

GENERAL NOTES:

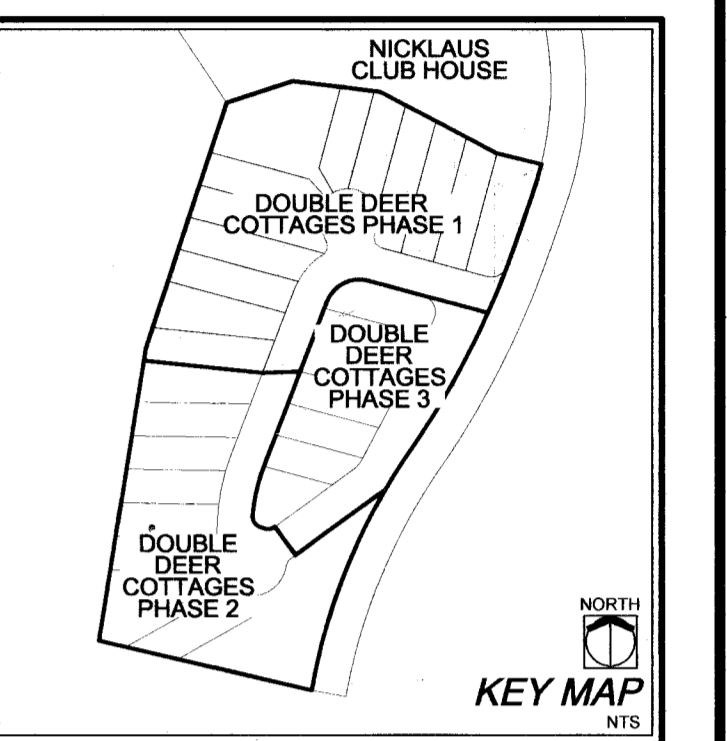
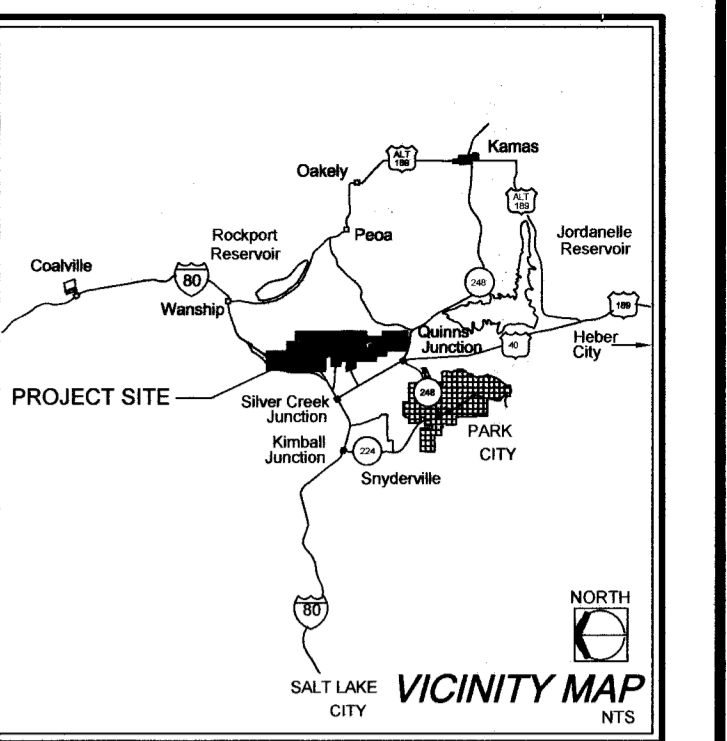
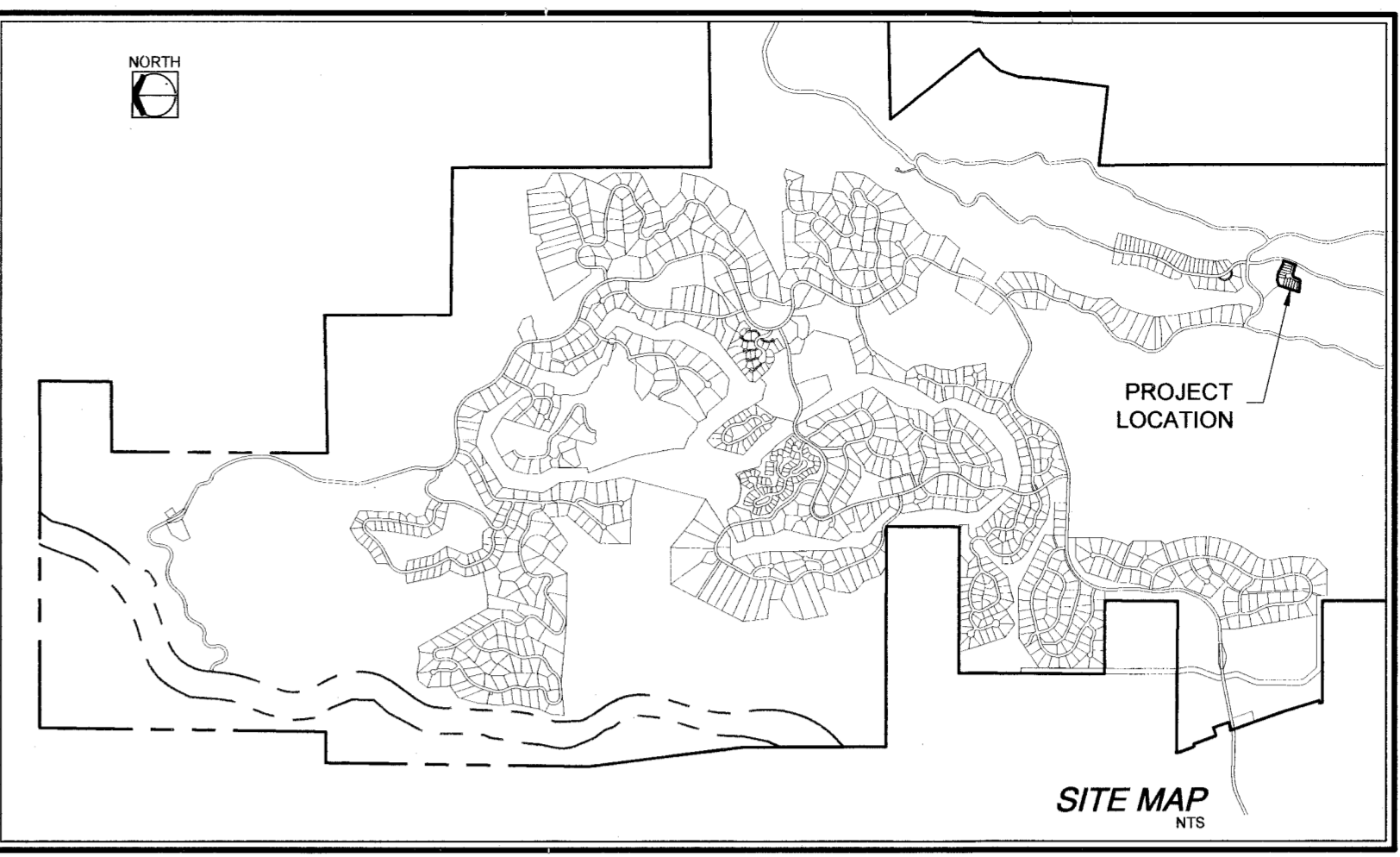
1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and all amendments and supplements thereto ("Declaration") recorded in the office of the Summit County Recorder in Covalle, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontory Conservancy, an association of Promontory property owners ("the Association").

GENERAL NOTES (CONTINUED):

23. All lots (except to the extent designated for clustered or zero lot line Resort Unit development which would be incompatible with such lot line easements) are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines, five feet on either side of the line. Declarant retains the right to grant additional utility easements within Promontory.

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 "Double Deer Cottages Phase 1 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.



PROMONTORY DOUBLE DEER COTTAGES PHASE 1 LEGAL DESCRIPTION:

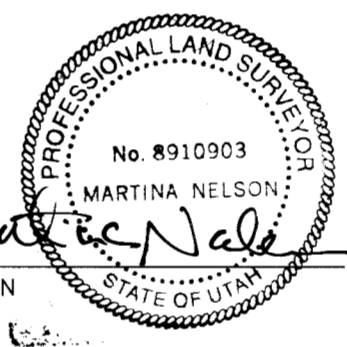
A parcel of land located in the northeast quarter of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows: Beginning at a point which bears South 00°02'26" West along the east line of said Section 24 2,178.95 feet and West 2,111.88 feet from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah.

CONTAING 149,885 square feet or 3.44 acres, more or less.

Containing 13 lots.

SURVEYOR'S CERTIFICATE:

I, Martina Nelson, certify that I am a Registered Land Surveyor and that I hold Certificate No. 8910903 as prescribed by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of the Summit County. I further certify that the property boundaries as shown are correct.



JUNE 30, 2020 DATE

ACKNOWLEDGMENT:

STATE OF UTAH COUNTY OF SUMMIT

On this 26th day of May, 2020, personally appeared before me, Robin Milne, 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.

Notary Public My Commission Expires: 2/20/2021

LIEBHOLDER'S CONSENT TO RECORD:

Known all men by these presents, that the undersigned holds a lien on the hereon described tract of land, known as the "Double Deer Cottages Phase 1 Subdivision":

Pivotal Finance, LLC

By: Pivotal Group, Inc. Sole Officer

By: F. Francis Najafi, President

State of Arizona County of Maricopa

On this 26th day of May, 2020, in the year 2020, personally appeared before me F. Francis Najafi, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that he is the President of Pivotal Group, Inc., which is the sole officer of Pivotal Finance, LLC, and that said document was signed by him in behalf of said Company by Authority of its Operating Agreement or Resolution, and said F. Francis Najafi acknowledged to me that Pivotal Finance, LLC executed the same.

Witness my hand and official seal

Notary Public My Commission Expires 04-23-23

FFN Investments, LLC

By: F. Francis Najafi, Authorized Signer

State of Arizona County of Maricopa

On this 26th day of May, 2020, in the year 2020, personally appeared before me F. Francis Najafi, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that he is the Authorized Signer of FFN Investments, Inc., and that said document was signed by him in behalf of said Company by Authority of its Operating Agreement or Resolution, and said F. Francis Najafi acknowledged to me that FFN Investments, LLC executed the same.

Witness my hand and official seal

Notary Public My Commission Expires 04-23-23

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 parcels identified as Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road and Double Deer Drive in this plat. The grant of easement is subject to the general note 31.

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

APPROVED THIS 30 DAY OF June, 2020

By: Per Const. Spec.

TITLE: ROCKY MOUNTAIN POWER

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

Caron Paul Turner AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS 22 DAY OF October, 2020.

Summit County Health Department Director

MOUNTAIN REGIONAL WATER DISTRICT

ACCEPTED THIS 30th DAY OF June, 2020 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

Authorized Agent

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS 22th DAY OF Sept, 2020

Summit County Public Safety Answering Point

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 30th DAY OF June, 2020.

Summit County Attorney

RECORDED

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 30th DAY OF October, 2020

Summit County Attorney

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 30th DAY OF June, 2020.

Summit County Attorney

Park City Surveying logo and contact information: P.O. Box 682993, Park City, UT 84068, (435)649-2918.

COUNTY ASSESSOR: REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 26 DAY OF October, 2020.

PARK CITY FIRE SERVICE DISTRICT: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

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.

GOVERNING BODY APPROVAL AND ACCEPTANCE: APPROVED THIS 27th DAY OF October, 2020 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14.

ENTRY NO: 01146935 STATE OF UTAH COUNTY OF SUMMIT DATE: 11/02/2020 TIME: 3:33 PM RECORDED AND FILED AT THE REQUEST OF: PROMONTORY INVESTMENTS LLC COUNTY RECORDER: D. Williams







**LEGEND**

- 2 1 FOUND SECTION CORNER
- 11 12 (N/R) NON-RADIAL
- CENTERLINE MONUMENT
- SET 5/8" DIAMETER REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- RESORT UNIT, SEE GENERAL NOTE 12.
- LOW-PRESSURE SEWER SYSTEM - SEE NOTE 42.
- LOT NUMBER
- Lot 6
- 0000 STREET ADDRESS
- SHARED DRIVEWAY & UTILITY EASEMENT
- STORM DRAIN EASEMENT

13 18  
24 19  
N.E. COR. SEC. 24,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE

DDC PH1 ADDRESS TABLE		
LOT #	ADDRESS	STREET NAME
1	6228	DOUBLE DEER LOOP
2	6242	DOUBLE DEER LOOP
3	6250	DOUBLE DEER LOOP
4	6256	DOUBLE DEER LOOP
5	6264	DOUBLE DEER LOOP
6	6268	DOUBLE DEER LOOP
7	6276	DOUBLE DEER LOOP
8	6280	DOUBLE DEER LOOP
9	6284	DOUBLE DEER LOOP
10	6288	DOUBLE DEER LOOP
11	6294	DOUBLE DEER LOOP
12	6304	DOUBLE DEER LOOP
PARCEL A	6272	DOUBLE DEER LOOP

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD LENGTH
C1	80.00'	86.91'	62°14'31"	S52°04'37"W 82.70'
C2	80.00'	30.50'	21°50'47"	N85°52'44"W 30.32'
C3	100.00'	12.90'	72°3'37"	S24°39'10"W 12.90'
C4	100.00'	51.89'	29°43'49"	S43°12'54"W 51.31'
C5	15.00'	3.73'	14°14'31"	S50°57'33"W 3.72'
C6	15.00'	17.87'	68°15'53"	S9°42'20"W 16.83'
C7	15.00'	21.60'	82°30'25"	N16°49'36"E 19.78'
C8	42.00'	19.61'	26°44'57"	S11°03'08"E 19.43'
C9	42.00'	29.91'	40°48'13"	S22°43'28"W 29.28'
C10	42.00'	12.37'	16°52'48"	S51°33'58"W 12.33'
C11	42.00'	22.42'	30°34'50"	S75°17'46"W 22.15'
C12	42.00'	57.55'	78°30'20"	N50°09'39"W 53.15'
C13	42.00'	11.75'	16°01'43"	S2°53'36"E 11.71'
C14	42.00'	4.18'	5°41'59"	S7°58'14"W 4.18'
C15	15.00'	22.46'	85°46'37"	N32°04'02"W 20.42'
C16	25.00'	36.75'	84°14'09"	N62°55'35"E 33.53'
C17	1225.00'	30.33'	1°25'07"	N23°31'09"E 30.33'
C18	1225.00'	42.79'	2°00'05"	N21°48'33"E 42.79'
C19	1225.00'	13.57'	0°38'05"	N20°29'28"E 13.57'
C20	1225.00'	21.59'	1°00'35"	N19°40'08"E 21.59'

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.01'	N10°49'17"E
L2	58.72'	S6°48'07"E
L3	18.20'	S24°25'36"E
L4	37.39'	N45°37'40"W

(BASIS OF BEARING BETWEEN THE NORTHEAST AND  
SOUTHEAST COR. OF SECTION 24)  
BASIS OF BEARING  
5315.33'  
500°02'26"W

RANGE 4 EAST  
RANGE 5 EAST

PROMONTORY  
DOUBLE DEER  
COTTAGES PHASE 1  
SUBDIVISION  
LYING IN THE  
NORTHEAST QUARTER  
OF SECTION 24,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
FINAL PLAT  
September 16, 2020  
SHEET 3 OF 3

RECORDED  
ENTRY NO. 01146935  
11/09/2020 03:33:53 PM B: 2616 P: 0113  
PLAT PAGE 1/1  
PROBATIONER JAMES TRENTS LLC  
FEE: 176.00 BY PROMONTORY JAMES TRENTS LLC

NICKLAUS CLUB HOUSE

PARCEL A  
0.424 ACRES  
18,476 SF  
6272

Lot 6  
0.157 ACRES  
6,825 SF  
6268

Lot 5  
0.162 ACRES  
7,065 SF  
6264

Lot 4  
0.217 ACRES  
9,455 SF  
6256

Lot 3  
0.211 ACRES  
9,176 SF  
6250

Lot 2  
0.199 ACRES  
8,647 SF  
6242

Lot 1  
0.242 ACRES  
10,560 SF  
6228

Lot 7  
0.193 ACRES  
8,390 SF  
6276

Lot 8  
0.212 ACRES  
9,248 SF  
6280

Lot 9  
0.207 ACRES  
9,019 SF  
6284

Lot 10  
0.195 ACRES  
8,483 SF  
6288

Lot 11  
0.223 ACRES  
9,704 SF  
6294

Lot 12  
0.193 ACRES  
8,427 SF  
6304

FUTURE  
DOUBLE DEER  
COTTAGE PHASE 2  
SUBDIVISION

FUTURE  
DOUBLE DEER  
COTTAGE PHASE 3  
SUBDIVISION

P.O.B.

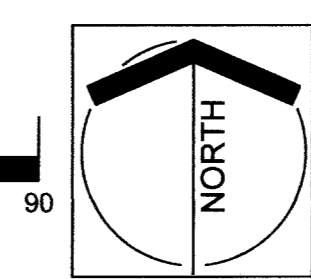
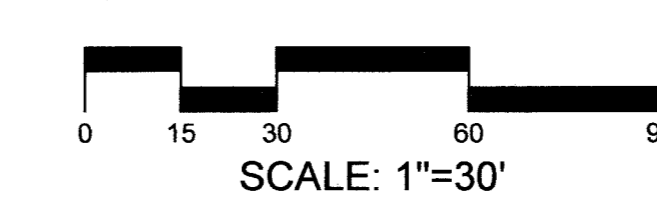
R=475.00'  
L=45.58'  
Δ=5°29'51"  
CHD BRG=S16°24'56"W  
CHD L=45.56'

R=1225.00'  
L=108.28'  
Δ=5°03'52"  
CHD BRG=S21°41'47"W  
CHD L=108.24'

R=50.00'  
L=73.38'  
Δ=84°05'18"  
CHD BRG=S63°00'01"W  
CHD L=66.97'

WEST 2111.88'

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



**Park City Surveying**  
P.O. Box 682993  
Park City, UT 84068  
(435) 649-2918  
(435) 649-4637 fax

File: C:\Users\jacobson\OneDrive\Projects\36 Promontory - DD Cottages\DD\_P3\off 84523 Double Deer Cottages\06\_Survey\01\_Plat.dwg  
Plat name: Promontory DDC Phase 1 Plat.dwg | plot date: September 16, 2020 | plotted by: jacobson



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 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 and Supplemental Declaration. Each lot is subject to all easements set forth in these plat notes and in the Declaration and Supplemental Declaration.
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee of Promontory in accordance with the Declaration and the Promontory Design Guidelines ("Design Guidelines") and any Supplemental Design Guidelines which may be promulgated there under from time to time, which Design Guidelines and Supplemental 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 sensitive areas. Certain lots in visually sensitive areas may be subject to Supplemental Design Guidelines for Sensitive Areas ("Supplemental Design Guidelines") as provided in the "Development Agreement" (defined in note 9 below). The Declarant or Architectural Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."

GENERAL NOTES (CONTINUED):

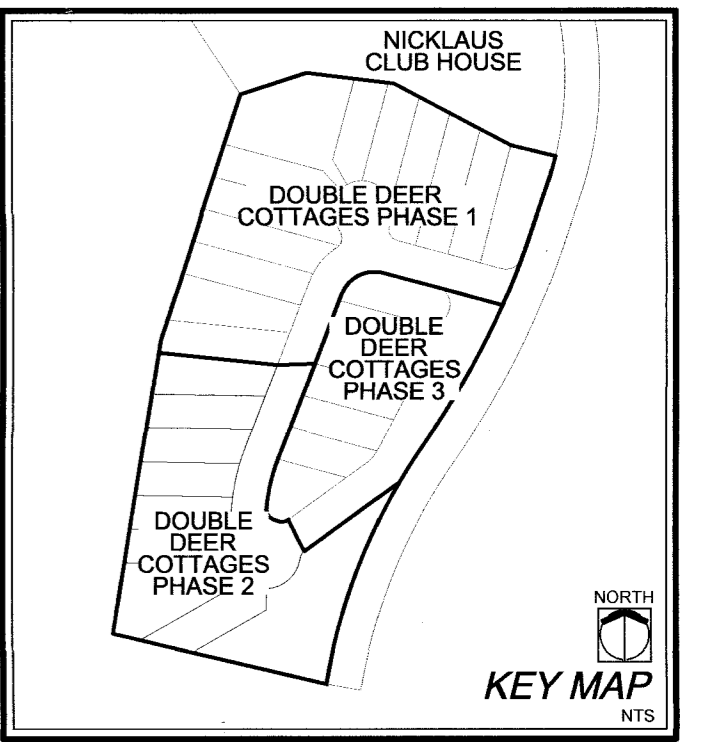
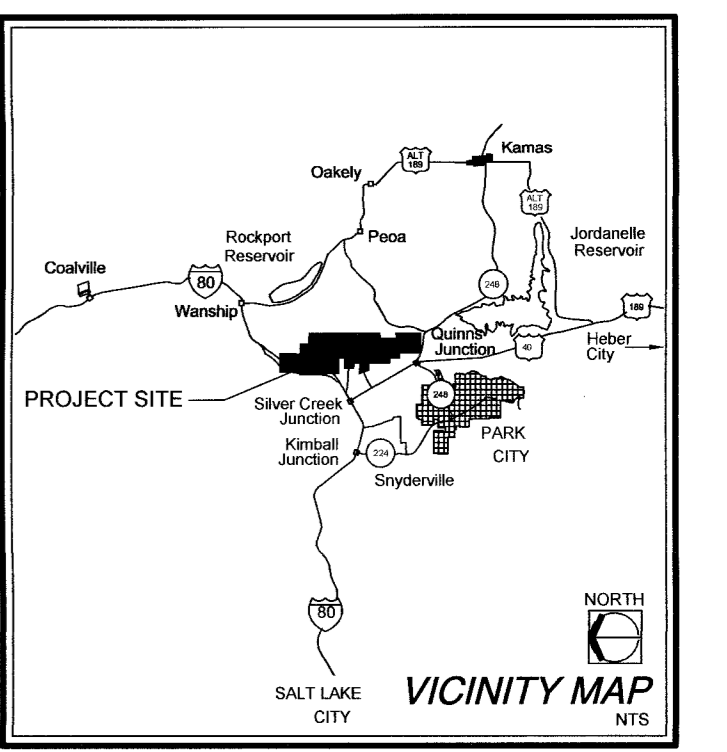
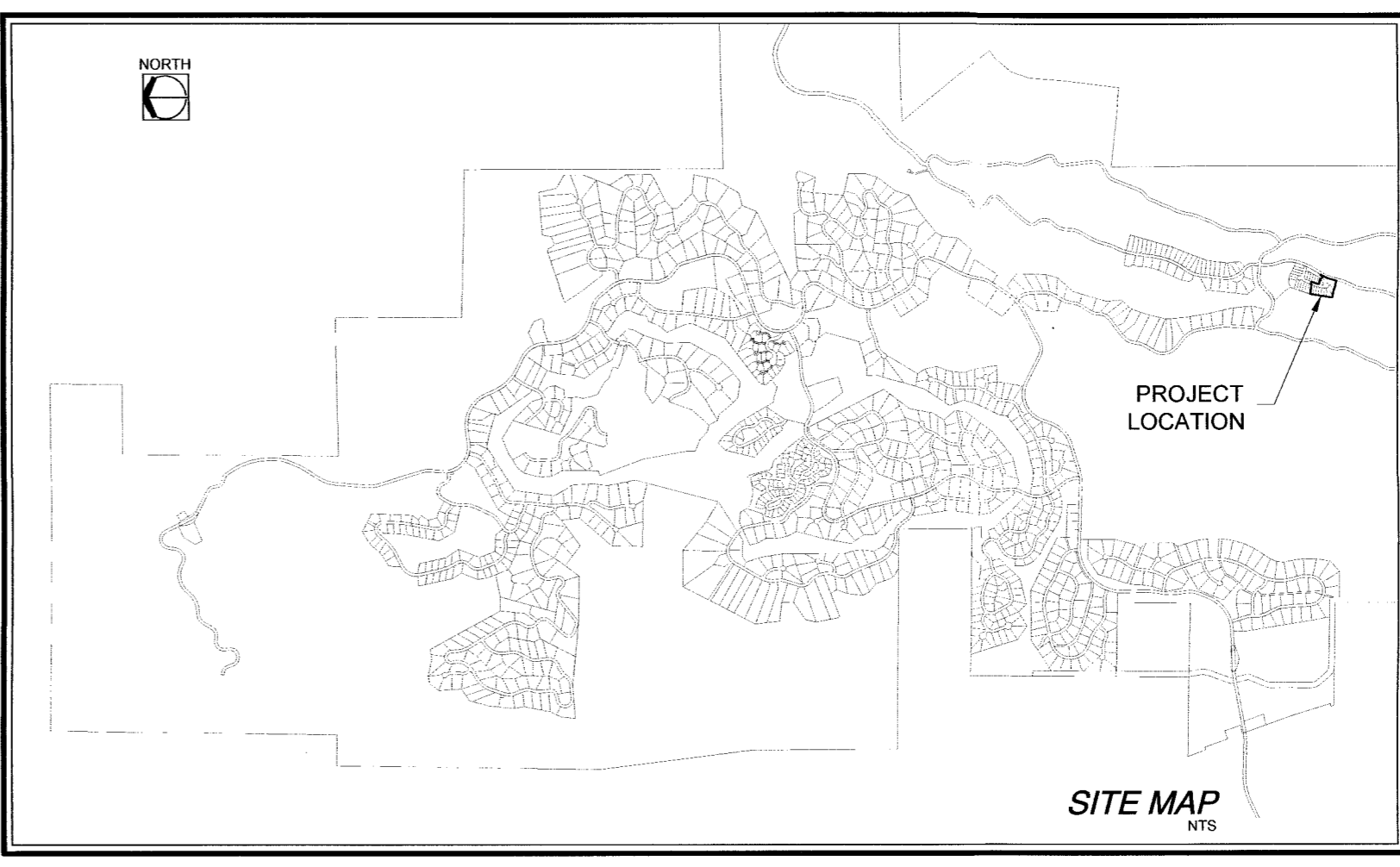
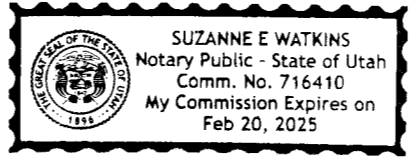
- 23. All lots (except to the extent designated for clustered or zero lot line Resort Unit development which would be incompatible with such lot line easements) are subject to a 10-foot wide public and private non-exclusive utility and drainage easement along all lot lines, five feet on either side of the line. 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 subject to seasonal flooding and are equipped with a series of grider pumps. These lift stations shall be the sole financial responsibility of the Association. The Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement.
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, Painted Valley Pass, Nicklaus Valley Road, and Double Deer Drive generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots and publicly dedicated streets. The legal descriptions of these Roads may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing approval of the County and providing an alternative or modified easement 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 steep cut and fill slopes. The legal descriptions of these EASEMENTS may be modified by subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage holders.
30. Residential Building Permits, including footing and foundation permits, will not be issued until developer complies with the requirements of 4.6.1 of the Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, regarding infrastructure construction or bonding for the same.
31. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements (as described in note 23), the roads shown on the plat, Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road, and Double Deer Drive (as described in note 28) and such other corridors as may be specified on the Plat or by separate recorded easement signed by the Declarant: Rocky Mountain Power; AllWest Telecommunications; Dominion Energy; SBWRD; and MRWSSD.
32. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shake roofing material will be permitted.
33. An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access is not maintained, PCFSD reserves the right to stop work until required roads are placed back in service.
34. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection shall be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. (URC 901.2 and 901 4.3)
35. All dwelling, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler system installed as required and approved by the PCFSD. In some instances, PCFSD may require building exteriors to be Fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building 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, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE. Rocky Mountain Power approves this plat solely for the purpose of confirming that the plat contains public utility easements. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute obligation or waiver of any other existing rights obligations or liabilities provided by Law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of electric utility service.
37. 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. Parking on such Common Driveway Easements is prohibited at all times. No use may be made of any such Common Driveway Easement that would preclude or unreasonably restrict access to any lots served by such Common Driveway Easements. Following initial construction, the Association shall be responsible for upkeep, maintenance and repair of the Common Driveway Easement areas, the cost of which shall be assessed by the Association to all owners of the lots in this subdivision as a parcel assessment, in accordance with the terms of the Declaration. At the time of any resurfacing of Double Deer Loop, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications.
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 utility fees and charges. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plats.
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. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute any right that Rocky Mountain Power has under.
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 obligation or waiver of any other existing rights obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.
42. Lots 13, 14, 15, 16, 17, 18, 19 and 20 are designated as Low-Pressure Sewer System Lots. The purchasers of these lots are hereby notified that wastewater service to these lots will be provided by a Low-Pressure Sewer System. The Private Low-Pressure Sewer System for these lots consists of a low-pressure grinder pump station and low-pressure discharge line and appurtenances. The Private Low-Pressure Lateral System, which is the private property of each lot owner, connects to the Snyderville Basin Water Reclamation District's (SBWRD) Public Low-Pressure Sewer System. Purchasers of the Low-Pressure Sewer System Lots shall be solely responsible for all costs of the Private Low-Pressure Lateral System related to or arising from the installation, operation, maintenance, repair and replacement of the Private Low-Pressure Sewer Lateral System. SBWRD shall have no liability or responsibility for Private Low-Pressure Sewer Lateral Systems, including any costs arising from or relating to installation, operation, maintenance, repair and replacement and matters arising from freezing or incorrect installation.
43. Upon recording 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 notice 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 herein described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Double Deer Cottages Phase 2 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.
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, private trails, tracts, indicated on this plat 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 31st day of March, 2021
PROMONTORY INVESTMENTS, LLC, an Arizona limited liability company
By: Kelli S. Brown
Its: General Manager
Kelli S. Brown
By: Kelli S. Brown, General Manager

ACKNOWLEDGMENT:

STATE OF UTAH )
COUNTY OF SUMMIT )
On this 31st day of March, 2021, personally appeared before me, Kelli S. Brown, who she is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledgement 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: Kelli S. Brown
Notary Public
Residing at: Wasatch City, UT

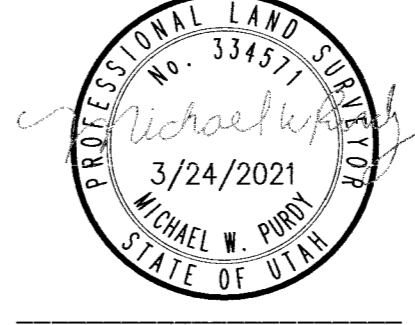


PROMONTORY DOUBLE DEER COTTAGES PHASE 2 LEGAL DESCRIPTION:

A parcel of land located in the northeast quarter of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:
Beginning at a point which bears South 00°2'26" West along the east line of said Section 24, 2,178.95 feet and West 2,111.88 feet from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°02'22" West 5,315.33 feet between the Northeast Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 20°57'22" West 146.92 feet to a point on a 250.00 foot radius curve to the left, the center of which bears South 69°02'38" East; thence Southerly 72.03 feet along the arc of said curve through a central angle of 18°30'23" (chord bears South 12°42'08" West 71.78 feet) to a point on a 15.00 foot radius compound curve to the left, the center of which bears South 85°33'05" East; thence Southeasterly 20.95 feet along the arc of said curve through a central angle of 80°01'49" (chord bears South 35°34'00" East 19.29 feet) to a point on a 50.00 foot radius reverse curve to the right, the center of which bears South 14°25'06" West; thence Easterly 6.10 feet along the arc of said curve through a central angle of 08°59'30" (chord bears South 72°05'09" East 6.10 feet) to a point on a 15.00 foot radius reverse curve to the left, the center of which bears North 21°24'36" East; thence Easterly 15.03 feet along the arc of said curve through a central angle of 57°25'16" (chord bears North 82°41'58" East 14.41 feet); thence South 27°04'06" East 50.62 feet; thence North 53°58'20" East 168.38 feet to a point on a 875.00 foot radius non-tangent curve to the left, the center of which bears South 50°45'30" East; thence Southerly 808.19 feet along the arc of said curve through a central angle of 20°10'50" (chord bears South 20°08'56" West 306.60 feet); thence North 76°53'01" West 313.36 feet; thence North 09°04'29" East 406.60 feet; thence South 84°03'41" East 171.08 feet; thence North 87°57'05" East 54.32 feet to the Point of Beginning.
Containing 111,823 square feet or 2.57 acres, more or less.
Containing 8 lots.

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 11-4-76
BY: [Signature]
THE LAND USE AUTHORITY

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
APPROVED THIS 25 DAY OF March, 2021
BY: [Signature]
TITLE: Rec. Const Spec.

SUMMIT COUNTY HEALTH DEPARTMENT
ACCEPTED THIS 6 DAY OF May, 2021.

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 23rd DAY OF April, 2021

ROCKY MOUNTAIN POWER
SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

MOUNTAIN REGIONAL WATER DISTRICT
ACCEPTED THIS 30th DAY OF March, 2021 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 25th DAY OF March, 2021.

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

BY: [Signature] AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

BY: [Signature] AUTHORIZED AGENT

BY: JEFF WARD GIS DIRECTOR THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

DATE: 5/26/21

CORNERPOINT PROFESSIONAL LAND SURVEYS INC. 2075 So. Sir Monte Drive, St. George, UT 84770. Call (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: 3-25-21 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. SUMMIT COUNTY ASSESSOR

PARK CITY FIRE SERVICE DISTRICT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. DATE: 5-APRIL-21 PARK CITY FIRE MARSHAL

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: 5-APRIL-21 SUMMIT COUNTY ENGINEER

APPROVAL AND ACCEPTANCE APPROVED THIS 26 DAY OF May, 2021 BY: [Signature] SUMMIT COUNTY MANAGER

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

RECORDED ENTRY NO 1165157 FEE-\$168\*\* STATE OF UTAH COUNTY OF SUMMIT DATE 6-3-2021 TIME 4:00 PM RECORDED AND FILED AT THE REQUEST OF: PROMONTORY INVESTMENTS, LLC Alex Reynolds Deputy Recorder COUNTY RECORDER







**LEGEND**

- 2 1 FOUND SECTION CORNER
- 11 12 (N/R) NON-RADIAL
- CENTERLINE MONUMENT
- SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571"
- ◇ RESORT UNIT, SEE GENERAL NOTE 12.
- Ⓛ LOW-PRESSURE SEWER SYSTEM - SEE NOTE 42.
- Lot 13 LOT NUMBER
- 0000 STREET ADDRESS

DDC PH2 ADDRESS TABLE		
LOT #	ADDRESS	STREET NAME
13	6312	DOUBLE DEER LOOP
14	6322	DOUBLE DEER LOOP
15	6334	DOUBLE DEER LOOP
16	6342	DOUBLE DEER LOOP
17	6350	DOUBLE DEER LOOP
18	6354	DOUBLE DEER LOOP
19	6358	DOUBLE DEER LOOP
20	6364	DOUBLE DEER LOOP

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	300.00'	24.02'	4°35'12"	S18°39'46"W	24.01'
C2	300.00'	49.16'	9°23'23"	S11°40'28"W	49.11'
C3	300.00'	33.37'	6°22'24"	S3°47'35"W	33.35'
C4	50.00'	45.45'	52°04'38"	S25°26'41"E	43.90'
C5	50.00'	34.72'	39°47'14"	S71°22'37"E	34.03'
C6	50.00'	70.62'	80°55'39"	N48°15'56"E	64.90'
C7	15.00'	12.09'	46°11'13"	S30°53'44"W	11.77'

SS-52

DOUBLE DEER COTTAGES PHASE 1 SUBDIVISION ENTRY NO. 1146935

DOUBLE DEER LOOP (PRIVATE ROAD)

DOUBLE DEER COTTAGES PHASE 3 SUBDIVISION ENTRY NO. 1154414

P.O.B.

PARCEL B  
0.807 ACRES  
26,431 SF

DOUBLE DEER DRIVE (PRIVATE ROAD)

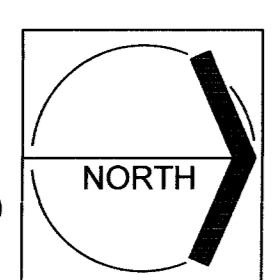
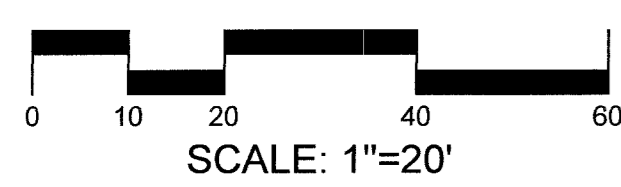
SS-52

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

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

(BASIS OF BEARING BETWEEN THE NORTHEAST AND  
SOUTHEAST COR. OF SECTION 24)

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



25 24  
30 19

RANGE 4 EAST  
RANGE 5 EAST

BASIS OF BEARING  
S00°02'26"W 5315.33'

24 13  
19 18

PROMONTORY  
DOUBLE DEER  
COTTAGES PHASE 2  
SUBDIVISION  
LYING IN THE  
NORTHEAST QUARTER  
OF SECTION 24,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
FINAL PLAT  
March 10, 2021  
SHEET 3 OF 3

RECORDED  
ENTRY NO. 01165157  
06/03/2021 04:00:07 PM B: 2669 P: 0573  
PLAT PAGE 1/1  
BOOK 2106 BY PROMONTORY INVESTMENTS LLC

C:\Users\lccorcoran\OneDrive\Projects\SSPromontory - 00 Cottages\00\_00\_F30.plt 11/15/21 Double Deer Cottages\00\_Survey\01\_Plat.dwg File name: Promontory DDC Phase 2 Plat.dwg | plot date: March 10, 2021 | plotted by: biccorcoran



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 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 and Supplemental Declaration. Each lot is subject to all easements set forth in these plat notes and in the Declaration and Supplemental Declaration.
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee of Promontory in accordance with the Declaration and the Promontory Design Guidelines ("Design Guidelines") and any Supplemental Design Guidelines which may be promulgated there under from time to time, which Design Guidelines and Supplemental 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 may be subject to Supplemental Design Guidelines for Sensitive Areas ("Supplemental Design Guidelines") as provided in the "Development Agreement" (defined in note 9 below). The Declarant or Architectural Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."

GENERAL NOTES (CONTINUED):

- 23. All lots (except to the extent designated for clustered or zero lot line Resort Unit development which would be incompatible with such lot line easements) are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines, five feet on either side of the line. 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. The Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement.
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, Painted Valley Pass, Nicklaus Valley Road, and Double Deer Drive generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots and publicly dedicated streets. The legal descriptions of these Roads may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage holders.
29. The Declaration contains additional easements for drainage, natural drainage ways, trails utilities and other matters which may affect portions of lots outside of the portion of the lot covered by residential improvements. These easements are in addition to easements graphically described on the plat. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specifications approved by Summit County. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. The legal descriptions of these EASEMENTS may be modified by 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.
30. Residential Building Permits, including footing and foundation permits, will not be issued until developer complies with the requirements of 4.6.1 of the Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, regarding infrastructure construction or bonding for the same.
31. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements (as described in note 23), the roads shown on the plat, Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road, and Double Deer Drive (as described in note 28) and such other corridors as may be specified on the Plat or by separate recorded plat or instrument signed by the Declarant: Rocky Mountain Power, AllWest Telecommunications; Dominion Energy; SBWRD; and MRWSSD.
32. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shake roofing material will be permitted.
33. An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access is not maintained, PCFSD reserves the right to stop work until required roads are placed back in service.
34. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. (UFC 901.2 and 901.4.3)
35. All dwelling, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler system installed as required and approved by the PCFSD. In some instances, PCFSD may require building exteriors to be Fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building 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 the PUE identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE. Rocky Mountain Power approves this plat solely for the purpose of confirming that the plat contains public utility easements. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute obligation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of electric utility service.
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. Parking on such Common Driveway Easements is prohibited at all times. No use may be made of any such Common Driveway Easement that would preclude or unreasonably restrict access to any lots served by such Common Driveway Easements. Following initial construction, the Association shall be responsible for upkeep, maintenance and repair of the Common Driveway Easement areas, the cost of which shall be assessed by the Association to all owners of the lots in this subdivision as a parcel assessment, in accordance with the terms of the Declaration. At the time of any resurfacing of the driveways, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications.
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. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect all plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plats.
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. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
a) a recorded easement or right-of-way,
b) the law applicable to prescriptive rights,
c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
d) any other provision of law.
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 obligation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these presents: that the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Double Deer Cottages Phase 3 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.
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, private trails, tracks, 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 12th day of October, 2020
PROMONTORY INVESTMENTS, LLC, an Arizona limited liability company
By: Kelli S. Brown
Its: General Manager
Kelli S. Brown
By: Kelli S. Brown, General Manager

ACKNOWLEDGMENT:

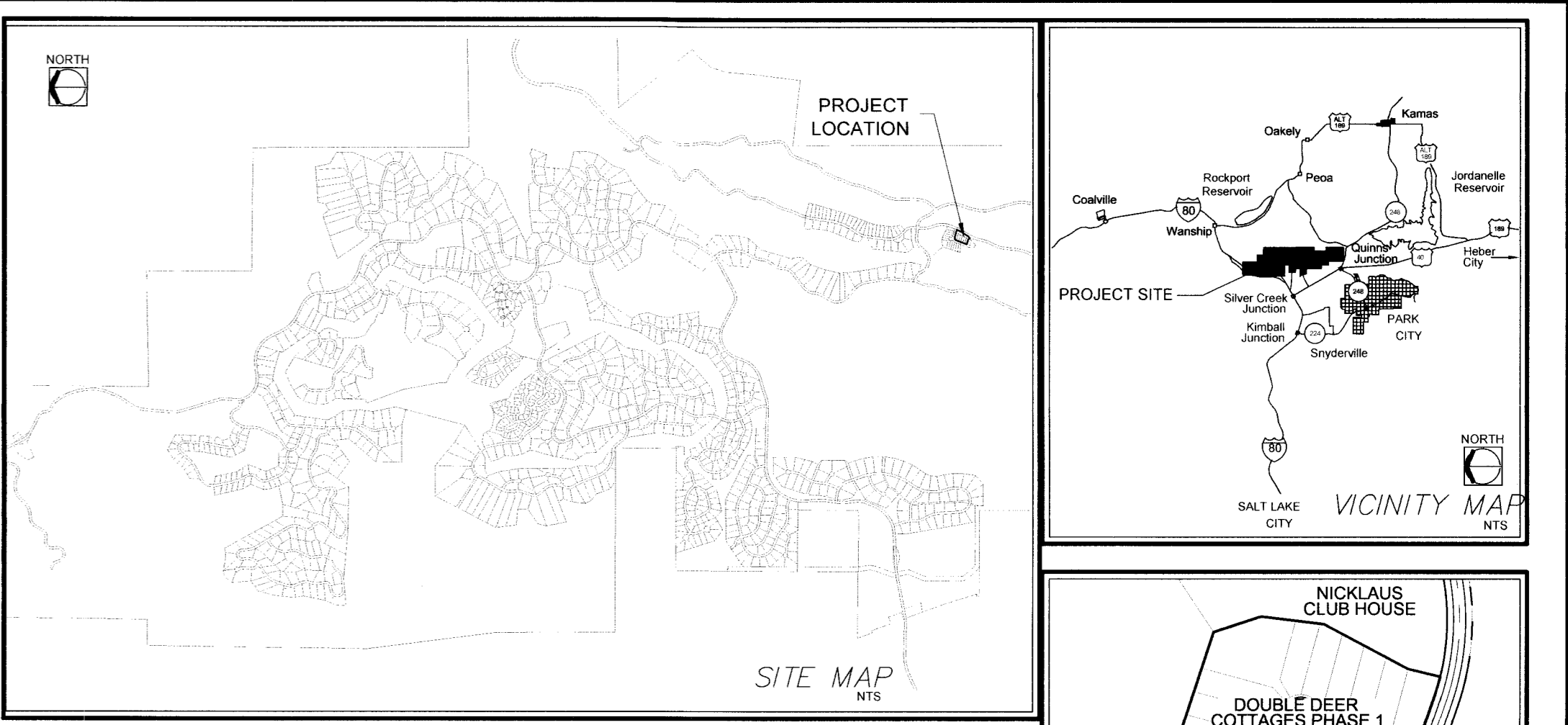
STATE OF UTAH
COUNTY OF SUMMIT
On this 12th day of October, 2020, personally appeared before me, Kelli S. Brown, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she was duly authorized by the PROMONTORY INVESTMENTS, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that she did so of her own voluntary act.
Notary Public: Kelli S. Brown
Residing at: 2075 Daniels Road Drive, Park City, UT 84096

LIENHOLDER'S CONSENT TO RECORD:

Known all men by these presents, that the undersigned holds a lien on the herein described tract of land, known as the "Double Deer Cottages Phase 3 Subdivision":
Pivotal Finance, LLC
By: Pivotal Group Inc.
Its: Title Officer
By: F. Francis Najafi, President
State of Utah
County of Summit

On this 12th day of October, in the year 2020, personally appeared before me F. Francis Najafi, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that he is the President of Pivotal Group, Inc., which is the sole owner of Pivotal Finance, LLC, and that said document was signed by him in behalf of said Company by Authority of its Operating Agreement or Resolution, and said F. Francis Najafi acknowledged to me that Pivotal Finance, LLC executed the same.
Witness my hand and official seal
Notary Public: F. Francis Najafi
FFN Investments, LLC
By: F. Francis Najafi
Its: Authorized Signer
State of Utah
County of Summit

On this 12th day of October, in the year 2020, personally appeared before me F. Francis Najafi, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that he is the Authorized Signer of FFN Investments, Inc., and that said document was signed by him in behalf of said Company by Authority of its Operating Agreement or Resolution, and said F. Francis Najafi acknowledged to me that FFN Investments, LLC executed the same.
Witness my hand and official seal
Notary Public: F. Francis Najafi



PROMONTORY DOUBLE DEER COTTAGES PHASE 3 LEGAL DESCRIPTION:

A parcel of land located in the northeast quarter of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:
Beginning at a point which bears South 00°02'26" West along the east line of said Section 24 2,178.95 feet and West 2,111.88 feet from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°02'26" West 5,315.33 feet between the Northeast Corner of said Section 24 and Southeast Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence North 20°57'22" East 106.68 feet to a point on a 50.00 foot radius curve to the right, the center of which bears South 69°02'38" East; thence Northeastly 73.38 feet along the arc of said curve through a central angle of 84°05'18" (chord bears North 63°00'01" East 66.97 feet); thence South 74°57'20" East 177.80 feet to a point on a 1,225.00 foot radius non-tangent curve to the right, the center of which bears North 63°46'17" West; thence Southwesterly 224.48 feet along the arc of said curve through a central angle of 102°59'58" (chord bears South 29°28'42" West 224.17 feet) to a point on a 875.00 foot radius reverse curve to the left, the center of which bears South 55°16'19" East; thence Southwesterly 68.55 feet along the arc of said curve through a central angle of 04°23'20" (chord bears South 32°29'30" West 168.38 feet); thence South 53°59'20" West 168.38 feet; thence North 27°04'06" West 50.62 feet to a point on a 15.00 foot radius non-tangent curve to the right, the center of which bears North 36°00'40" West; thence Westery 15.03 feet along the arc of said curve through a central angle of 57°25'16" (chord bears South 82°41'58" West 14.41 feet) to a point on a 50.00 foot radius reverse curve to the left, the center of which bears South 21°24'36" West; thence Westery 6.10 feet along the arc of said curve through a central angle of 06°59'30" (chord bears North 72°05'09" West 6.10 feet) to a point on a 15.00 foot radius reverse curve to the right, the center of which bears North 14°25'06" East; thence Northwesterly 20.95 feet along the arc of said curve through a central angle of 80°01'49" (chord bears North 35°34'00" West 19.29 feet) to a point on a 250.00 foot radius compound curve to the right, the center of which bears South 85°33'05" East; thence Northerly 72.03 feet along the arc of said curve through a central angle of 16°30'27" (chord bears North 12°42'08" East 71.78 feet); thence North 20°57'22" East 146.92 feet to the Point of Beginning.
Containing 71,288 square feet or 1.64 acres, more or less.
Containing 6 lots.

SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, certify that I am a Registered Land Surveyor and that I hold Certificate No. 334571 as prescribed by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of Summit County. I further certify that the property boundaries as shown are correct.
MICHAEL W. PURDY, PLS 334571

PROMONTORY DOUBLE DEER COTTAGES PHASE 3 SUBDIVISION
LYING IN THE NORTHEAST QUARTER OF SECTION 24, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH
FINAL PLAT
November 11, 2020
SHEET 1 OF 3

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: 11-12-2020
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE: [Signature]

COUNTY ASSESSOR: REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 19 DAY OF November 2020
PARK CITY FIRE SERVICE DISTRICT: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.
DATE: Nov 12, 2020
PARK CITY FIRE MARSHAL: [Signature]

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: 3-DEC-2020
SUMMIT COUNTY ENGINEER: [Signature]

SUMMIT COUNTY HEALTH DEPARTMENT: ACCEPTED THIS 12th DAY OF Dec, 2020.
SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR: [Signature]

GOVERNING BODY APPROVAL AND ACCEPTANCE: APPROVED THIS 18th DAY OF December 20 20 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14.
SUMMIT COUNTY COMMUNITY DEVELOPMENT DIRECTOR: [Signature]

APPROVAL AS TO FORM: APPROVED AS TO FORM ON THIS 09th DAY OF December 2020.
RECORDED: ENTRY NO. 1154414
STATE OF UTAH COUNTY OF SUMMIT
DATE: 2/2/2021 TIME: 0:20 am
COUNTY RECORDER: [Signature]





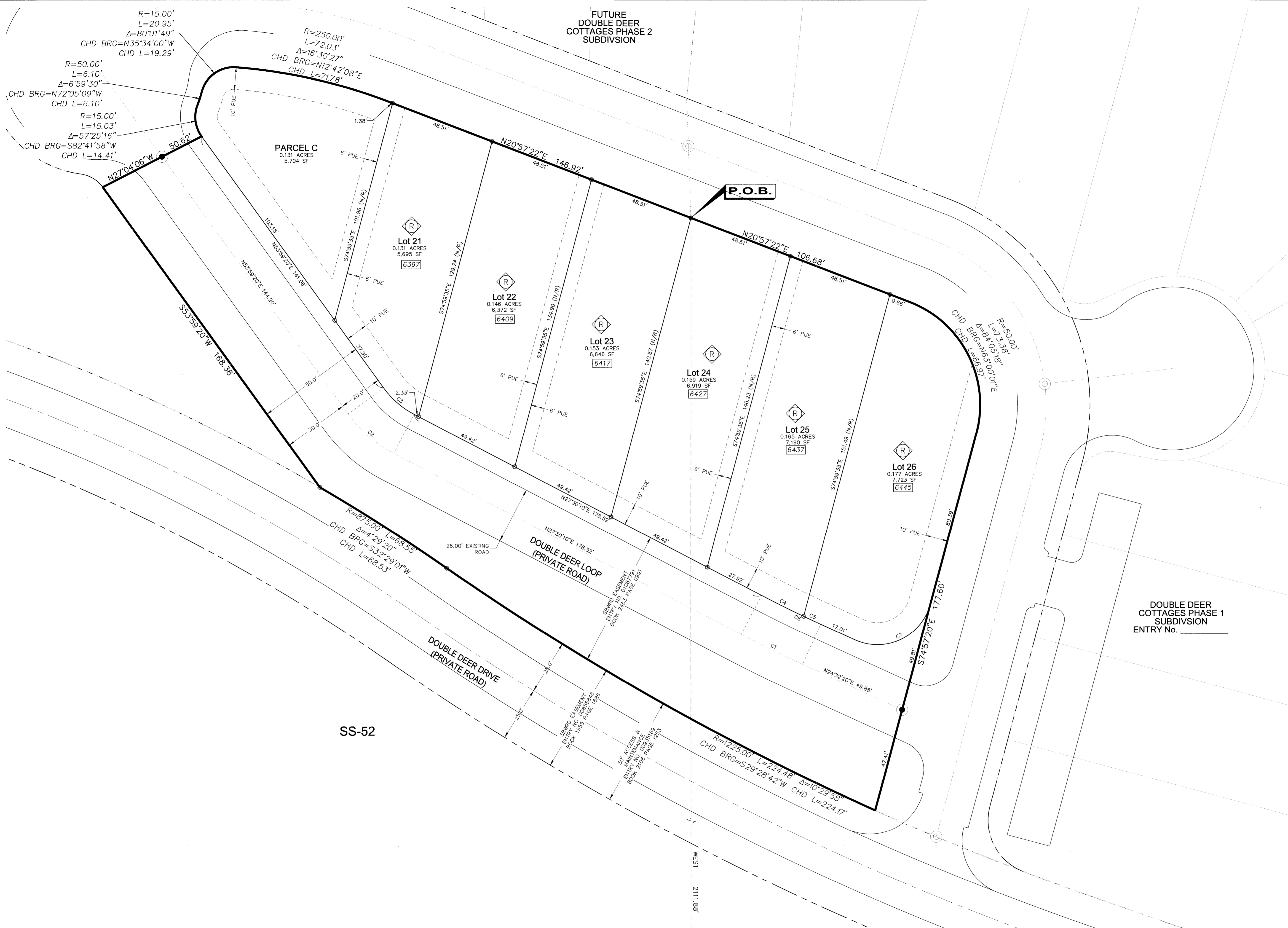


**LEGEND**

- 2 1 FOUND SECTION CORNER
- 11 12 (N/R) NON-RADIAL
- SET CENTERLINE MONUMENT
- FOUND CENTERLINE MONUMENT
- SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAPS STAMPED "PLS 334571"
- ◇ RESORT UNIT, SEE GENERAL NOTE 12.
- Lot 13 LOT NUMBER
- 0000 STREET ADDRESS

DDC PH3 ADDRESS TABLE		
LOT #	ADDRESS	STREET NAME
21	6397	DOUBLE DEER LOOP
22	6409	DOUBLE DEER LOOP
23	6417	DOUBLE DEER LOOP
24	6427	DOUBLE DEER LOOP
25	6437	DOUBLE DEER LOOP
26	6445	DOUBLE DEER LOOP

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH BEARING	CH DIST
C1	600.00'	31.04'	2°57'50"	N26°01'15"E	31.04'
C2	60.00'	27.74'	26°29'10"	N40°44'45"E	27.49'
C3	40.00'	18.49'	26°29'10"	N40°44'45"E	18.33'
C4	580.00'	21.42'	2°06'57"	N26°26'42"E	21.42'
C5	580.00'	8.59'	0°50'53"	N24°57'47"E	8.59'
C6	580.00'	30.00'	2°57'50"	N26°01'15"E	30.00'
C7	25.00'	43.41'	99°29'40"	N25°12'30"W	38.16'



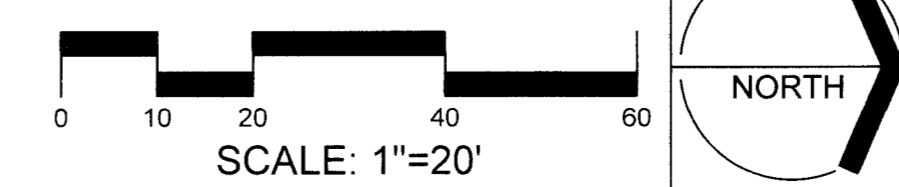
DOUBLE DEER COTTAGES PHASE 1 SUBDIVISION ENTRY No. \_\_\_\_\_

PROMONTORY DOUBLE DEER COTTAGES PHASE 3 SUBDIVISION  
 LYING IN THE NORTHEAST QUARTER OF SECTION 24, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH  
 FINAL PLAT  
 November 9, 2020  
 SHEET 3 OF 3

S.E. COR. SEC. 24, T.1S., R.4E., S.L.B.&M. FOUND REBAR  
 25 24  
 30 19

(BASIS OF BEARING BETWEEN THE NORTHEAST AND SOUTHEAST COR. OF SECTION 24)  
**BASIS OF BEARING**  
 S00°02'26"W 5315.33'

N.E. COR. SEC. 24, T.1S., R.4E., S.L.B.&M. FOUND STONE  
 24 13  
 19 18



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

RECORDED  
**ENTRY NO. 01154414**  
 02/02/2021 08:38:57 AM B: 2638 P: 0666  
 PLAT PAGE 1/1  
 SUMMIT COUNTY RECORDER  
 FEE \$64.00 BY PROMONTORY DEVELOPMENT LLC  
 COUNTY RECORDER

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