

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 in Coalville, Utah...
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee...
3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course shown on the Plat or other Golf Courses or recreational facilities of the Promontory Club...
4. Development on each lot will be limited to specific building disturbance areas, or "building envelopes" designated pursuant to the Design Guidelines and Supplemental Design Guidelines...
5. 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). All lots are subject to assessments and fees of all the foregoing districts...
9. Promontory is governed by the terms of a Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, between Summit County and the Promontory Developer, as amended by the Fifth Amendment to the Development Agreement for the Promontory Specially Planned Area dated December 31, 2004, the Second Amendment dated November 26, 2007, that additional Second Amendment dated February 25, 2015, the Third Amendment dated May 24th, 2016, the Fourth Amendment dated June 21, 2017, and the Fifth Amendment recorded December 6, 2019...
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 setup on lots 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 an 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 the Declaration...
16. Although Promontory is a private community, Declarant has retained the right to grant easements to public trails in certain locations within the Development Agreement...
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 Tolgate Canyon (via Interstate 89) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon...
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations...

GENERAL NOTES (CONTINUED):

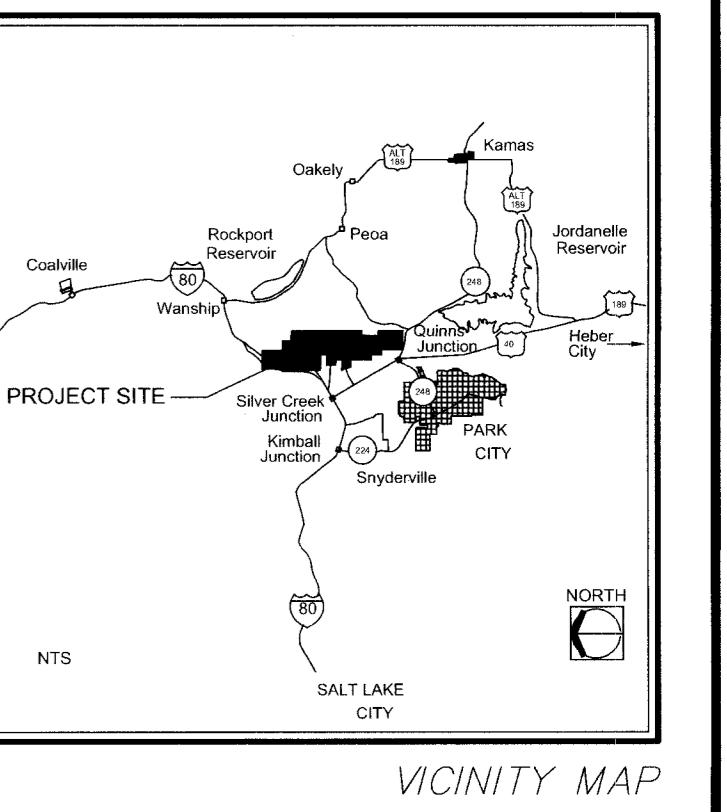
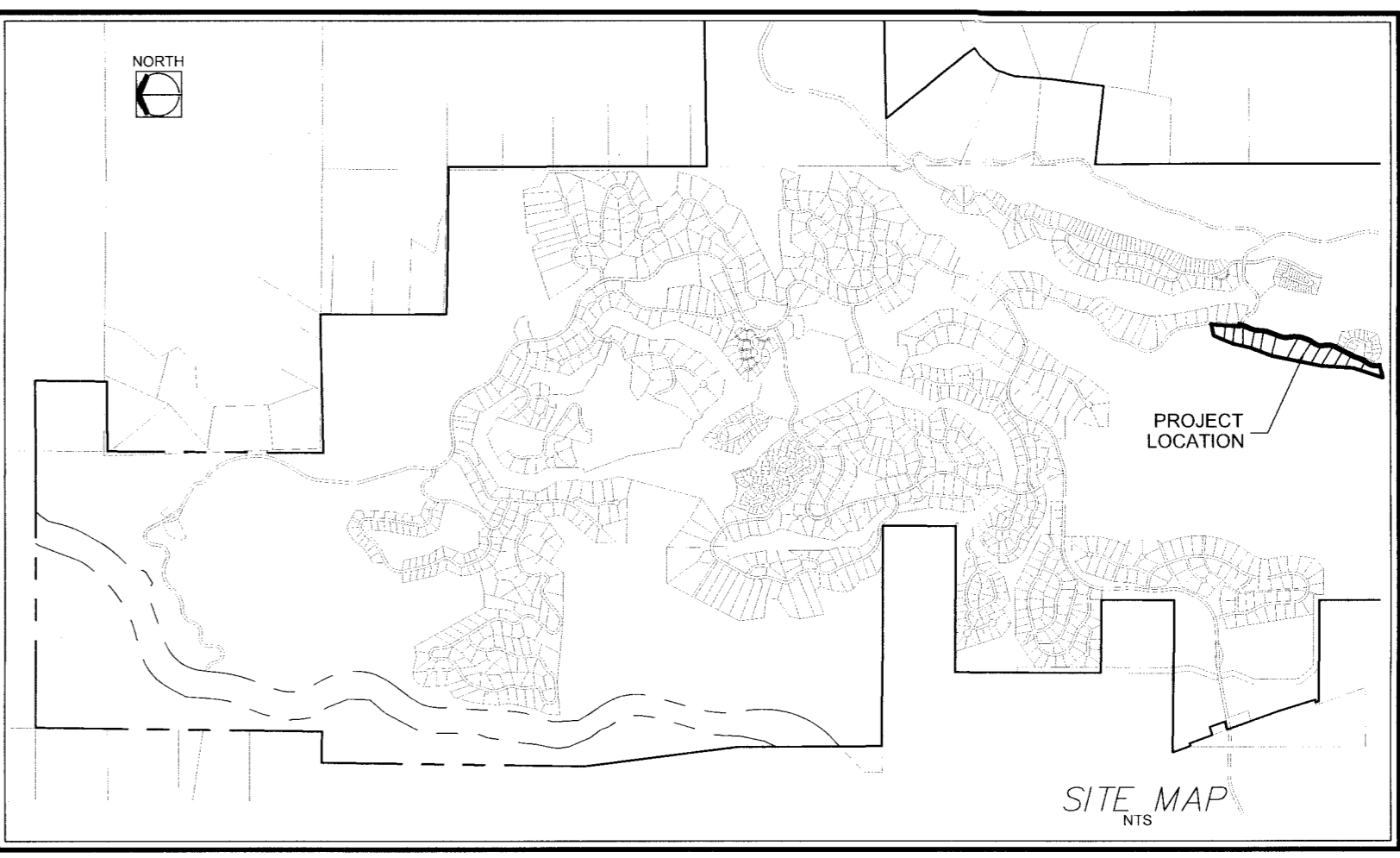
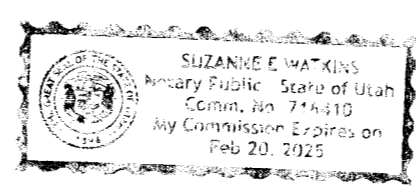
- 23. All lots on this plat are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines...
24. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and 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. [Intentionally blank]
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 easements...
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...
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 and all other related facilities within the Public Utility Easements identified on this plat map...
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 (the "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)(ii)...
42. 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...

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known 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 "The Fairways at Painted Shores", 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 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 21st day of July, 2021
PROMONTORY DEVELOPMENT, 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 21st day of July, 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 DEVELOPMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that she did so of her own voluntary act...
Kelli S. Brown
Notary Public
Residing at: Woodruff City, Utah



SHEET INDEX

Table with 2 columns: PAGE and SHEET NAME. Row 1: 1 OF 3 COVER SHEET. Row 2: 2 OF 3 ACCESS EASEMENTS LEGAL. Row 3: 3 OF 3 BOUNDARY PLAT.

PROMONTORY THE FAIRWAYS AT PAINTED SHORES LEGAL DESCRIPTION:

A parcel lying within the West half of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:
Commencing at the Southeast Corner of said Section 13 a found 3" Aluminum Cap on a one-inch steel rod, said rod encased in concrete base (cap stamped "Jack Johnson PLS 147581"), Basis of Bearing being North 89°33'14" West 5,306.90 feet between the Southeast Corner of said Section 13 and Southwest Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 89°33'14" West, a distance of 2,978.87 along the southerly line of said Section 13; Thence South a distance of 1,169.59 feet to the true Point of Beginning...
Thence South 79°45'38" East 50.00 feet to a point on a 600.00 foot radius non-tangent curve to the right, of which the radius point bears North 79°45'38" West, thence Southerly 159.51 feet along the arc of said curve through a central angle of 151°3'56"; thence South 25°28'18" West 64.72 feet to a point on a 325.00 foot radius curve to the left, center bears South 64°31'42" East; thence Southerly 160.90 feet along the arc of said curve through a central angle of 28°21'54" to a point on a 400.00 foot radius reverse curve to the right, center bears South 87°06'24" West; thence Southerly 160.70 feet along the arc of said curve through a central angle of 23°01'08"; thence South 20°07'33" West 258.06 feet to a point on a 225.00 foot radius curve to the left, center bears South 69°52'27" East; thence Southerly 105.17 feet along the arc of said curve through a central angle of 26°46'50"; thence South 06°39'17" East 119.58 feet to a point on a 375.00 foot radius curve to the right, center bears South 83°02'41" West; thence Southerly 166.56 feet along the arc of said curve through a central angle of 25°26'53"; thence South 18°47'36" West 87.52 feet to a point on a 425.00 foot radius curve to the right, center bears North 71°12'24" West; thence Southwesterly 150.74 feet along the arc of said curve through a central angle of 19°19'18" to a point on a 200.00 foot radius reverse curve to the left, center bears South 50°53'07" East; thence Southerly 166.01 feet along the arc of said curve through a central angle of 47°33'35"; thence South 08°26'41" East 53.13 feet to a point on a 275.00 foot radius curve to the right, center bears North 81°33'19" West; thence Southerly 170.90 feet along the arc of said curve through a central angle of 35°36'23"; thence South 27°09'42" West 359.92 feet to a point on a 675.00 foot radius curve to the left, center bears South 62°50'18" East; thence Southerly 145.31 feet along the arc of said curve through a central angle of 12°20'03" to a point on a 275.00 foot radius reverse curve to the right, center bears North 75°10'21" West; thence Southwesterly 119.29 feet along the arc of said curve through a central angle of 24°51'14" to a point on a 475.00 foot radius reverse curve to the left, center bears South 50°19'07" East; thence Southwesterly 75.70 feet along the arc of said curve through a central angle of 09°07'51" to a point on a 275.00 foot radius compound curve to the left, center bears South 59°26'58" East; thence Southerly 209.91 feet along the arc of said curve through a central angle of 43°44'04"; thence South 76°48'58" West 243.66 feet; thence North 18°18'40" East 572.22 feet; thence North 03°56'38" East 592.85 feet; thence North 11°20'18" East 925.02 feet; thence North 20°56'01" East 399.58 feet; thence North 13°15'24" East 341.23 feet; thence North 22°55'51" East 379.93 feet; thence North 77°55'03" East 207.04 feet to a point on a 725.00 foot radius non-tangent curve to the right, of which the radius point bears North 89°21'47" West, thence Southerly 45.20 feet along the arc of said curve through a central angle of 03°14'09"; thence South 04°12'32" West 398.98 feet to a point on a 550.00 foot radius curve to the right, center bears North 85°47'28" West; thence Southerly 57.89 feet along the arc of said curve through a central angle of 06°01'50" to the Point of Beginning.
Containing 1,056,412 square feet or 24.25 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 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

PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION

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

FINAL PLAT

July 21, 2021

SHEET 1 OF 3

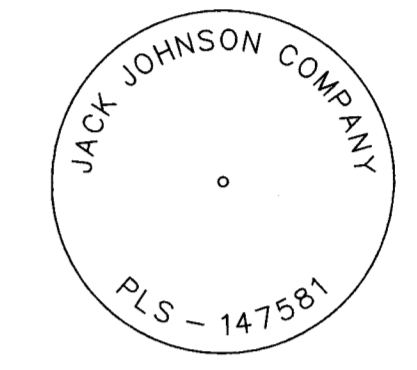
Approval table with columns for: QUESTAR GAS COMPANY, SUMMIT COUNTY HEALTH DEPARTMENT, PUBLIC SAFETY ANSWERING POINT APPROVAL, ROCKY MOUNTAIN POWER, MOUNTAIN REGIONAL WATER DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, COUNTY ASSESSOR, PARK CITY FIRE SERVICE DISTRICT, COUNTY ENGINEER, GOVERNING BODY APPROVAL AND ACCEPTANCE, APPROVAL AS TO FORM, and RECORDED. Includes dates, signatures, and dates of approval.

CORNERPOINT PROFESSIONAL LAND SURVEYS INC. THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. 2075 So. State Drive, St. George, UT 84770. Call (435) 619-5528. mike.cpsurveying@gmail.com



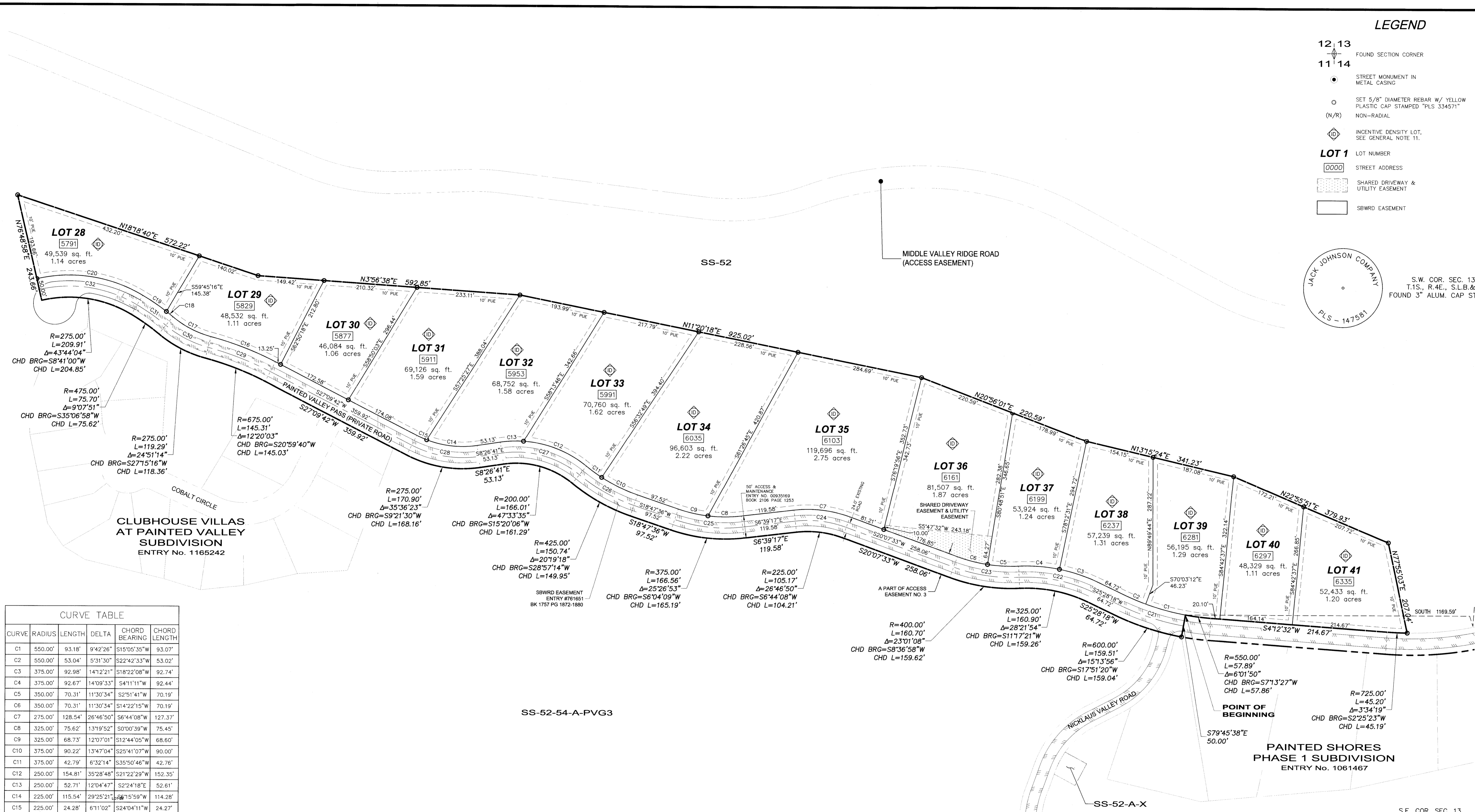
**LEGEND**

- 12, 13 FOUND SECTION CORNER
- 11, 14
- STREET MONUMENT IN METAL CASING
- SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571"
- (N/R) NON-RADIAL
- INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- LOT 1** LOT NUMBER
- 0000 STREET ADDRESS
- SHARED DRIVEWAY & UTILITY EASEMENT
- SBWRD EASEMENT



S.W. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED

23 14  
24 13  
42 NOTICES  
BASIS OF BEARING  
N89°33'14"W S306.90'  
CORNER OF SECTION 13, T1S., R4E.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	550.00'	93.18'	9°42'26"	S15°05'35"W	93.07'
C2	550.00'	53.04'	5°31'30"	S22°42'33"W	53.02'
C3	375.00'	92.98'	14°12'21"	S18°22'08"W	92.74'
C4	375.00'	92.67'	14°09'33"	S41°11'11"W	92.44'
C5	350.00'	70.31'	11°30'34"	S2°51'41"W	70.19'
C6	350.00'	70.31'	11°30'34"	S14°22'15"W	70.19'
C7	275.00'	128.54'	26°46'50"	S6°44'08"W	127.37'
C8	325.00'	75.62'	13°19'52"	S00°03'09"W	75.45'
C9	325.00'	68.73'	12°07'01"	S12°44'05"W	68.60'
C10	375.00'	90.22'	13°47'04"	S25°41'07"W	90.00'
C11	375.00'	42.79'	6°32'14"	S35°50'46"W	42.76'
C12	250.00'	154.81'	39°28'48"	S21°22'29"W	152.35'
C13	250.00'	52.71'	12°04'47"	S22°24'18"E	52.61'
C14	225.00'	115.54'	29°25'21"	S6°15'59"W	114.28'
C15	225.00'	24.28'	6°11'02"	S24°04'11"W	24.27'
C16	725.00'	156.07'	12°20'03"	S20°59'40"W	155.77'
C17	225.00'	97.60'	24°51'14"	S27°15'16"W	96.84'
C18	525.00'	18.92'	2°03'52"	S38°38'57"W	18.92'
C19	525.00'	64.75'	7°03'59"	S34°05'02"W	64.71'
C20	325.00'	248.08'	43°44'04"	S8°41'00"W	242.10'
C21	575.00'	152.86'	15°13'56"	N17°51'20"E	152.42'
C22	350.00'	173.27'	28°21'54"	N11°17'21"E	171.51'
C23	375.00'	150.66'	23°01'08"	N8°36'58"E	149.65'
C24	250.00'	116.85'	26°46'50"	N6°44'08"E	115.79'
C25	350.00'	155.45'	25°26'53"	N6°04'09"E	154.18'
C26	400.00'	141.87'	20°19'18"	N28°57'14"E	141.13'
C27	225.00'	186.77'	47°33'35"	N15°20'06"E	181.45'
C28	250.00'	155.36'	35°36'23"	N9°21'30"E	152.87'
C29	700.00'	150.69'	12°20'03"	N20°59'40"E	150.40'
C30	250.00'	108.45'	24°51'14"	N27°15'16"E	107.60'
C31	500.00'	79.68'	9°07'51"	N35°06'58"E	79.60'
C32	300.00'	228.99'	43°44'04"	N8°41'00"E	223.47'

**ADDRESS TABLE**

LOT	STREET ADDRESS
28	5791 PAINTED VALLEY PASS
29	5829 PAINTED VALLEY PASS
30	5877 PAINTED VALLEY PASS
31	5911 PAINTED VALLEY PASS
32	5953 PAINTED VALLEY PASS
33	5991 PAINTED VALLEY PASS
34	6035 PAINTED VALLEY PASS
35	6103 PAINTED VALLEY PASS
36	6161 PAINTED VALLEY PASS
37	6199 PAINTED VALLEY PASS
38	6237 PAINTED VALLEY PASS
39	6281 PAINTED VALLEY PASS
40	6297 PAINTED VALLEY PASS
41	6335 PAINTED VALLEY PASS

PROMONTORY  
THE FAIRWAYS AT PAINTED  
SHORES SUBDIVISION

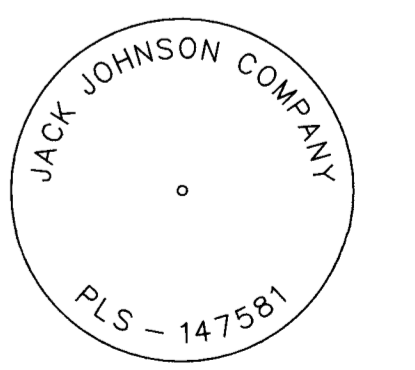
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T 1 S., R 4 E., S.L.B.&M.,  
SUMMIT COUNTY, UTAH

FINAL PLAT  
July 21, 2021

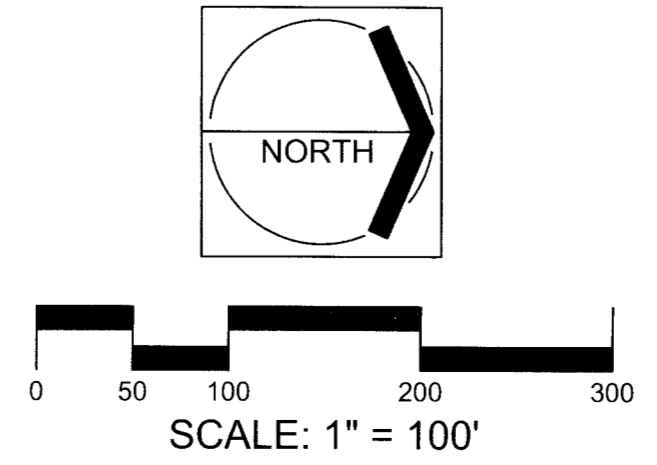
SHEET 3 OF 3  
CORNERPOINT

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

S.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND 3" ALUM. CAP STAMPED



24 13  
19 18



RECORDED

**ENTRY NO. 01173438**  
09/17/2021 02:18:53 PH B: 2693 P: 0983  
PLAT PAGE 1/1  
BORDER PRINTED BY: SUMMIT COUNTY RECORDER  
FEE: 176.00 BY PROMONTORY DEVELOPMENT LLC