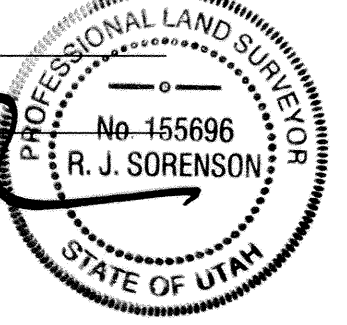


VICINITY MAP

SURVEYOR'S CERTIFICATE:

I, Randy J. Sorenson, on behalf of the Jack Johnson Company, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155696 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 surveyed hereon, and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Randy J. Sorenson
 Randy J. Sorenson
 August 09, 2001
 Date



SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

Approved and accepted this 31st day of August, 2001.
Samuel [Signature]
 Chair

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

Reviewed for conformance to Snyderville Basin Water Reclamation District Standards on this 25 day of Oct, 2001 by
[Signature]
 S.B.W. Director

SUMMIT COUNTY PUBLIC WORKS APPROVAL

Approved and accepted this 5th day of Sept, 2001.
[Signature]
 by Summit County Public Works Department,
 Public Works Director

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

Approved and accepted this 23 day of July, 2001.
[Signature]
 by Mountain Regional Water Special Service District,
 Authorized Agent

PARK CITY FIRE SERVICE DISTRICT APPROVAL

Approved and accepted this 5th day of SEPT, 2001.
[Signature]
 by Park City Fire Service District,
 Fire Marshal

UTAH POWER

The above shown utility easements have been approved and accepted this 25th day of July, 2001
[Signature]
 by Utah Power & Light Co., a division of Pacific Corp.,
 Authorized Agent

OWNER'S DEDICATION AND CONSENT TO RECORD

Know 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 "West Hills", does hereby dedicate to the Promontory Community Association Inc., for perpetual use of the lot owners all parcels of land shown on this plat as intended for private roads.

Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Recreation District, Park City Fire Service District and Mountain Regional Water Special Service District, a non-exclusive easement over the roads, private driveways, common area parcels, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement, and also dedicates to the public the trails as shown on this plat intended for the use of the public.

Executed this 13th day of July, 2001

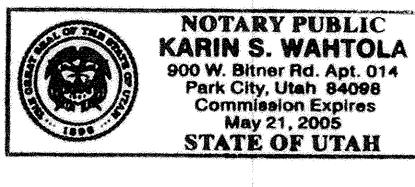
PIVOTAL PROMONTORY DEVELOPMENT, L.L.C.
 By: Pivotal Group X, LLC, an Arizona limited liability company
 Its: Administrative Member

By: F. Francis Najafi, Trustee of the F. Francis Najafi Family Trust
 Its: Administrative Member
[Signature]
 F. Francis Najafi
 Its: Trustee

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF SUMMIT }
 The foregoing instrument was acknowledged before me this 23rd day of July, 2001, by F. Francis Najafi, Trustee of the F. Francis Najafi Family Trust, Administrative Member of Pivotal Group X, LLC, an Arizona limited liability company, Administrative Member of PIVOTAL PROMONTORY DEVELOPMENT, L.L.C.

[Signature]
 Notary Public - Summit County
 Residing at: [Address]
 My commission expires: 5/21/05



WEST HILLS
 LOCATED IN SECTION 11,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 SUMMIT COUNTY, UTAH
 SHEET 1 OF 5

- LEGEND**
- ◆ SECTION CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
 - ⊙ STANDARD STREET MONUMENT (SET OR TO BE SET)
 - BOUNDARY CORNERS - 5/8" IRON PIPE w/CAP
 - ⊕ SEWAGE EJECTOR PUMP MAY BE REQUIRED. SEE NOTE 27
- NOTES**
- ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)
 - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.
 - INCENTIVE DENSITY LOT. SEE GENERAL NOTE 12.

COUNTY ASSESSOR
 REVIEWED AND ACCEPTED BY THE Summit
 COUNTY ASSESSOR THIS DAY OF 10/21 2001.
[Signature]
 COUNTY ASSESSOR

COUNTY COMMISSION APPROVAL
 PRESENTED TO THE BOARD OF Summit
 COUNTY COMMISSIONERS THIS 10/21 DAY
 OF 2001, AT WHICH TIME THIS
 INSTRUMENT WAS APPROVED AND ACCEPTED.
[Signature]
 COUNTY CLERK

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.
 DATE 01/02/02
[Signature]
 COUNTY ENGINEER

COUNTY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY SNYDERVILLE
 BASIN PLANNING COMMISSION THIS 1st
 DAY OF July 2001.
[Signature]
 CHAIR

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS
 DAY OF January 2001.
[Signature]
 COUNTY ATTORNEY

RECORDED
 ENTRY NO. 607462 BOOK --- PAGE ---
 STATE OF Utah COUNTY OF Summit.
 DATE 01-03-2002 TIME 09:43 AM
 RECORDED AND FILED AT THE REQUEST OF:
Summit Escrow & Title
 Fee: 224.00
[Signature]
 COUNTY RECORDER

THE JACK JOHNSON COMPANY
 1777 Sun Peak Drive * Park City, Utah 84098
 (435) 645-9000 * fax (435) 649-1620
West Hills 1075

GENERAL NOTES:

1. All of the property on this Plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("Declaration") recorded in the Office of the Summit County Recorder in Coalville, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontory Conservancy, an association of Promontory property owners ("the Association"). The use of any Promontory lot is governed by the terms of the Declaration. Each lot is subject to 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") promulgated by the Declarant, which Design Guidelines incorporate or include lighting, landscaping, grading, signage and other guidelines. The Design Guidelines require the establishing of strict limits of disturbance for any construction activity. Certain lots in visually sensitive areas and within Ridgeline Protection Areas designated on this plat are subject to Supplemental Design Guidelines for Sensitive Retention and Ridgeline Areas (the Supplemental Design Guidelines) as contained in the "Development Agreement" (defined note 8 below). The Declarant or the Architectural Review Committee, whichever has designed review authority, is referred to as the "Design Reviewer". The Declarant or the 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 within Promontory solely by virtue of the ownership of the 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 rights to use, occupy or exercise any degree of control over any portion of any Golf Course thereon, by virtue of their ownership of the Promontory lot or their membership in the Association. At the direction of 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 each lot an easement permitting golf balls, golf clubs, and parts thereof, unintentionally to come upon the common area of the Association or the exterior portions of a lot to retrieve errant golf balls, golf clubs, and parts thereof as provided more fully in the Declaration. The portions of lots not covered by residential improvements may be entered into by the operator of the adjacent golf course for maintenance purposes and maybe subject to irrigation overspray from the golf course. Under no circumstances shall any of the following Persons be held liable for any damage or injury resulting from errant golf balls, golf clubs, or parts thereof, or the exercise of this easement: Declarant; the Association or its members (in their capacities as such); The Promontory Club or its members (in their capacities as such); any other owner of any golf course, its successors, successors-in-title to the golf course, or assigns; builders (in their capacities as such); or any officer, director, or partner of any of the foregoing; or any officer or director of any partner.

4. Development on each lot will be limited to specific building disturbance areas, or "building envelopes" designated pursuant to the Design Guidelines. Building envelopes may be established in the Design Guidelines and modified by the Declarant, or of the Architectural Review Committee, with the consent of the Declarant, in the exercise of the Declarant (and, if applicable, the Architectural Review Committee) discretion, provided such building envelopes shall incorporate all applicable building setbacks under the "Development Agreement" (defined in Note 8 below). The maximum height of any structure is established by the Design Guidelines, or the Supplemental Design Guidelines as applicable. Maximum building heights are measured vertically from existing natural grade. Owners of lots shall have no rights, expectations, or guarantees with respect to the final location of a building site on any lot. The particular view from any lot, or the location, scale, or height of other design features any improvements that may be approved for construction on any lot.

5. The combination of two adjacent lots into a single lot may be permitted in certain areas as determined by the Declarant in the exercise of Declarant's discretion. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line, 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; the approval or disapproval of the Design Reviewer may be made in the exercise of its discretion. Further, the combination of lots may 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 the prior written approval of the Design Reviewer.

6. The maximum building floor area of a home within Promontory is 10,000 square feet. This may be further limited by the Design Guidelines. The maximum building floor area of a home straddling two lots, as described in note 5, may be increased to a square footage not to exceed 15,000 square feet if approved by the Design Reviewer, in the exercise of its discretion, in connection with the approval of a specific house plan within Promontory. The square footage measured as provided in the Uniform Building Code, but floor area does not count garages or unheated spaces.

7. In addition to the foregoing limitations on building size, the Design Guidelines have specific limitations regarding the amount and nature of landscape and irrigation that may be permitted or required on each lot. All landscape plans must also be approved by the Design Reviewer.

8. 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.

9. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District, Park City Fire Service District, Snyderville Basin Water Reclamation District, and the Snyderville Basin Special Recreation District. All lots are subject to assessments and fees of all of the foregoing districts.

10. Promontory is governed by the terms of a Development Agreement between Summit County and the Promontory developer (the "Development Agreement"). The Development Agreement governs uses and imposes regulations applicable within Promontory.

11. Developer reserves the right to designate any lot shown on the plat that is in excess of one acre in size as an "estate lot." An estate lot must be a single family detached dwelling unit with a minimum of floor area of 3500 sq. ft. Square footage is measured consistent with the definition of floor area in the Uniform Building Code, excluding garages and unheated spaces.

12. Most but not all "estate lots" may be designated by the developer as "base density" under the Development Agreement. All lots not meeting "estate lot" qualifications and estate lots not designated as "base density" will constitute "incentive density" under the Development Agreement. Pursuant to the terms of the Development Agreement, any owner utilizing or converting an "incentive density" unit to permanent occupancy is subject to an obligation to pay Summit County a one time \$10,000 conversion fee (subject to price level adjustment) as a precondition to the change of use to permanent occupancy. All owners may be required to submit affidavits declaring the owner's permanent or part-year occupancy status.

13. The Development Agreement provides that a purchaser of a residential lot will be required to 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 conservation easements on agricultural properties in Summit County or otherwise to preserve or enhance agricultural operations in Summit County.

14. The Development Agreement provides that a purchaser of a residential lot will be required to 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. Guardhouses, gates, landscaping, signage and other similar facilities may be constructed within the road rights of way or adjoining Common Area parcels. At the time of any resurfacing of roads within Promontory, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications.

16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within the community. 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. Promontory or the Mountain Regional Water Special Service District 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 Declarant, the Association and the Promontory Club an easement for irrigation, drainage, water over-spray (which may include "raw" water and/or treated sewage effluent) across any portion of any lot from the irrigation system serving the golf course. Under no circumstances shall Declarant, the Association or the owner of the golf course be held liable for any damage or injury resulting from such irrigation, drainage or overspray or the exercise of this easement.

GENERAL NOTES CONTINUED:

19. The mass grading of lots will be limited. Home plans must utilize existing grade to the greatest extent possible in conformance with Design Guidelines.

20. Any residence proposed for construction in a ridgeline protection area identified on this plat must comply with certain requirements of the Development Agreement that are generally summarized as follows: No proposed building form shall break the natural lines of the protected ridgeline when viewed from U.S. Highway 40, Interstate 80, Highway 248 or the Brown's Canyon Road. A building that is located a minimum of 50 vertical feet below the ridgeline will generally meet the requirement of not breaking the ridgeline. A building that does not break the ridgeline as viewed from the designated roadways and that meets the requirements of the Supplemental Design Guidelines shall be deemed to fulfill all ridgeline requirements. The County or the Reviewer may require special studies to assure that any proposed structure meets the ridgeline requirements of the Development Agreement.

21. Promontory contains extensive areas of open space. Open space areas designated on this plat shall be preserved in open space condition in accordance with the requirements of the Development Agreement, Design Guidelines and Declaration.

22. Principal resident, guest and construction vehicle access shall be maintained through Tollgate Canyon (Interstate 80), and the western community entrance (U.S. 40) rather than through Brown's Canyon.

23. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.

24. Fire sprinkler protection is required on all homes in Promontory in accordance with the requirements of the Park City Fire Service District.

25. All Lots are subject to a 10.00-foot private 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 Note 35, Declarant may grant easements for utilities, whether or not the easements are intended to serve Promontory. All road rights of way and open space areas shown on this plat are also subject to Declarant's right to grant easements for utilities.

26. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation designs.

27. SBWRD shall be required to maintain the public collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual lots. 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 public lift stations shall be the sole financial responsibility of Promontory's Homeowners' Association. The Homeowners' Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement.

28. Driveways constructed over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County.

29. An all-weather fire department access road must be installed and made serviceable prior to the issuance of a building permit and the commencement of any construction. The all-weather fire department access road is to be maintained at all times during construction, in the event that the all-weather access is not maintained, the Fire District reserves the right to stop work until the required roads are placed back in service.

30. Water supplies required for fire protection and fire hydrants are to be installed and made serviceable prior to the issuance of a building permit and the commencement of any construction. In the event that the fire protection water supply is not maintained, the Fire District 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 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)

31. All homes and landscape may be required to comply with water conservation measures established by the Association, which may include individual water pressure reducing valves, low-flow toilets, drip irrigation systems and the use of drought tolerant plant materials.

32. The Easements identified on the plat as Access Easements 1 (Promontory Ranch Road) and 2 (Ranch Club Trail), and Emergency Access Easement No. 1 generally describe the proposed location of roads to be constructed in the future and are intended to provide a legal right of access to and from the platted lots and publicly dedicated streets. The legal descriptions of these Easements may be modified by a 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.

33. 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 specification 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.

34. Residential Building Permits, including footings 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 same.

35. The following listed service providers are given a non-exclusive utility easement across the 10.00 foot private utility and drainage easements as described in Note 25, the roads shown on the Plat and Access Easements 1 and 2 as described in Note 32 and such other corridors as may be specified on the Plat or by separate recorded easement signed by Declarant: Pacificorp; Questar Gas; Snyderville Basin Water Reclamation District; and Mountain Regional Water Special Service District.

SPECIAL NOTES:

1. "Incentive Density" lots not meeting the requirements to be classified as "Estate Lots" are designated on this plat by the symbol ○. Lots otherwise meeting the requirements to be classified as "Estate Lots" may be designated as "Incentive Density" lots by Developer prior to the first sale of such lot by the recording of a specific notice against title to such lot.

2. Declarant hereby grants for the use and benefit of the lots within the plat a perpetual easement for ingress and egress over and across the parcels identified as Access Easement No. 1 and Access Easement No. 2 in that certain plat for Wapiti Canyon, Phase I recorded as entry number _____ in the official records of the Summit County Recorder. This grant of easement is subject to general note 32.

WEST PARCEL DESCRIPTION:

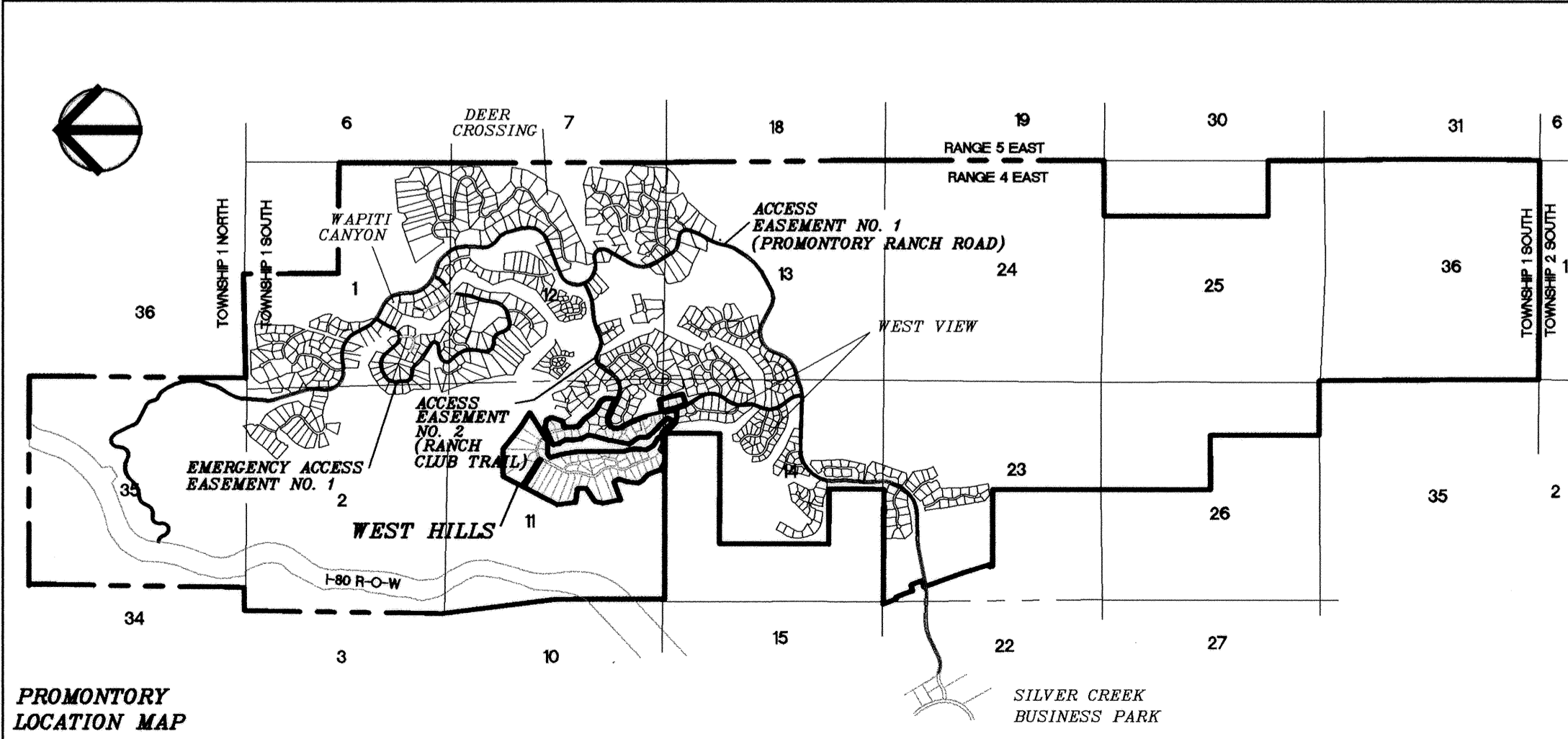
Beginning at a point which is North 89°48'16" West along the Section Line 1817.01 feet from the Southeast Corner of Section 11, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°48'16" West 2659.63 feet between said Southeast Corner and the South Quarter Corner of said Section 11); and running thence North 89°48'16" West along said Section Line 229.90 feet; thence North 59°25'25" West 201.65 feet; thence North 02°27'18" West 331.98 feet; thence North 50°28'23" West 192.0 feet; thence North 27°05'24" West 135.16 feet; thence North 06°27'20" East 279.70 feet; thence North 18°32'18" East 212.82 feet; thence North 30°08'03" West 126.66 feet; thence South 68°44'54" West 471.78 feet; thence North 11°08'24" West 442.03 feet; thence North 13°26'50" East 195.50 feet; thence North 55°30'38" East 38.50 feet; thence North 02°21'13" West 714.33 feet; thence North 83°52'53" West 345.57 feet; thence North 07°02'25" West 450.99 feet; thence North 27°17'13" East 925.46 feet; thence South 57°37'23" East 796.34 feet to a non-tangent point of curvature of a 275.00 foot radius curve to the right, the center of which bears South 60°23'52" East; thence Northeastly along the arc of said curve 44.08 feet through a central angle of 09°11'05"; thence North 57°11'35" West 802.22 feet; thence North 27°17'13" East 518.69 feet; thence North 89°55'18" East 666.33 feet; thence South 50°36'16" East 676.47 feet; thence South 59°13'10" East 424.42 feet; thence South 57°36'30" West 638.18 feet to a non-tangent point of curvature of a 395.00 foot radius curve to the right, the center of which bears South 44°53'55" West; thence Southeastly along the arc of said curve 110.48 feet through a central angle of 16°01'30"; thence South 65°02'02" West 50.15 feet to a non-tangent point of curvature of a 345.00 foot radius curve to the left, the center of which bears South 60°19'36" West; thence Northwestly along the arc of said curve 104.22 feet through a central angle of 17°18'30"; thence South 57°36'30" West 139.38 feet; thence South 89°29'17" West 312.04 feet; thence South 52°17'27" West 111.79 feet; thence South 18°43'50" East 263.97 feet; thence South 09°09'24" East 419.24 feet; thence South 00°14'53" East 1135.85 feet; thence South 16°59'40" East 165.96 feet; thence South 05°16'57" East 176.59 feet; thence South 06°32'26" West 207.53 feet; thence South 29°24'47" East 197.75 feet; thence South 60°17'44" East 239.13 feet; thence South 04°56'15" East 77.29 feet to a non-tangent point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 04°56'15" East; thence Easterly along the arc of said curve 194.65 feet through a central angle of 55°45'45"; thence South 39°10'30" East 200.84 feet; thence South 50°49'30" West 50.00 feet; thence North 39°10'30" West 200.84 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South 50°49'30" West; thence Westerly along the arc of said curve 145.99 feet through a central angle of 55°45'45" to a point of reverse curvature of a 525.00 foot radius curve to the right, the center of which bears North 04°56'15" West; thence Northwestly along the arc of said curve 339.92 feet through a central angle of 37°05'49"; thence South 32°09'34" West 134.03 feet to the point of beginning.

Containing 98.17 acres more or less.

EAST PARCEL DESCRIPTION:

Beginning at a point which is North 89°48'16" West along the Section Line 823.22 feet from the Southeast Corner of Section 11, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°48'16" West 2659.63 feet between said Southeast Corner and the South Quarter Corner of said Section 11); and running thence North 89°48'16" West along said Section Line 229.90 feet; thence North 59°25'25" West 201.65 feet; thence North 02°27'18" West 331.98 feet; thence North 50°28'23" West 192.0 feet; thence North 27°05'24" West 135.16 feet; thence North 06°27'20" East 279.70 feet; thence North 18°32'18" East 212.82 feet; thence North 30°08'03" West 126.66 feet; thence South 68°44'54" West 471.78 feet; thence North 11°08'24" West 442.03 feet; thence North 13°26'50" East 195.50 feet; thence North 55°30'38" East 38.50 feet; thence North 02°21'13" West 714.33 feet; thence North 83°52'53" West 345.57 feet; thence North 07°02'25" West 450.99 feet; thence North 27°17'13" East 925.46 feet; thence South 57°37'23" East 796.34 feet to a non-tangent point of curvature of a 275.00 foot radius curve to the right, the center of which bears South 60°23'52" East; thence Northeastly along the arc of said curve 44.08 feet through a central angle of 09°11'05"; thence North 57°11'35" West 802.22 feet; thence North 27°17'13" East 518.69 feet; thence North 89°55'18" East 666.33 feet; thence South 50°36'16" East 676.47 feet; thence South 59°13'10" East 424.42 feet; thence South 57°36'30" West 638.18 feet to a non-tangent point of curvature of a 395.00 foot radius curve to the right, the center of which bears South 44°53'55" West; thence Southeastly along the arc of said curve 110.48 feet through a central angle of 16°01'30"; thence South 65°02'02" West 50.15 feet to a non-tangent point of curvature of a 345.00 foot radius curve to the left, the center of which bears South 60°19'36" West; thence Northwestly along the arc of said curve 104.22 feet through a central angle of 17°18'30"; thence South 57°36'30" West 139.38 feet; thence South 89°29'17" West 312.04 feet; thence South 52°17'27" West 111.79 feet; thence South 18°43'50" East 263.97 feet; thence South 09°09'24" East 419.24 feet; thence South 00°14'53" East 1135.85 feet; thence South 16°59'40" East 165.96 feet; thence South 05°16'57" East 176.59 feet; thence South 06°32'26" West 207.53 feet; thence South 29°24'47" East 197.75 feet; thence South 60°17'44" East 239.13 feet; thence South 04°56'15" East 77.29 feet to a non-tangent point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 04°56'15" East; thence Easterly along the arc of said curve 194.65 feet through a central angle of 55°45'45"; thence South 39°10'30" East 200.84 feet; thence South 50°49'30" West 50.00 feet; thence North 39°10'30" West 200.84 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South 50°49'30" West; thence Westerly along the arc of said curve 145.99 feet through a central angle of 55°45'45" to a point of reverse curvature of a 525.00 foot radius curve to the right, the center of which bears North 04°56'15" West; thence Northwestly along the arc of said curve 339.92 feet through a central angle of 37°05'49"; thence South 32°09'34" West 134.03 feet to the point of beginning.

Containing 33.66 acres more or less.



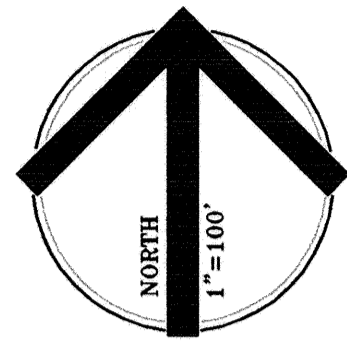
WEST HILLS
LOCATED IN SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH
SHEET 2 OF 5



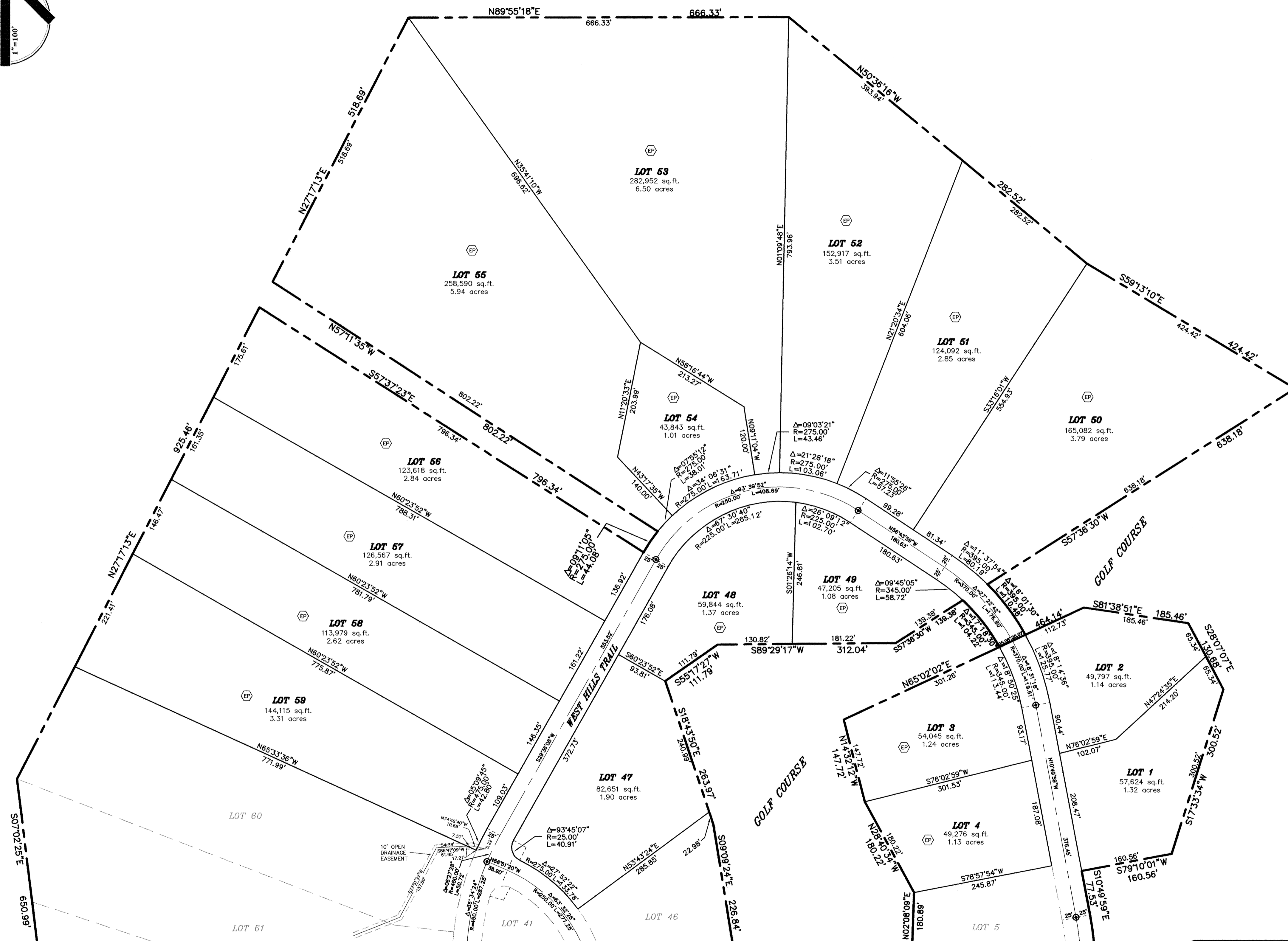
RECORDED
ENTRY NO. 607462
STATE OF Utah COUNTY OF Summit
DATE 01-03-2002 TIME 09:43 AM
RECORDED AND FILED AT THE REQUEST OF:
Summit Escrow & Title
Fee: \$210
County Recorder

THE JACK JOHNSON COMPANY
1777 Sun Peak Drive • Park City, Utah 84098
(435) 645-9000 • fax (435) 649-1620

West Hills 2005

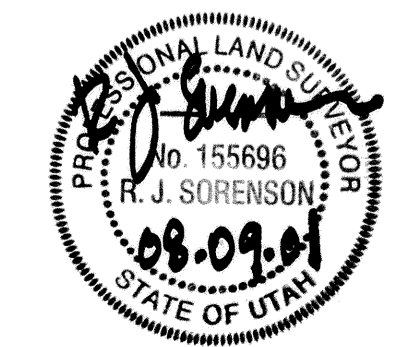


- LEGEND**
- ◆ SECTION CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
 - STANDARD STREET MONUMENT (SET OR TO BE SET)
 - BOUNDARY CORNERS - 5/8" IRON PIPE w/CAP
 - ⊕ SEWAGE EJECTOR PUMP MAY BE REQUIRED. SEE NOTE 22
 - NOTES - ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)
 - ◆ INCENTIVE DENSITY LOT. SEE GENERAL NOTE 12.



WEST HILLS
 LOCATED IN SECTION 11,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 SUMMIT COUNTY, UTAH
 SHEET 3 OF 5

MATCH TO SHEET 4



RECORDED
 No. 602462
 STATE OF Utah
 COUNTY OF Summit
 RECORDED AND FILED AT THE REQUEST OF:
 Summit Escrow & Title
 DATE: 01-03-2002
 TIME: 09:43 AM
 Fee: 224.00
 County Recorder

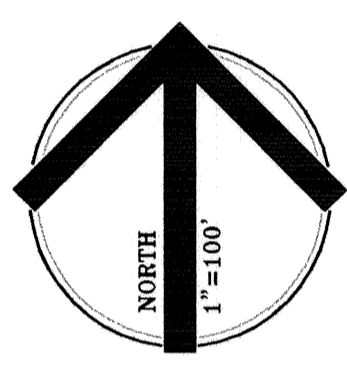
THE JACK JOHNSON COMPANY

1777 Sun Peak Dr. • Park City, Utah 84098
 (435) 645-9000 • fax (435) 649-1620

West Hills 3005

V:\Projects\453-promontory\final.plats\w\prom.plat.3WPROM.P13.SHT3.DWG. 08/09/2001 12:09:39 PM R.Campbell

- LEGEND**
- ◆ SECTION CORNER - FOUND IRON PIPE W/CAP (OR AS NOTED)
 - STANDARD STREET MONUMENT (SET OR TO BE SET)
 - BOUNDARY CORNERS - 5/8" IRON PIPE W/CAP
 - ⊕ SEWAGE EJECTOR PUMP MAY BE REQUIRED. SEE NOTE 22
 - NOTES - ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE W/CAP (UNLESS OTHERWISE NOTED).
 - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.
 - ⊖ INCENTIVE DENSITY LOT. SEE GENERAL NOTE 12.



MATCH TO SHEET 3

MATCH TO SHEET 5

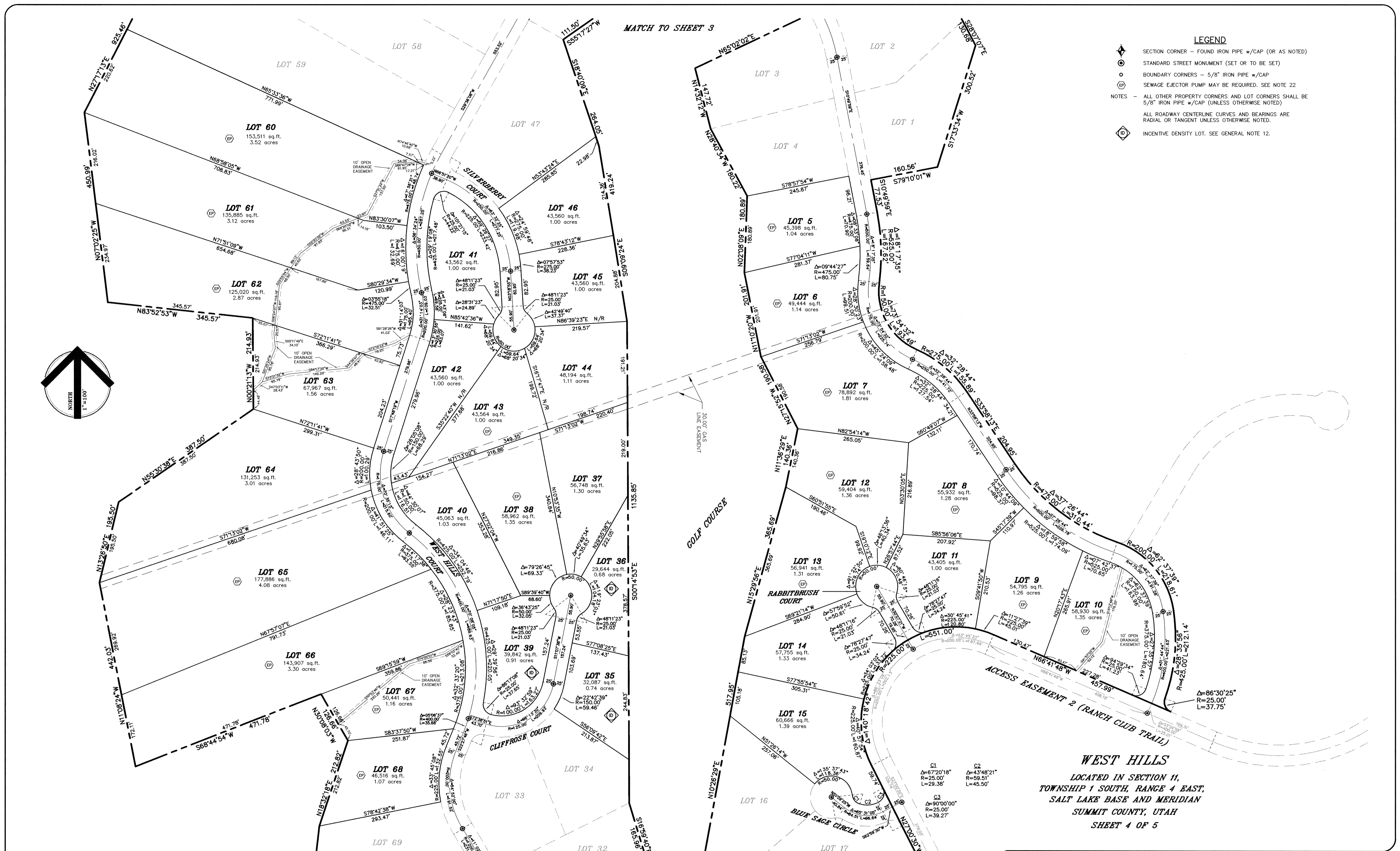
WEST HILLS
 LOCATED IN SECTION 11,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 SUMMIT COUNTY, UTAH
 SHEET 4 OF 5



RECORDED
 No. 607462
 STATE OF Utah
 COUNTY OF Summit
 RECORDED AND FILED AT THE REQUEST OF:
 Summit Escrow & Title
 DATE: 01-03-2002
 TIME: 09:43 AM
 Fee: 224.00
 Alan Sorenson
 COUNTY RECORDER

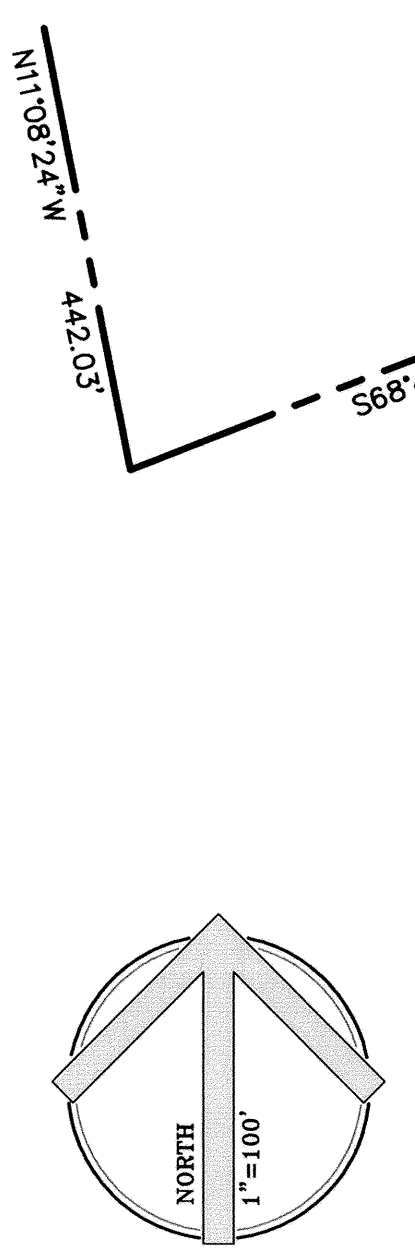
THE JACK JOHNSON COMPANY
 1777 Sun Peak Dr. • Park City, Utah 84098
 (435) 645-9000 • fax (435) 649-1620

West Hills 4 of 5

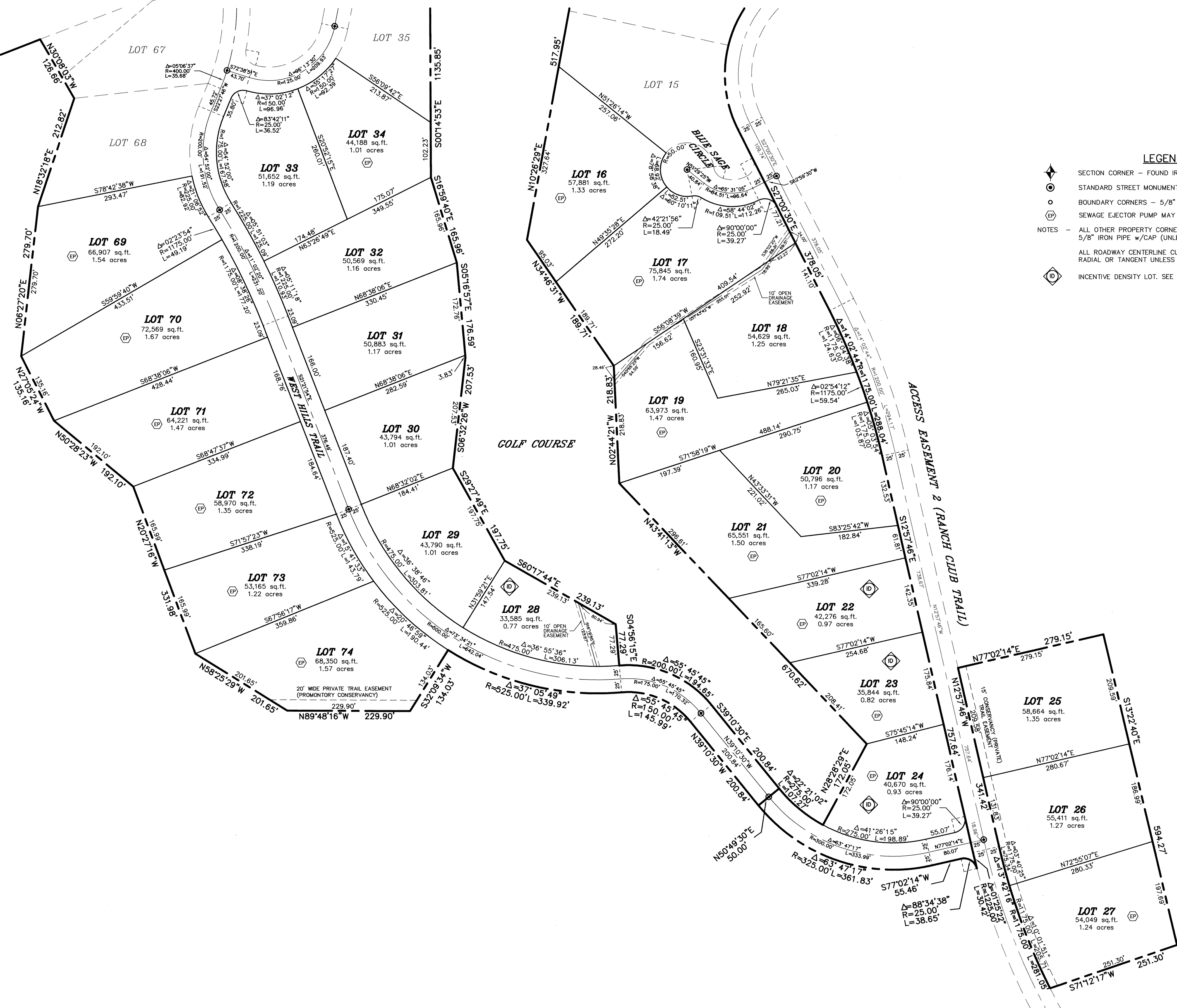


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MATCH TO SHEET 4



- LEGEND**
- ◆ SECTION CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
 - STANDARD STREET MONUMENT (SET OR TO BE SET)
 - BOUNDARY CORNERS - 5/8" IRON PIPE w/CAP
 - SEWAGE EJECTOR PUMP MAY BE REQUIRED. SEE NOTE 22
 - NOTES - ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)
 - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.
 - ◇ INCENTIVE DENSITY LOT. SEE GENERAL NOTE 12.



Lot #	Address
1	8011 N. West Hills Trail
2	7991 N. West Hills Trail
3	8000 N. West Hills Trail
4	8020 N. West Hills Trail
5	8030 N. West Hills Trail
6	8040 N. West Hills Trail
7	8050 N. West Hills Trail
8	8060 N. West Hills Trail
9	8070 N. West Hills Trail
10	8080 N. West Hills Trail
11	7856 N. Rabbitbrush Court
12	7916 N. Rabbitbrush Court
13	7885 N. Rabbitbrush Court
14	7825 N. Rabbitbrush Court
15	7796 N. Blue Sage Circle
16	7765 N. Blue Sage Circle
17	7735 N. Blue Sage Circle
18	7705 N. Ranch Club Trail
19	7675 N. Ranch Club Trail
20	7645 N. Ranch Club Trail
21	7615 N. Ranch Club Trail
22	7585 N. Ranch Club Trail
23	7555 N. Ranch Club Trail
24	7400 N. West Hills Trail
25	7526 N. Ranch Club Trail
26	7486 N. Ranch Club Trail
27	7406 N. Ranch Club Trail
28	7560 N. West Hills Trail
29	7580 N. West Hills Trail
30	7600 N. West Hills Trail
31	7650 N. West Hills Trail
32	7670 N. West Hills Trail
33	2624 E. Cliffrose Court
34	2642 E. Cliffrose Court
35	2650 E. Cliffrose Court
36	2658 E. Cliffrose Court
37	2673 E. Cliffrose Court
38	2665 E. Cliffrose Court
39	2633 E. Cliffrose Court
40	7760 N. West Hills Trail
41	2632 E. Silverberry Court
42	2656 E. Silverberry Court
43	2672 E. Silverberry Court
44	2663 E. Silverberry Court
45	2647 E. Silverberry Court
46	2641 E. Silverberry Court
47	2625 E. Silverberry Court
48	7890 N. West Hills Trail
49	7950 N. West Hills Trail
50	7971 N. West Hills Trail
51	7961 N. West Hills Trail
52	7941 N. West Hills Trail
53	7931 N. West Hills Trail
54	7921 N. West Hills Trail
55	7911 N. West Hills Trail
56	7901 N. West Hills Trail
57	7881 N. West Hills Trail
58	7871 N. West Hills Trail
59	7851 N. West Hills Trail
60	7841 N. West Hills Trail
61	7831 N. West Hills Trail
62	7811 N. West Hills Trail
63	7801 N. West Hills Trail
64	7781 N. West Hills Trail
65	7771 N. West Hills Trail
66	7751 N. West Hills Trail
67	7741 N. West Hills Trail
68	7721 N. West Hills Trail
69	7701 N. West Hills Trail
70	7681 N. West Hills Trail
71	7661 N. West Hills Trail
72	7641 N. West Hills Trail
73	7591 N. West Hills Trail
74	7571 N. West Hills Trail

WEST HILLS
 LOCATED IN SECTION 11,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 SUMMIT COUNTY, UTAH
 SHEET 5 OF 5

RECORDED
 No. 10274
 STATE OF Utah
 COUNTY OF Summit
 RECORDED AND FILED AT THE REQUEST OF:
Summit Escrow & Title
 Date: 01-03-2002
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 COUNTY RECORDER



THE JACK JOHNSON COMPANY
 1777 Sun Peak Dr. • Park City, Utah 84098
 (435) 645-9000 • fax (435) 649-1620

West Hills 505