

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("Declaration") recorded in the office of the Summit County Recorder...
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...
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 envelope" designated pursuant to the Design Guidelines and Supplemental Design Guidelines...
5. The combination of two adjacent lots into a single lot may be permitted in certain areas as determined by the Declarant...
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)...
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...
10. Declarant hereby designates the lots on this plat as "incentive density" estate lots. The maximum building floor area of a home within this plat is 8,000 net livable square feet...
11. The incentive density estate lots comprising this plat are indicated as such on this plat by the symbol "ID." None of the lots contained in this plat will constitute "base density" under the Development Agreement...
12. None of the lots within this plat are Resort Units, which are defined as units which are tightly clustered and either single family attached, detached, zero lot line or condominium type units that are equal to or less than one half acre and are indicated as such on Promontory plats by the symbol "R"...
13. The Development Agreement requires that a purchaser of a residential lot shall pay \$3,000 to Summit County at the time of lot purchase for agricultural preservation contribution...
14. The Development Agreement requires that a purchaser of a residential lot 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 Recordation...
16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory...
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...
19. Promontory or MRWSSD may implement a secondary water system for irrigation purposes...
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...
21. Principal resident, guest, and construction vehicle access shall be maintained through Tollgate Canyon...
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations...

GENERAL NOTES (CONTINUED):

- 23. All lots on this plat are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines...
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...
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...
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...
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...
30. Residential Building Permits, including footing and foundation permits, will not be issued until developer complies with all of the requirements of the Development Agreement...
31. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements...
32. Roofing materials, with the exception of plant materials on living roofs, must be non-combustible and approved by the PCFSD and the Design Reviewer...
33. An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit...
34. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit...
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...
36. Utilities shall have the right to install, maintain, and operate their equipment above and below ground...
37. Any 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...
38. All lot owners served by Mountain Regional Water Special Service District ("District") within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specification of the District...
39. 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...
40. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements...
41. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i), 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...
42. All lots on this plat are hereby designated as being within a Retention Area...
43. All lots on this plat are hereby designated as being within a Retention Area...
44. All lots on this plat are hereby designated as being within a Retention Area...

SPECIAL NOTES

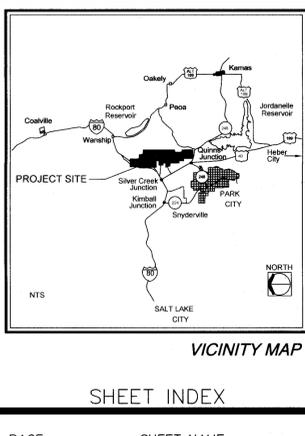
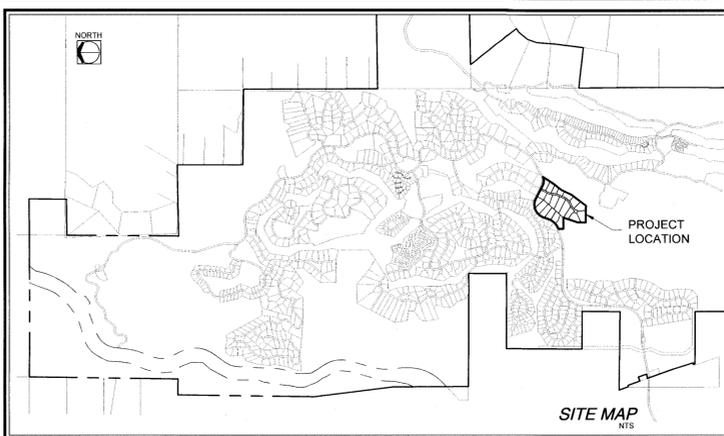
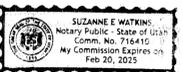
- 1. Declarant hereby grants, for the use and benefit of the lots within the plat, a perpetual easement for ingress and egress over and across the parcels identified as Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road and Double Deer Drive in this plat...
2. Declarant hereby grants, for the use and benefit of the lots within the plat, a perpetual easement for ingress and egress over and across the parcels identified as Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road and Double Deer Drive in this plat...

OWNER'S DEDICATION AND CONSENT TO RECORD:

Know all men by these present: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "ELK RIDGE BLUFFS 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 20th day of June, 2021
PROMONTORY INVESTMENTS, LLC, an Arizona limited liability company
By: Kelli S. Brown, General Manager

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF SUMMIT
On this 20th day of June, 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...
Notary Public
Residing at: Washatch City



SHEET INDEX table with columns for PAGE and SHEET NAME. Includes entries for COVER SHEET, ACCESS EASEMENTS LEGAL, and BOUNDARY PLAT (SCALE = 1:100).

PROMONTORY ELK RIDGE BLUFFS LEGAL DESCRIPTION:

A parcel of land located in the West half of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, being more particularly described as follows:
Beginning at a point on the southerly right-of-way line of Promontory Ranch Road (a.k.a. Access Easement No. 1), said point being South 89°11'05" East 2107.95 feet from the northwest corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°11'05" East 5,232.98 feet between two found 3" diameter aluminum caps stamped "Jack Johnson Company PLS 147581", at both the Northwest Corner and the Northeast corner of Section 13, Township 1 South, Range 4 East); And thence South 2884.67 feet to the True Point of Beginning...
Containing 42.88 acres, more or less.

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 ELK RIDGE BLUFFS SUBDIVISION LYING WITHIN SECTION 13 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT SHEET 1 OF 3 June 2, 2021

Approval table with columns for various entities: 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 SUMMIT COUNTY PUBLIC WORKS DIRECTOR. Includes dates and signatures for each approval.

Professional seals and signatures for S.B.S.R.D., COUNTY ASSESSOR, PARK CITY FIRE SERVICE DISTRICT, COUNTY ENGINEER, and SUMMIT COUNTY PUBLIC WORKS DIRECTOR.

Approval table for GOVERNING BODY APPROVAL AND ACCEPTANCE, APPROVAL AS TO FORM, and RECORDED status. Includes dates and signatures for Summit County Development Director, Summit County Attorney, and County Recorder.

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 54°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 55°25'51" 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 55°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 Southeasterly 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 Southeasterly 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 101°59'05"; 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°29'45"; 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 North 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 55°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 Southeasterly 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 128°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 52°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 Southeasterly along the arc of said curve 158.27 feet through a central angle of 13°28'05" to a point of reverse curvature of a 1375.00 foot radius curve to the left, the center of which bears South 55°30'36" East; thence Southeasterly 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 Southeasterly 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 Southeasterly 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 55°09'17"; 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 Southeasterly 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 Southeasterly along the arc of said curve 576.66 feet through a central angle of 55°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly along the arc of said curve 224.47 feet through a central angle of 10°43'04"; thence South 08°17'45" 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" West 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 5688.15 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. 2 (RANCH CLUB TRAIL)

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°45'21" West along the Section Line 388.79 feet and North 2036.84 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°45'21" West along the Section Line 2677.38 feet between said Southeast Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 4 East); and running thence North 02°37'44" West 44.37 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°22'16" West; thence Northeasterly along the arc of said curve 230.79 feet through a central angle of 33°03'30"; thence North 35°41'14" West 284.84 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 54°18'46" East; thence Northeasterly along the arc of said curve 552.55 feet through a central angle of 63°19'05"; thence North 27°37'51" East 54.09 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 62°22'09" West; thence Northeasterly along the arc of said curve 262.68 feet through a central angle of 37°37'34"; thence North 09°59'43" West 73.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northeasterly along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northeasterly along the arc of said curve 614.09 feet through a central angle of 70°22'09"; thence North 34°49'22" West 189.81 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears North 55°10'38" East; thence Northeasterly along the arc of said curve 457.83 feet through a central angle of 21°51'36"; thence North 12°57'46" West 260.65 feet to the North Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89°48'16" West along the Section Line 797.55 feet from the Northeast Corner of said Section 14; thence North 12°57'46" West 496.98 feet to a point of curvature of a 1200.00 foot radius curve to the left, the center of which bears South 77°02'14" West; thence Northeasterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northeasterly along the arc of said curve 489.78 feet through a central angle of 14°08'42"; thence South 66°41'48" East 577.49 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears Northeasterly along the arc of said curve 560.25 feet through a central angle of 80°15'02"; thence North 33°03'10" East 338.89 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 56°56'50" East; thence Northeasterly along the arc of said curve 386.52 feet through a central angle of 88°34'59"; thence South 58°21'51" East 51.34 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 31°58'09" East; thence Southeasterly along the arc of said curve 388.42 feet through a central angle of 55°58'15"; thence North 63°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East; thence Northeasterly along the arc of said curve 357.77 feet through a central angle of 20°29'55"; thence North 86°29'49" East 173.12 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 03°30'11" West; thence Northeasterly along the arc of said curve 377.97 feet through a central angle of 21°39'21"; thence North 64°50'28" East 213.82 to the point of terminus.

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 North 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 262.97 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 206.88 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 59°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 North 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 North 82°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.

ACCESS EASEMENT NO. 4: (NICKLAUS VALLEY 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 bears South 89°33'14" East along the Section Line 2344.70 feet and South 1201.49 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on Spine 3 Road Access Easement No. 3 and running thence South 76°01'53" East 54.91 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 13°58'07" West; thence along the arc of said curve 169.95 feet through a central angle of 48°41'15"; thence South 27°20'38" East 68.20 feet to a point of curvature of a 210.00 foot radius curve to the left, the center of which bears North 69°39'22" East; thence along the arc of said curve 156.82 feet through a central angle of 42°47'14"; thence South 70°07'52" East 53.83 feet to a point of curvature of a 235.00 foot radius curve to the left, the center of which bears North 19°52'08" East; thence along the arc of said curve 270.96 feet through a central angle of 66°03'51"; thence North 43°48'17" East 187.32 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears South 46°11'43" East; thence along the arc of said curve 198.04 feet through a central angle of 50°25'51"; thence South 85°45'52" East 272.71 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 04°14'08" West; thence along the arc of said curve 216.96 feet through a central angle of 62°09'15"; thence South 23°36'37" East 99.96 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 66°23'23" East; thence along the arc of said curve 138.62 feet through a central angle of 19°51'21" to a point of reverse curvature of a 700.00 foot radius curve to the right, the center of which bears South 46°32'02" West; thence along the arc of said curve 136.94 feet through a central angle of 11°12'31" to the point of terminus.

ACCESS EASEMENT NO. 5: (WEST GOLDEN BEAR LOOP)

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 bears South 89°33'14" East along the Section Line 3504.75 feet and South 1240.41 feet from the Southwest Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Nicklaus Valley Road Phase 1 Access Easement No. 4 and running thence North 04°74'09" East 90.19 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 85°45'52" West; thence along the arc of said curve 228.23 feet through a central angle of 58°07'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 36°07'33" East; thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 06°57'37" East 446.46 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 83°02'23" East; thence along the arc of said curve 269.40 feet through a central angle of 30°52'15" to a point of reverse curvature of a 1200.00 foot radius curve to the left, the center of which bears North 52°10'08" West; thence along the arc of said curve 634.85 feet through a central angle of 30°18'43"; thence North 07°31'09" East 343.45 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 82°28'51" East; thence along the arc of said curve 410.40 feet through a central angle of 19°35'43" to a point of reverse curvature of a 800.00 foot radius curve to the left, the center of which bears North 62°53'08" West; thence along the arc of said curve 211.60 feet through a central angle of 15°09'18" to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears South 78°02'26" East; thence along the arc of said curve 243.81 feet through a central angle of 17°27'42"; thence North 29°25'16" East 234.58 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 60°34'44" West; thence along the arc of said curve 219.74 feet through a central angle of 31°28'34" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°56'42" East; thence along the arc of said curve 336.51 feet through a central angle of 48°12'08" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 43°51'10" West; thence along the arc of said curve 313.00 feet through a central angle of 89°40'00" to a point of reverse curvature of a 130.00 foot radius curve to the right, the center of which bears North 46°28'50" East; thence along the arc of said curve 181.02 feet through a central angle of 79°46'55" to a point of compound curvature of a 4000.00 foot radius curve to the right, the center of which bears South 53°44'15" East; thence along the arc of said curve 686.75 feet through a central angle of 9°50'13" to a point of reverse curvature of a 125.00 foot radius curve to the left, the center of which bears North 4

23 14
24 13
SW COR SEC 13,
T1S, R4E, SLB&M
FOUND 3" ALUM CAP
W/ 2" METAL PIPE
W/ 12" CONC BASE

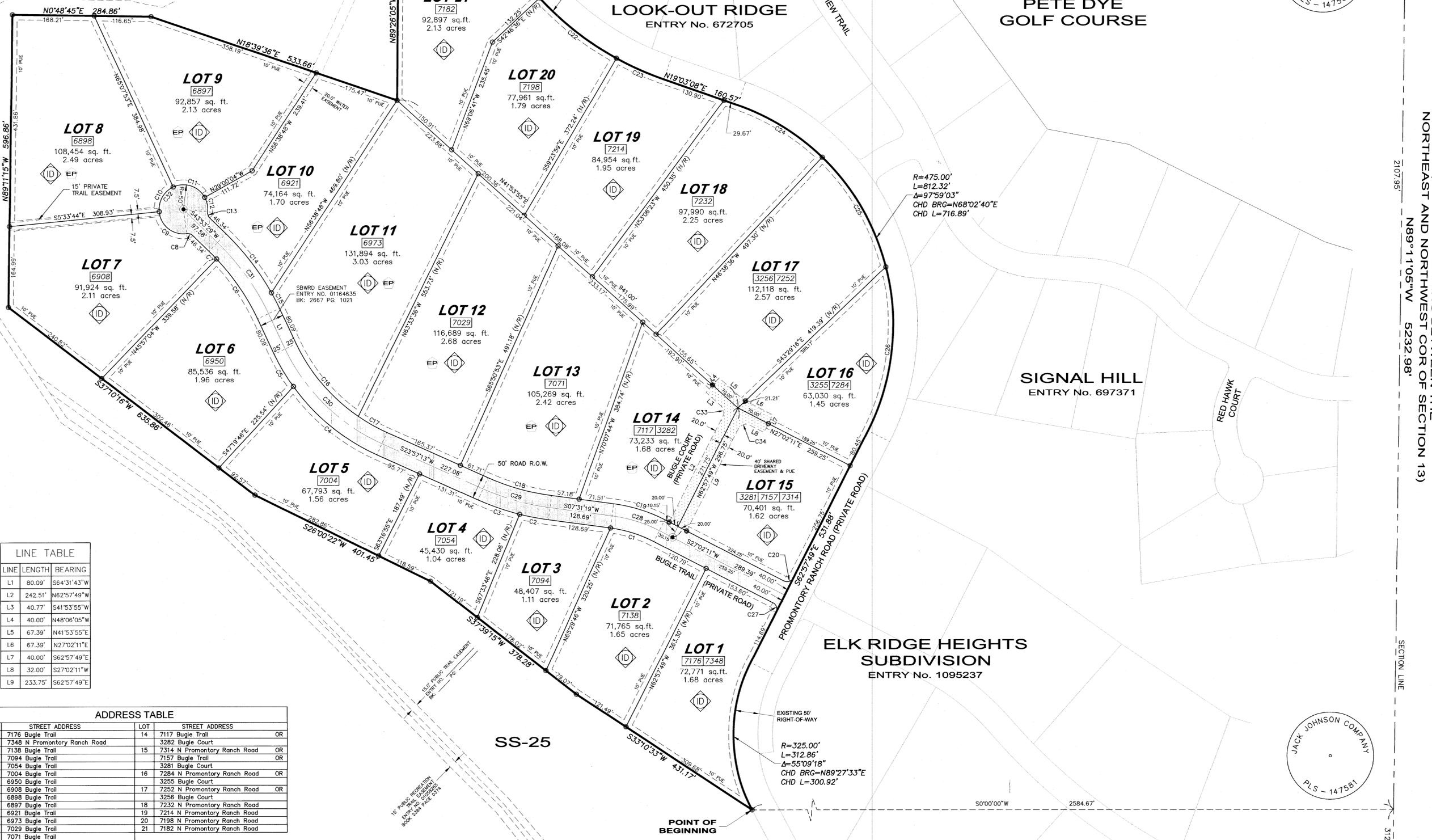
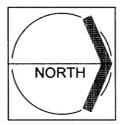


S00°12'10"W 5344.64'

14 11
13 12
NW COR SEC 13,
T1S, R4E, SLB&M
FOUND 3" ALUM CAP
W/ 2" METAL PIPE
W/ 12" CONC BASE



LEGEND
12 13 FOUND SECTION CORNER
11 14 STREET MONUMENT IN METAL CASING
OFFSET LOT CORNERS (SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571") DIMENSIONS AS SHOWN.
SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571" (N/R) NON-RADIAL
INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
5.56 AC LOT ACRES
LOT 1 LOT NUMBER
0000 STREET ADDRESS
EP LOTS 8-14 MAY REQUIRE A PRIVATELY OWNED AND OPERATED EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25
SHARED DRIVEWAY & UTILITY EASEMENT
SBWRD EASEMENT
WATER EASEMENT



LINE TABLE

LINE	LENGTH	BEARING
L1	80.09'	S64°31'43"W
L2	242.51'	N62°57'49"W
L3	40.77'	S41°53'55"W
L4	40.00'	N48°06'05"W
L5	67.39'	N41°53'55"E
L6	67.39'	N27°02'11"E
L7	40.00'	S62°57'49"E
L8	32.00'	S27°02'11"W
L9	233.75'	S62°57'49"E

ADDRESS TABLE

LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	7176 Bugle Trail	14	7117 Bugle Trail
2	7348 N Promontory Ranch Road	15	3282 Bugle Court
3	7138 Bugle Trail	16	7314 N Promontory Ranch Road
4	7094 Bugle Trail	17	7157 Bugle Trail
5	7054 Bugle Trail	18	3281 Bugle Court
6	7004 Bugle Trail	19	7284 N Promontory Ranch Road
7	6950 Bugle Trail	20	3255 Bugle Court
8	6908 Bugle Trail	21	7252 N Promontory Ranch Road
9	6898 Bugle Trail		
10	6897 Bugle Trail		
11	6921 Bugle Trail		
12	6923 Bugle Trail		
13	7071 Bugle Trail		

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00'	93.66'	19°30'53"	S17°16'45"W	93.21'
C2	525.00'	60.24'	6°34'29"	S10°48'33"W	60.21'
C3	525.00'	90.32'	9°51'26"	S19°01'30"W	90.21'
C4	425.00'	223.91'	30°11'11"	S39°02'49"W	221.33'
C5	425.00'	77.06'	10°23'19"	S59°20'04"W	76.95'
C6	475.00'	149.19'	17°59'45"	S55°31'51"W	148.58'
C7	475.00'	21.90'	2°38'29"	S45°12'44"W	21.90'
C8	15.00'	13.62'	52°01'12"	S17°52'53"W	13.16'
C9	50.00'	80.78'	92°33'59"	S38°09'16"W	72.28'
C10	50.00'	61.69'	70°41'37"	N60°12'56"W	57.85'
C11	50.00'	74.93'	85°52'03"	N18°03'54"E	68.12'
C12	50.00'	30.47'	34°54'46"	N78°27'19"E	30.00'
C13	15.00'	13.62'	52°01'13"	N69°54'05"E	13.16'
C14	525.00'	153.02'	16°41'58"	N52°14'28"E	152.48'
C15	525.00'	36.08'	3°56'16"	N62°33'35"E	36.07'
C16	375.00'	197.96'	30°14'43"	N49°24'22"E	195.67'
C17	375.00'	67.61'	10°19'47"	N29°07'07"E	67.52'
C18	475.00'	136.22'	16°25'55"	N15°44'16"E	135.76'
C19	325.00'	110.69'	19°30'53"	N17°16'45"E	110.16'
C20	15.00'	23.56'	90°00'00"	N17°57'49"W	21.21'
C21	625.00'	230.55'	21°08'08"	N57°47'28"E	229.25'
C22	625.00'	200.90'	18°25'00"	N38°00'54"E	200.03'
C23	625.00'	106.40'	9°45'15"	N23°55'46"E	106.27'
C24	475.00'	205.58'	24°47'51"	N31°27'04"E	203.98'
C25	475.00'	262.43'	31°39'18"	N59°40'39"E	259.11'
C26	475.00'	344.31'	41°31'54"	S83°43'45"E	336.82'
C27	15.00'	23.56'	89°59'56"	S72°02'13"W	21.21'
C28	300.00'	102.18'	19°30'53"	S17°16'45"W	101.69'
C29	500.00'	143.39'	16°25'55"	N15°44'16"E	142.90'
C30	400.00'	283.27'	40°34'30"	N44°14'28"E	277.39'
C31	500.00'	180.09'	20°38'14"	S54°12'36"W	179.12'
C32	50.00'	247.87'	284°02'25"	N46°06'31"W	61.54'
C33	18.00'	23.61'	75°08'16"	S79°28'03"W	21.95'
C34	18.00'	28.27'	90°00'00"	S17°57'49"E	25.46'

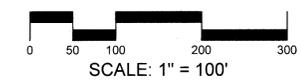
(BASIS OF BEARING BETWEEN THE
NORTHEAST AND NORTHWEST COR OF SECTION 13)
N89°11'05"W 5232.98'

SECTION LINE

PROMONTORY
ELK RIDGE BLUFFS
SUBDIVISION
LYING WITHIN SECTION 13
T 1 S, R 4 E, S.L.B.&M,
SUMMIT COUNTY, UTAH
FINAL PLAT
June 2, 2021
SHEET 3 OF 3



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



RANGE 4 EAST
RANGE 5 EAST

13 12
18 7

RECORDED
ENTRY NO. 01168701
07/16/2021 01:54:18 PM B: 2679 P: 1596
PLS PAGE 1/1
RHONDA FRANKS SUMMIT COUNTY RECORDER
FILED BY PROMONTORY INVESTMENTS LLC
W/ 12" CONC BASE