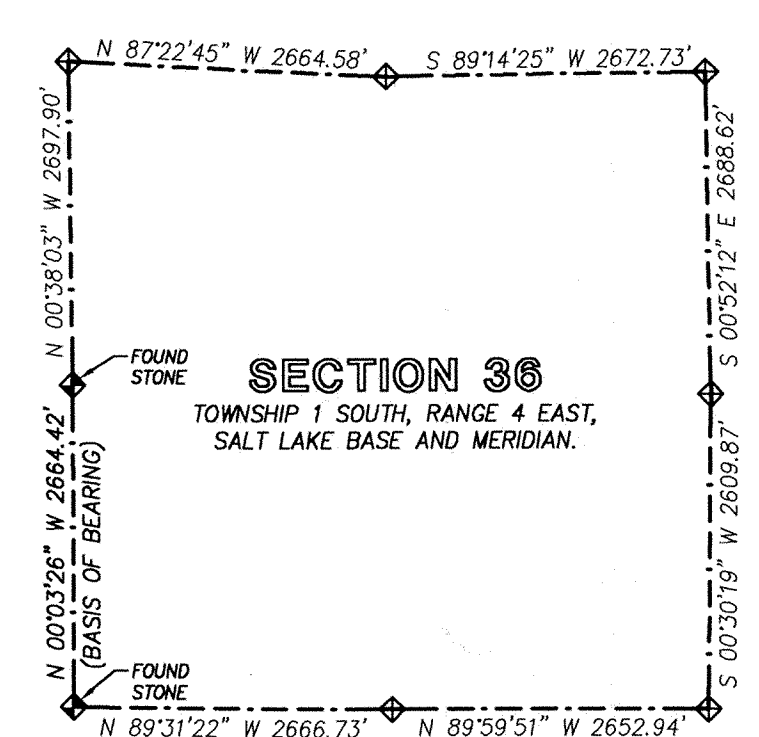
- 1. THIS SUBDIVISION PLAT IS BASED ON AN ALTA SURVEY DONE BY THE JACK JOHNSON COMPANY FOR PIVOTAL PROMONTORY L.L.C. DATED 8-09-99 AND RECORDED FILE NO. S-3682 AT THE SUMMIT COUNTY RECORDERS OFFICE.
2. FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON, WHETHER BY DEED, BEQUEST, DIVORCE DECREE, OR OTHER RECORDED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



VICINITY MAP NOT TO SCALE



SCALE IN FEET 1"=120' (24" x 36" ONLY) LEGEND CENTER LINE LOT LINE PROPERTY LINE EASEMENT LINE 5/8" x 24" REBAR & CAP LS#259961 TO BE SET STREET MONUMENT TO BE SET EBL ESTATE BASE LOT DENSITY EP LOT REQUIRING EJECTOR PUMP



SUMMIT COUNTY HEALTH DEPT. APPROVED AND ACCEPTED THIS 20th DAY OF Aug 20 03

COUNTY HEALTH DEPARTMENT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 29th DAY OF Aug. 20 03 BY: [Signature]

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT APPROVED AND ACCEPTED THIS 30th DAY OF July 20 03 [Signature]

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DIST. APPROVED AND ACCEPTED THIS 22 DAY OF July 20 03 [Signature]

SUMMIT COUNTY SHERIFF APPROVED AND ACCEPTED THIS 19th DAY OF Aug 20 03 [Signature]

PARK CITY FIRE SERVICE DIST. APPROVED AND ACCEPTED THIS 22nd DAY OF July 20 03 [Signature]

UTAH POWER THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 21st DAY OF JULY 2003 [Signature]

COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS 2nd DAY OF Sept 20 03 [Signature]

COUNTY COMMISSION APPROVAL PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 16th DAY OF July 20 03, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED [Signature]

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. 9/15/03 [Signature]

COUNTY PLANNING COMMISSION APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS 20th DAY OF Aug 20 03 [Signature]

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 11th DAY OF September 20 03 [Signature]

RECORDED ENTRY NO. 672819 BOOK PAGE STATE OF UTAH COUNTY OF Summit DATE 9/11/2003 TIME 14:52 PH FEB 12 2003 [Signature]

RECORDED RECORDED AT THE REQUEST OF Promontory Development [Signature]

DATE: July 14, 2003 FILE: 6100.0220\dwg\pod66\fp-lat-01.dwg

DATE: July 14, 2003 FILE: 6100.0220\dwg\pod66\fp-lat-01.dwg



