

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and all amendments and supplements thereto ("Declaration") recorded in the Summit County Recorder's Office...
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...
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...
4. Development on each lot will be limited to specific building disturbance areas, or "building envelopes" designated pursuant to the Design Guidelines and Supplemental Design Guidelines...
5. [Intentionally blank]
6. In addition to the limitations on building size, the Design Guidelines and any applicable Supplemental Design Guidelines may contain specific limitations regarding the amount and nature of landscaping and irrigation that may be permitted or required on each lot...
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...
8. 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...
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. 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...
11. [Intentionally blank]
12. All lots located within this plat are Resort Units, which are defined as units which are tightly clustered and either single family attached, detached, row lot line or condominium setup on lots that are equal to or less than sixty five hundredths (0.65) of an 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...
13. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay \$3,000 to Summit County at the time of purchase for an agricultural preservation contribution...
14. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay \$500 to Summit County at the time of building permit for an affordable housing program contribution...
15. All roads within Promontory are private and will be maintained by the Association subject to the terms of Recodation. Private driveways serving individual residences and the landscaping on each lot shall be the maintenance responsibility of the lot owner...
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...
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...
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. [Intentionally blank]
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.

GENERAL NOTES (CONTINUED):

- 23. All lots are subject to a public and private non-exclusive utility and drainage easements as shown on the plat. Declarant retains the right to grant additional utility easements within Promontory in addition to the easements described in notes 28, 29, 31, and 36. Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road right of way and open spaces shown on this plat are subject to Declarant's right to grant easements for utilities.
24. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation designs.
25. SBWRD shall be required to maintain the collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual lots, which lines and pumps are the responsibility of the individual. Several areas of Promontory are likely to require lift stations or sections of low pressure system lines that utilize a series of grinder pumps. These lift stations shall be the sole financial responsibility of the Association...
26. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County.
27. All homes and landscaping are required to comply with water conservation measures established by the 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, and Painted Valley Pass 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...
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, Promontory Ranch Road and Painted Valley Pass (as described in note 28) and such other corridors as may be specified on the Plat or by separately 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 non-exclusive basis. Parties on such Common Driveway Easements is prohibited at all times...
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...
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 no event shall the PCFSD require building exteriors to be fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.
36. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense...
37. The 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. Parties on such Common Driveway Easements is prohibited at all times...
38. All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all 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...
39. 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...
40. 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.
41. 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...
42. Lots 1-12 & 15-18 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...
43. Upon recodation 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.

OWNER'S DEDICATION AND CONSENT TO RECORD:

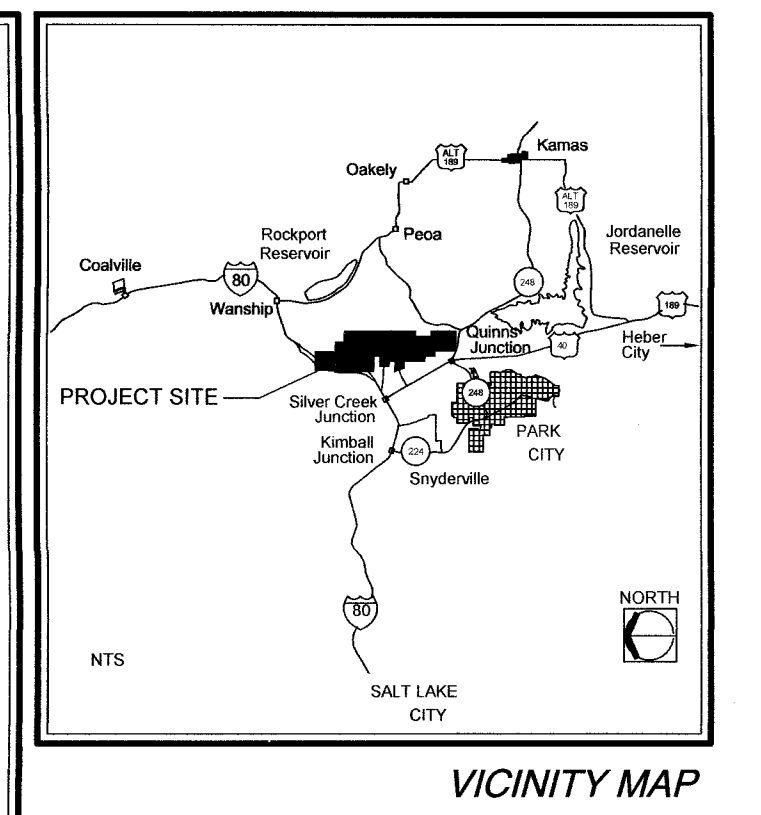
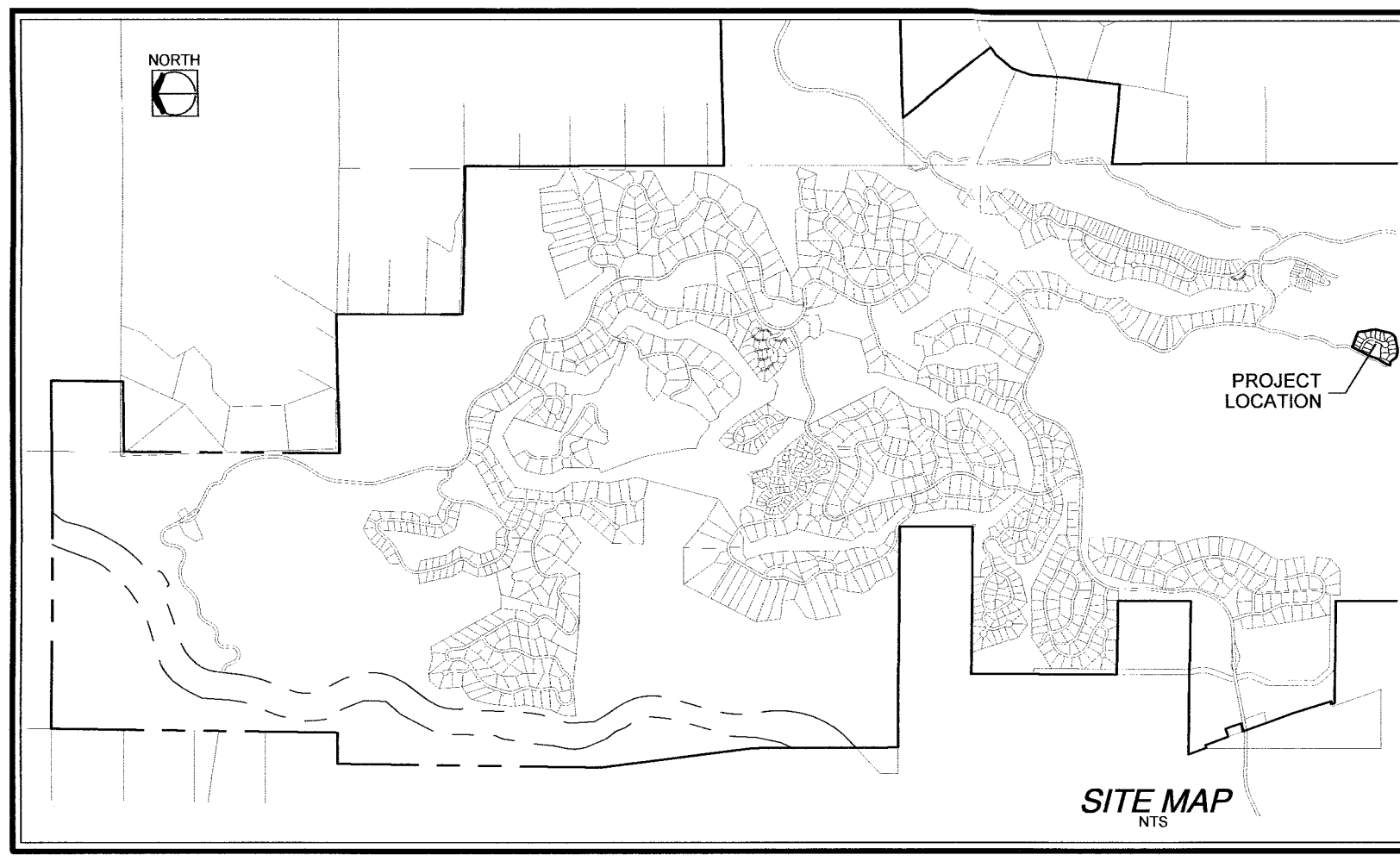
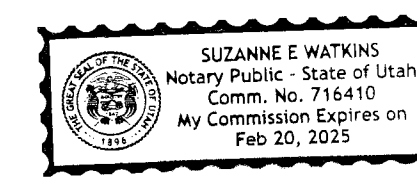
Known all men by these present: that the undersigned is the owner of the heron described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Clubhouse Villas at Painted Valley Subdivision", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.

Executed this 16th day of March, 2021. PROMONTORY INVESTMENTS, LLC, an Arizona limited liability company. By: Kelli S. Brown, General Manager.

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF SUMMIT On this 16th day of March, 2021, personally appeared before me, Kelli S. Brown, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she was duly authorized by the PROMONTORY INVESTMENTS, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that she did so of her own voluntary act.

Signature of Suzanne E. Watkins, Notary Public, State of Utah, Commission Expires on Feb 20, 2025. Residing at: Wasatch City.



SHEET INDEX

Table with 2 columns: PAGE, SHEET NAME. 1 OF 3 COVER SHEET, 2 OF 3 ACCESS EASEMENTS LEGAL, 3 OF 3 BOUNDARY PLAT (SCALE = 1:40)

PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION LEGAL DESCRIPTION:

A parcel of land located in the Southwest Quarter of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows:

Beginning at a point which is South 89°33'14" East 1,982.10 feet along the section line and South 00°26'46" West 2,852.70 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 69°37'41" East 294.17 feet; thence South 03°56'51" East 113.31 feet; thence South 12°35'09" East 124.04 feet; thence South 06°02'30" East 98.01 feet; thence South 16°45'15" West 86.06 feet; thence South 13°25'03" West 183.29 feet; thence South 31°26'37" West 58.17 feet; thence South 55°30'53" West 61.76 feet; thence South 78°26'03" West 203.85 feet; thence South 87°14'24" West 78.27 feet; thence North 85°09'07" West 96.11 feet; thence North 36°34'19" West 122.71 feet; thence North 85°09'07" West 64.26 feet to a point on a 275.00 foot radius non-tangent curve to the right, the center of which bears South 80°22'56" East, thence North 100°47' feet along the arc of said curve through a central angle of 20°55'58" (chord bears North 20°05'03" East 99.91 feet) to a point on a 475.00 foot radius compound curve to the right, the center of which bears South 59°26'58" East, thence Northeasterly 75.70 feet along the arc of said curve through a central angle of 09°07'51" (chord bears North 35°06'58" East 75.62 feet) to a point on a 275.00 foot radius reverse curve to the left, the center of which bears North 50°19'07" West, thence Northeasterly 119.29 feet along the arc of said curve through a central angle of 24°51'14" (chord bears North 27°15'16" East 118.36 feet) to a point on a 675.00 foot radius reverse curve to the right, the center of which bears South 75°10'21" East; thence Northerly 145.31 feet along the arc of said curve through a central angle of 12°20'03" (chord bears North 20°59'40" East 145.03 feet); thence North 27°09'42" East 325.92 feet to the Point of Beginning.

Containing 354,117 square feet or 8.13 acres, more or less.

Creating 18 Lots.

Basis of Bearing

South 89°33'14" East between the Northwest and the Northeast Corners of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

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 that 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

GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED THIS 2ND DAY OF JUNE, 2021 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE SECTION 11-476

BY: SUMMIT COUNTY MANAGER THE LAND USE AUTHORITY

SPECIAL NOTES

- 1. 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 parcel as identified as Promontory Ranch Road and Painted Valley Pass in this plat. The grant of easement is subject to the general note 31.

Approval table with columns for QUESTAR GAS COMPANY, SUMMIT COUNTY HEALTH DEPARTMENT, PUBLIC SAFETY ANSWERING POINT APPROVAL, ROCKY MOUNTAIN POWER, MOUNTAIN REGIONAL WATER DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, and SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 24, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH FINAL PLAT

March 11, 2021 SHEET 1 OF 3

APPROVED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 6th DAY OF April, 2021. BY: JEFF WARD GIS DIRECTOR THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

APPROVED AS TO FORM ON THIS 27th DAY OF May, 2021. BY: Helen Stecker SUMMIT COUNTY ATTORNEY

RECORDED ENTRY NO. 1165242 STATE OF UTAH COUNTY OF SUMMIT DATE 6-04-2021 TIME 1:40 AM RECORDED AND FILED AT THE REQUEST OF: PROMONTORY DEVELOPMENT LLC

CORNERPOINT PROFESSIONAL LAND SURVEYS, INC. 2075 So. Sir Monte Drive, St. George, UT 84770. Cell (435) 619-5528. mike.cpsurveying@gmail.com

S.B.S.R.D. THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. DATE 03-18-21 SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 14th DAY OF April, 2021. DATE 03-18-21

PARK CITY FIRE SERVICE DISTRICT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. DATE 03-18-21

COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. DATE 13-APRIL-21

APPROVAL AND ACCEPTANCE APPROVED THIS 26th DAY OF May, 2021 BY: THE LAND USE AUTHORITY

APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS 27th DAY OF May, 2021. BY: Helen Stecker SUMMIT COUNTY ATTORNEY

RECORDED ENTRY NO. 1165242 STATE OF UTAH COUNTY OF SUMMIT DATE 6-04-2021 TIME 1:40 AM RECORDED AND FILED AT THE REQUEST OF: PROMONTORY DEVELOPMENT LLC



**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 17°01'02"; 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 South 53°32'00" East; thence Northeasterly along the arc of said curve 591.74 feet through 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 bears North 31°13'38" East; thence Northeasterly along 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 bears South 80°18'06" 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 bears North 67°28'21" West; thence Southwesterly along 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 85°18'06" 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 73°17'39" 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 10°19'05"; 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°23'45"; 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 37°19'31"; 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 84°15'04"; 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 28°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 89°11'05" West along the Section Line 2250.17 feet from the Northeast Corner of said Section 13; thence South 32°08'10" East 147.22 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears 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 bears 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 bears 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°11'29"; 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°06'17"; 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 02°11'02" 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 along 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 08°17'16" 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 the point of terminus.

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.

Containing 1.01 acres more or less.

**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 89°11'05" 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 89°11'05" 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 48°13'46" 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 282.97 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 angle 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 84°18'07" 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 50°11'03" 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 206.86 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 58°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" East; 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 angle 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 along 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 along 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.

*PROMONTORY  
CLUBHOUSE VILLAS  
AT PAINTED VALLEY  
SUBDIVISION*

*LYING WITHIN THE SOUTHWEST  
QUARTER OF SECTION 24,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH*

*FINAL PLAT*

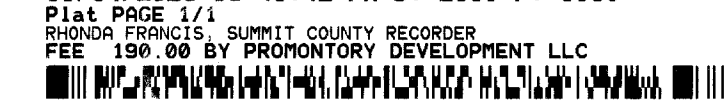
*March 9, 2021*

**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

**ENTRY NO. 01165242**  
06/04/2021 01:40:42 PM B: 2668 P: 0958  
PLOT PAGE 1/1  
BONDA FERRICIS SUMMIT COUNTY RECORDER  
FEE 150.00 BY PROMONTORY DEVELOPMENT LLC





N.E. COR. SEC. 24,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE

N.W. COR. SEC. 24,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE

ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AC62	155.00'	20.01'	7°23'53"	N74°23'04"E	20.00'
AC63	130.00'	16.64'	7°20'08"	S82°27'51"W	16.63'
AC64	130.00'	20.02'	8°49'24"	S74°23'04"W	20.00'
AC65	25.00'	23.18'	53°07'48"	N54°11'48"E	22.36'
AC69	25.00'	21.45'	49°10'15"	S3°02'46"W	20.80'

STORM DRAIN EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
SDC74	275.00'	10.92'	2°16'33"	S25°29'21"W	10.92'
SDC75	275.00'	10.04'	2°05'29"	S23°18'20"W	10.04'

WATER EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
WC72	475.00'	20.00'	2°24'46"	S31°54'10"W	20.00'

PRIVATE SEWER LATERAL EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
PSC70	475.00'	34.47'	4°09'29"	S37°36'09"W	34.46'
PSC71	475.00'	20.02'	2°24'51"	S34°18'59"W	20.01'
PSC73	475.00'	1.21'	0°08'45"	S30°37'25"W	1.21'
PSC91	275.00'	18.83'	3°55'25"	S28°35'20"W	18.83'

ADDRESS TABLE

LOT	STREET ADDRESS
1	5886 COBALT CIRCLE
2	5874 COBALT CIRCLE
3	5862 COBALT CIRCLE
4	5850 COBALT CIRCLE
5	5836 COBALT CIRCLE
6	5824 COBALT CIRCLE
7	5790 COBALT CIRCLE
8	5802 COBALT CIRCLE
9	5796 COBALT CIRCLE
10	5750 COBALT CIRCLE
11	5780 COBALT CIRCLE
12	5758 COBALT CIRCLE
13	5750 COBALT CIRCLE
14	5749 COBALT CIRCLE
15	5767 COBALT CIRCLE
16	5856 COBALT CIRCLE
17	5877 COBALT CIRCLE
18	5893 COBALT CIRCLE

- LEGEND**
- 13,24 FOUND SECTION CORNER
  - 14,23 SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571"
  - CENTERLINE MONUMENT
  - OFFSET LOT CORNERS (SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571") DIMENSIONS AS SHOWN.
  - N/R NON-RADIAL
  - E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 42.
  - EP EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.
  - R RESORT UNIT, SEE GENERAL NOTE 12.
  - 5.56 AC LOT ACRES
  - LOT 1 LOT NUMBER
  - 0000 STREET ADDRESS
  - SBWRD EASEMENT
  - SHARED DRIVEWAY & UTILITY EASEMENT
  - ACCESS EASEMENT
  - STORM DRAIN EASEMENT

BUILDING ENVELOPES CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BC44	187.39'	65.81'	20°07'15"	S112°43'39"W	65.47'
BC46	81.50'	45.33'	31°52'02"	S73°21'47"W	44.75'
BC51	155.00'	75.82'	28°01'35"	N70°16'12"E	75.07'
BC57	75.00'	37.71'	28°48'23"	N71°43'43"E	37.31'
BC59	55.00'	4.08'	4°15'08"	N75°47'51"W	4.08'
BC60	90.00'	29.97'	19°04'57"	S34°18'25"W	29.84'
BC61	115.00'	58.61'	29°12'07"	N10°11'39"E	57.98'

BUILDING ENVELOPES LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
BL63	85.32'	N13°55'47"W	BL10	94.26'	N27°33'14"E
BL64	14.63'	N38°33'26"W	BL11	51.05'	N64°44'16"W
BL65	73.47'	S80°22'09"W	BL12	92.96'	S32°15'05"W
BL66	97.20'	S83°32'18"E	BL14	58.62'	S62°51'51"E
BL67	74.44'	N74°37'01"E	BL15	74.74'	S62°22'06"E
BL68	89.73'	N8°49'45"W	BL17	90.50'	N27°33'07"E
BL69	66.82'	S76°26'22"W	BL18	75.32'	N69°37'41"W
BL70	97.29'	S75°58'44"E	BL19	80.98'	S27°33'14"W
BL71	67.51'	N81°27'42"E	BL20	63.59'	N69°37'41"W
BL72	103.13'	N8°32'18"W	BL21	80.77'	S27°33'07"W
BL73	5.59'	S74°52'55"W	BL22	58.17'	S31°22'55"E
BL74	16.06'	N57°47'35"W	BL23	73.34'	N86°03'09"E
BL75	79.68'	S59°56'21"W	BL24	94.32'	N3°56'51"W
BL76	90.79'	S36°34'19"E	BL27	74.67'	S92°57'52"W
BL77	25.01'	S69°31'05"E	BL28	91.53'	N89°30'56"E
BL78	54.15'	N59°56'21"E	BL29	58.86'	N9°27'52"E
BL79	32.44'	N75°43'3"W	BL30	8.20'	N3°11'22"W
BL80	63.80'	N30°03'39"W	BL31	88.72'	N85°42'32"W
BL81	71.64'	N35°05'5"W	BL33	88.77'	S81°53'33"E
BL82	77.36'	N86°06'23"W	BL34	78.99'	N11°17'33"E
BL83	12.38'	S23°00'38"W	BL35	90.40'	S89°30'56"W
BL84	75.93'	S5°56'12"W	BL37	27.80'	S24°47'43"W
BL85	28.43'	S57°47'35"E	BL38	58.54'	S12°19'01"W
BL86	90.55'	N4°45'24"W	BL39	93.47'	S85°34'15"E
BL87	4.74'	N86°41'28"W	BL40	79.22'	N12°19'01"E
BL88	67.97'	S86°07'55"W	BL41	86.81'	N81°53'33"W
BL89	100.41'	S3°52'05"E	BL42	28.12'	S24°47'43"W
BL90	37.94'	N86°07'55"E	BL43	48.80'	S64°40'0"E
BL92	83.46'	S25°38'52"W	BL44	105.43'	N82°00'40"E
BL94	34.33'	N24°47'43"E	BL45	52.57'	N64°40'00"W
BL96	52.16'	N63°34'30"W	BL46	92.44'	N85°34'15"W
BL98	74.06'	S59°04'55"E	BL47	62.36'	N57°37'49"E
BL99	64.13'	N25°38'52"E	BL48	45.47'	N13°25'03"E
BL100	48.01'	N28°53'37"W	BL49	44.93'	N32°22'11"W
BL101	44.11'	N70°52'57"W	BL50	71.88'	S82°00'40"W
BL102	80.69'	S19°06'35"W	BL51	47.85'	S15°38'34"W
BL104	48.79'	N68°33'47"W	BL52	66.85'	S30°14'10"E
BL105	100.91'	S23°00'38"W	BL55	85.17'	N15°43'26"W
BL106	55.66'	S68°33'47"E	BL57	44.13'	N65°14'03"W
BL107	100.95'	N19°06'35"E	BL59	101.66'	S15°43'26"E
BL108	7.28'	N31°40'06"W	BL60	58.43'	N74°16'34"E
BL109	72.42'	S59°04'55"E	BL61	91.14'	S85°21'2"E
			BL62	59.10'	N81°37'28"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	89°59'59"	N17°50'19"W	35.36'
C2	175.00'	65.41'	21°24'54"	N52°07'51"W	65.03'
C3	175.00'	54.80'	17°56'34"	N32°27'08"W	54.58'
C4	175.00'	70.24'	22°59'47"	N11°58'57"W	69.77'
C5	175.00'	75.34'	24°40'05"	N11°50'58"E	74.76'
C6	175.00'	1.87'	0°36'42"	N24°29'22"E	1.87'
C7	60.00'	22.18'	21°11'03"	N18°34'51"W	22.06'
C8	25.00'	23.55'	53°58'05"	N21°12'07"W	22.69'
C9	60.00'	27.82'	26°33'50"	N51°17'35"E	27.57'
C10	60.00'	34.42'	32°52'04"	N35°00'32"E	33.95'
C11	60.00'	51.56'	49°14'16"	N76°03'42"E	49.99'
C12	120.00'	59.33'	28°19'32"	N67°17'56"E	58.72'
C13	60.00'	44.46'	42°27'20"	S58°05'30"E	43.45'
C14	90.00'	41.14'	26°11'34"	S73°02'08"W	40.79'
C15	120.00'	9.78'	4°40'12"	N83°47'48"E	9.78'
C16	130.00'	62.04'	27°20'43"	S72°27'33"W	61.46'
C17	25.00'	23.55'	53°58'05"	S51°46'45"W	22.69'
C18	60.00'	121.08'	115°37'38"	S20°56'59"W	101.56'
C19	80.00'	42.29'	30°17'26"	S70°59'11"W	41.80'
C20	125.00'	155.47'	71°15'49"	S10°50'12"E	145.64'
C21	125.00'	35.71'	16°22'12"	S54°39'12"E	35.59'
C22	175.00'	267.66'	87°38'01"	N19°01'18"W	242.32'
C23	60.00'	301.53'	287°56'10"	S65°12'17"E	70.59'
C24	125.00'	191.19'	87°38'01"	N19°01'18"W	173.09'
C25	25.00'	39.27'	89°59'58"	N72°09'43"E	35.36'
C26	150.00'	229.42'	87°38'01"	S19°01'18"E	207.71'
C27	100.00'	49.44'	28°19'32"	N67°17'56"E	48.94'
C28	100.00'	8.15'	4°40'12"	N83°47'48"E	8.15'
C29	110.00'	50.29'	26°11'34"	N73°02'08"E	49.85'
C30	100.00'	57.59'	32°59'45"	S69°38'02"W	56.80'
C33	15.00'	6.38'	24°21'26"	N45°01'12"E	6.33'
C34	45.00'	94.29'	220°3'28"	N22°45'58"W	77.96'
C41	30.03'	19.33'	36°52'31"	S52°24'56"E	18.99'
C42	45.00'	69.42'	88°23'04"	S78°10'21"E	62.74'
C43	15.00'	11.55'	44°06'00"	N79°41'26"E	11.27'

LINE TABLE

LINE	LENGTH	BEARING
L1	37.54'	N38°33'26"W
L2	6.71'	S53°08'10"W
L3	42.94'	S86°07'55"W
L4	10.49'	S53°37'23"W
L5	42.94'	S86°07'55"W
L6	3.28'	N53°08'10"E
L7	42.94'	N86°07'55"E
L8	86.43'	N62°22'06"W
L9	49.12'	S70°52'57"E

ACCESS EASEMENT LINE TABLE

LINE	LENGTH	BEARING
AL110	25.06'	N15°36'56"W
AL112	25.06'	S15°36'56"E
AL113	32.65'	N62°22'06"W
AL114	49.31'	N62°22'06"W
AL115	11.00'	N27°37'53"E
AL116	14.00'	S62°22'07"E
AL117	12.06'	S27°37'53"W

STORM DRAIN EASEMENT LINE TABLE

LINE	LENGTH	BEARING
SDL125	113.89'	N55°14'35"E
SDL127	135.67'	S55°14'20"W
SDL130	20.26'	N23°00'38"E
SDL131	34.61'	S61°46'25"E
SDL132	76.90'	N57°47'35"W
SDL133	30.25'	S61°46'25"E
SDL134	53.54'	S22°48'05"E

PRIVATE SEWER LATERAL EASEMENT LINE TABLE

LINE	LENGTH	BEARING
PSL118	63.72'	S57°47'35"E
PSL119	20.26'	N23°00'38"E
PSL120	59.75'	N57°47'35"W
PSL121	68.87'	S57°47'35"E
PSL122	20.26'	N23°00'38"E
PSL123	66.85'	N57°47'35"W

WATER EASEMENT LINE TABLE

LINE	LENGTH	BEARING
WL134	10.76'	S74°52'55"W

**BASIS OF BEARING**  
(BASIS OF BEARING BEING THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 24)

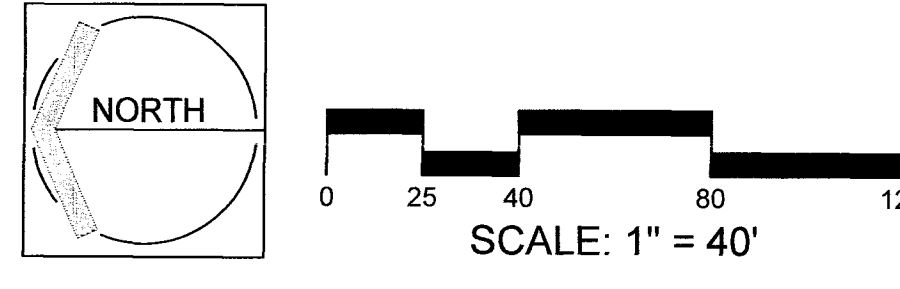
PARCEL SS-52



PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION  
LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 24, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH  
FINAL PLAT  
March 11, 2021

SHEET 3 OF 3

CORNERPOINT PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Call (435) 619-5528  
mike.cpsurveying@gmail.com



RECORDED

ENTRY NO. 01165242  
06/04/2021 01:40:42 PM 8: 2668 P: 958  
FILED 06/04/2021  
BY PROMONTORY DEVELOPMENT LLC  
RECORDS SECTION, SUMMIT COUNTY RECORDER