

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")...
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant...
3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club...
4. Development on each lot will be limited to specific building disturbance areas...
5. The combination of two adjacent lots into a single lot may be permitted...
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...
7. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on a lot...
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)...

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...
26. Owners constructing driveways over drainage swales shall be required to install a concrete curb 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 improvements...
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 plat...
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)(i), 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, but does not warrant its precise location...
a) a recorded easement or right-of-way, a recorded easement or right-of-way,
b) the law applicable to prescriptive rights, the law applicable to prescriptive rights,
c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
d) any other provision of law.
42. Lot 46 is designated as Low-Pressure Sewer System Lot. The purchaser of this lot is hereby notified that wastewater service to this lot will be provided by a Low-Pressure Sewer System...
43. Upon recordation 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...

OWNER'S DEDICATION AND CONSENT TO RECORD:

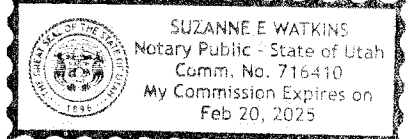
Known all men by these presents: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Painted Shores Phase 3", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.

Executed this 2nd day of May, 2022
PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company
By: Kelli S. Brown, General Manager

ACKNOWLEDGMENT:

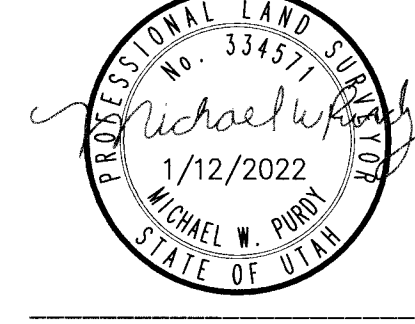
STATE OF UTAH
COUNTY OF SUMMIT
On this 2nd day of May, 2022, personally appeared before me, Kelli S. Brown, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she was duly authorized by the PROMONTORY DEVELOPMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that she did so of her own voluntary act.

Notary Public
Residing at: Wanship, UT

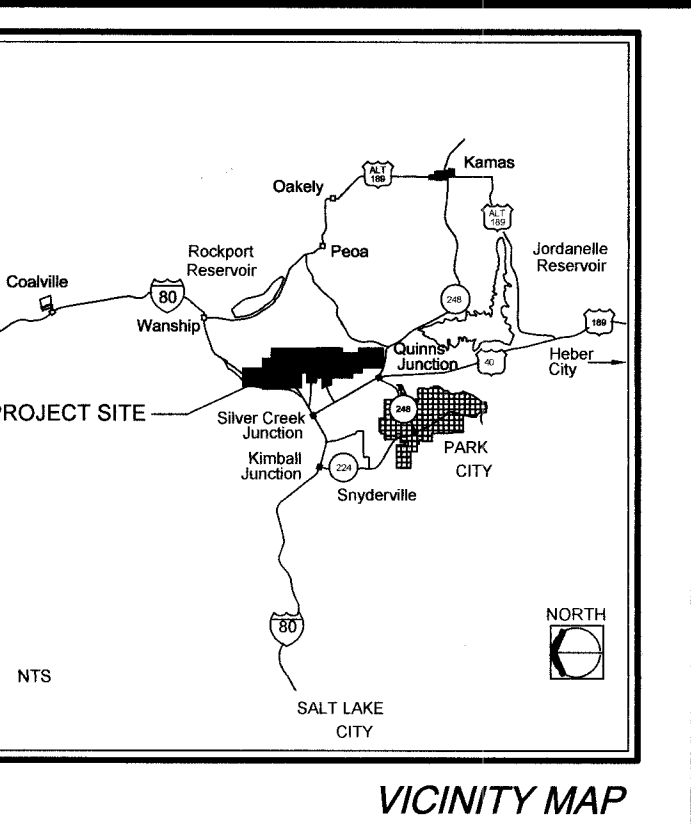
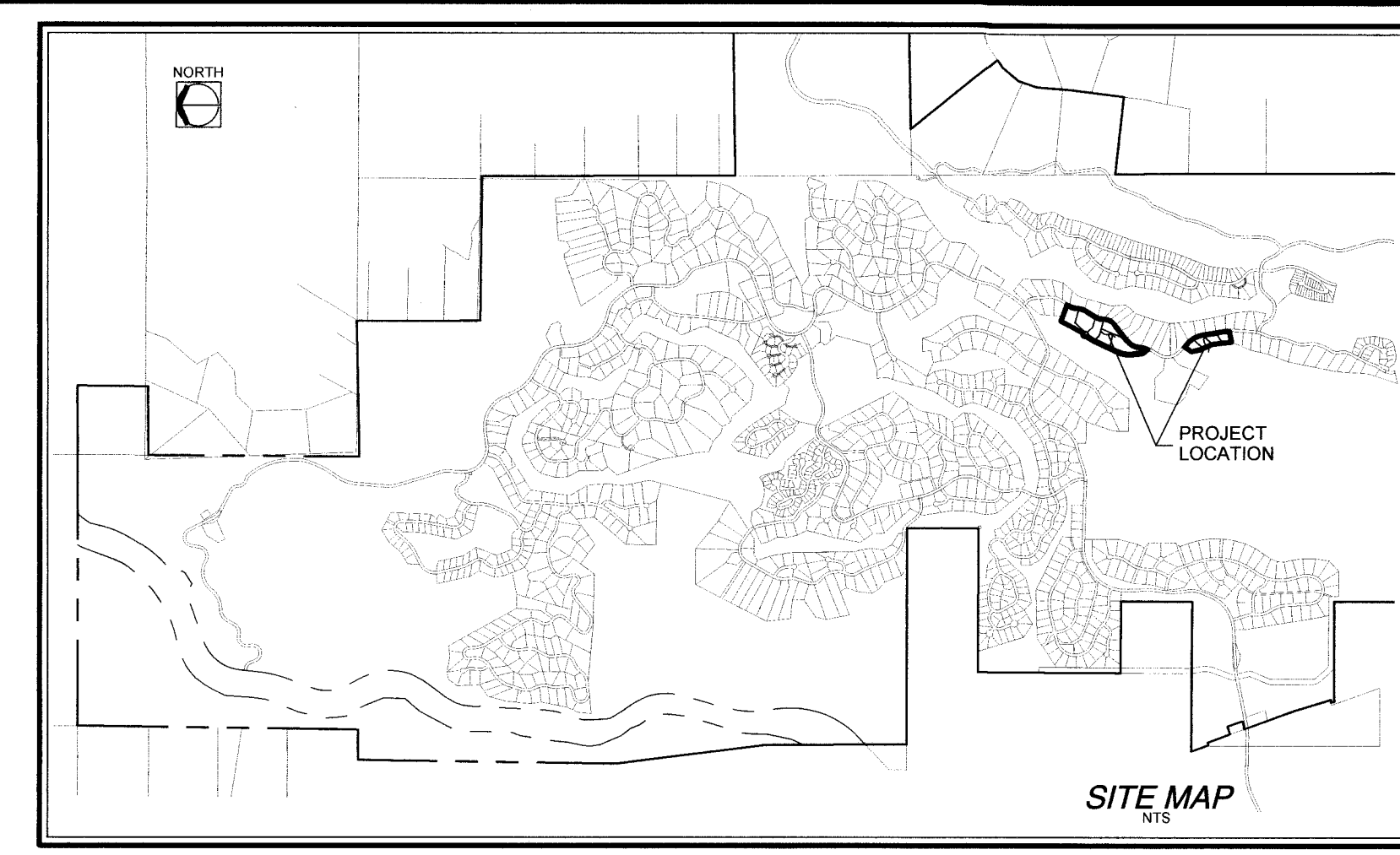


SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, certify that I am a Registered Land Surveyor and that I hold Certificate No. 334571 as described 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



SHEET INDEX

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

PROMONTORY PAINTED SHORES PHASE 3 PARCEL 'A' LEGAL DESCRIPTION:

A parcel lying within the South half of Section 13, 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 2,456.57 feet along the southerly line of said Section 13; Thence North a distance of 2,383.90 feet to the true Point of Beginning
Thence South 301°8'37" West 7.18 feet to a point on a 425.00 foot radius curve to the left, center bears South 59°41'23" East; thence Southerly 182.56 feet along the arc of said curve through a central angle of 24°36'44"; thence South 05°41'53" West 47.47 feet to a point on a 300.00 foot radius curve to the right, center bears North 84°34'19" East; thence Southerly 141.30 feet along the arc of said curve through a central angle of 26°59'10"; thence South 32°41'04" West 197.72 feet to a point on a 272.00 foot radius curve to the left, center bears South 57°18'56" East; thence Southerly 142.95 feet along the arc of said curve through a central angle of 30°06'40"; thence South 02°34'23" West 49.71 feet to a point on a 225.00 foot radius curve to the right, center bears North 87°25'37" West; thence Southwesterly 197.02 feet along the arc of said curve through a central angle of 50°10'19"; thence South 52°44'42" West 309.4 feet to a point on a 775.00 foot radius curve to the left, center bears South 37°15'18" East; thence Southwesterly 174.88 feet along the arc of said curve through a central angle of 12°55'45" to a point on a 290.00 foot radius compound curve to the left, center bears South 50°11'03" East; thence Southerly 190.07 feet along the arc of said curve through a central angle of 37°33'11" to a point on a 375.00 foot radius reverse curve to the right, center bears North 87°44'14" West; thence Southerly 159.61 feet along the arc of said curve through a central angle of 24°23'13" to a point on a 25.00 foot radius non-tangent curve to the left, of which the radius point bears North 63°21'01" West, thence Northerly 38.87 feet along the arc of said curve through a central angle of 89°05'14" to a point on a 125.00 foot radius reverse curve to the right, center bears North 27°33'45" East; thence Northwesterly 122.19 feet along the arc of said curve through a central angle of 56°00'34"; thence North 06°25'41" West 158.45 feet to a point on a 525.00 foot radius curve to the right, center bears North 83°34'19" East; thence Northerly 289.78 feet along the arc of said curve through a central angle of 31°37'30"; thence North 25°11'49" East 480.17 feet to a point on a 525.00 foot radius curve to the right, center bears South 64°48'11" East; thence Northeasterly 94.87 feet along the arc of said curve through a central angle of 10°21'12"; thence North 35°33'01" East 64.47 feet to a point on a 25.00 foot radius curve to the left, center bears North 54°26'59" West; thence Northerly 21.03 feet along the arc of said curve through a central angle of 48°11'23" to a point on a 50.00 foot radius reverse curve to the right, center bears North 77°21'38" East; thence Northwesterly 108.61 feet along the arc of said curve through a central angle of 14°27'17"; thence North 27°56'12" East 464.67 feet; thence South 69°14'34" East 319.69 feet to the Point of Beginning.
Containing 564,661 square feet or 12.96 acres, more or less.

PROMONTORY PAINTED SHORES PHASE 3 PARCEL 'B' LEGAL DESCRIPTION:

A parcel lying within the Southwest quarter of Section 13 and the Northwest quarter 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 3,236.80 feet along the southerly line of said Section 13; Thence North a distance of 169.88 feet to the true Point of Beginning
Thence South 53°59'17" East 43.46 feet to a point on a 475.00 foot radius curve to the right, center bears South 36°00'43" West; thence Southeasterly 377.90 feet along the arc of said curve through a central angle of 45°35'00"; thence South 08°24'17" East 188.50 feet to a point on a 1,300.00 foot radius curve to the left, center bears North 81°35'43" East; thence Southerly 61.15 feet along the arc of said curve through a central angle of 02°41'43"; thence South 11°06'00" East 99.21 feet to a point on a 725.00 foot radius curve to the right, center bears South 78°50'00" West; thence Southerly 148.51 feet along the arc of said curve through a central angle of 11°44'13"; thence South 77°55'03" West 207.04 feet; thence North 06°46'26" West 366.13 feet; thence North 23°49'52" West 246.92 feet; thence North 13°25'02" West 167.74 feet; thence North 35°37'42" East 151.11 feet to the Point of Beginning.
Containing 179,251 square feet or 4.12 acres, more or less.

PROMONTORY PAINTED SHORES PHASE 3 SUBDIVISION

LYING WITHIN THE SOUTH HALF OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, T 1 S, R 4 E, S.L.B. & M, SUMMIT COUNTY, UTAH

FINAL PLAT
January 12, 2022
SHEET 1 OF 3

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.

Approval table with columns: 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 ENGINEER, GOVERNING BODY APPROVAL AND ACCEPTANCE, APPROVAL AS TO FORM, RECORDED. Includes signatures and dates for various entities.

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. SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 13 DAY OF April 2022

PARK CITY FIRE SERVICE DISTRICT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. 1/26/2022 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. 8-APR-22 MICHAEL W. PURDY SUMMIT COUNTY ENGINEER

GOVERNING BODY APPROVAL AND ACCEPTANCE APPROVED THIS 27 DAY OF APRIL 2022 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER EASTERN SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-4-5.

APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS 3rd DAY OF May 2022

RECORDED ENTRY NO 1188147 STATE OF UTAH COUNTY OF SUMMIT DATE 5/9/2022 TIME 5/9/2022 RECORDED AND FILED AT THE REQUEST OF: PROMONTORY DEVELOPMENT, LLC



**ACCESS EASEMENT NO. 1: (PROMONTORY RANCH ROAD)**

A 50.00 foot wide right-of-way lying 25.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89°42'38" West along the Section line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 17°21'51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 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 170°10'02"; 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°58'12" 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°22'51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to 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 North 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°50'00" West; thence Southeasterly along the arc of said curve 801.97 feet through a central angle of 30°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 67°17'19" West; thence Southeasterly 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°14'54" 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°34'29" East; thence Southeasterly along the arc of said curve 880.95 feet through a central angle of 72°06'24"; thence South 76°11'56" East 74.30 feet to a point of curvature of a 550.00 foot radius curve to the right, the center of which bears South 13°48'02" West; thence Southeasterly along the arc of said curve 343.87 feet through a central angle of 35°49'22"; thence South 40°22'36" East 142.99 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 49°37'24" West; thence Southeasterly along the arc of said curve 452.28 feet through a central angle of 43°11'24"; thence South 02°48'48" West 426.33 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°11'12" East; thence Southeasterly along the arc of said curve 388.76 feet through a central angle of 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 North 81°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 08°54'24" West; thence Southeasterly along the arc of said curve 158.27 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 300.00 foot radius curve to the right, the center of which bears North 55°30'30" East; thence Southeasterly along the arc of said curve 158.27 feet through a central angle of 132°05'05" to a point of reverse curvature of a 1375.00 foot radius curve to the left, the center of which bears South 55°30'30" East; thence Southeasterly along the arc of said curve 658.56 feet through a central angle of 27°28'31" 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 Westery 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°23'48" 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 104°30'44"; thence South 08°17'16" West 200.42 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 81°42'44" East; thence Southerly along the arc of said curve 203.57 feet through a central angle of 153°33'07"; thence South 07°15'51" East 185.53 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 82°44'09" West; thence Southerly along the arc of said curve 79.81 feet through a central angle of 09°08'44" to the South Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°45'21" East along the Section Line 207.87 feet from the South Quarter Corner of said Section 14; thence continuing Southerly along the arc of said last mentioned curve 178.03 feet through a central angle of 20°24'04"; thence South 22°16'56" West 178.56 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°43'04" West; thence 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 121°9'03"; 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 North 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.

**ACCESS EASEMENT NO. 2: (RANCH CLUB TRAIL)**

**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 2877.38 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 284.64 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 25°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°01'84"; 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°38'09" East; thence Southeasterly along the arc of said curve 388.42 feet through a central angle of 55°38'15"; thence North 65°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 South 2121.36 feet from the Northeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°11'05" West 5232.98 feet between the Northwest Corner and the Northeast Corner of said Section 13, both corners being found monuments) said point being on the center line of Promontory Ranch Road (a.k.a. Access Easement No. 1) and running thence South 44°19'43" East 121.16 feet to a point of curvature of a 217.00 foot radius curve to the right, the center of which bears South 48°13'46" West, thence along the arc of said curve 140.16 feet through a central angle of 37°00'22"; thence South 03°50'43" East 262.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 88°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°5'46"; 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 150.68 feet through a central angle of 23°01'09"; thence South 20°07'33" West 258.02 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears South 69°52'27" East, thence along the arc of said curve 116.85 feet through a central angle of 26°46'50"; thence South 06°39'17" East 119.58 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 83°20'43" West, thence along the arc of said curve 155.45 feet through a central angle of 25°26'53"; thence South 18°47'36" West 97.52 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears North 71°12'24" West, thence along the arc of said curve 141.87 feet through a central angle of 20°19'17" to a point of reverse curvature of a 225.00 foot radius curve to the left, the center of which bears South 50°53'07" East, thence along the arc of said curve 186.77 feet through a central angle of 47°33'34"; thence South 08°26'41" East 53.13 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 81°33'19" West, thence along the arc of said curve 155.36 feet through a central angle of 35°36'23"; thence South 27°09'42" West 359.92 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 62°50'18" East, thence along the arc of said curve 150.69 feet through a central angle of 12°20'03" to a point of reverse curvature of a 250.00 foot radius curve to the right, the center of which bears North 75°10'21" West, thence along the arc of said curve 108.45 feet through a central angle of 24°51'14" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears South 50°19'07" East, thence along the arc of said curve 79.68 feet through a central angle of 9°07'51" to a point of compound curvature of a 300.00 foot radius curve to the left, the center of which bears South 59°26'58" East, thence along the arc of said curve 50.06 feet through a central angle of 9°33'36" the point of terminus.

**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 66.20 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 99.98 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°23'31" to the point of terminus.

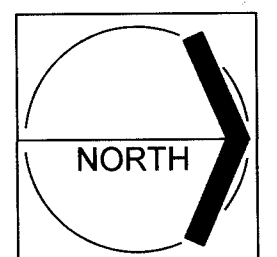
**ACCESS EASEMENT NO. 5: (WEST GOLDEN BEAR LOOP)**

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°14'08" 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°07'03" 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 218.74 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 49°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 400.00 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 43°54'02" West, thence along the arc of said curve 257.96 feet through a central angle of 118°14'21" to a point of reverse curvature of a 170.00 foot radius curve to the right, the center of which bears North 17°51'37" East, thence along the arc of said curve 414.62 feet through a central angle of 139°44'33" to a point of reverse curvature of a 300.00 foot radius curve to the left, the center of which bears North 22°23'50" West, thence along the arc of said curve 222.20 feet through a central angle of 42°26'12"; thence North 25°09'58" East 399.34 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 64°50'02" East, thence along the arc of said curve 316.21



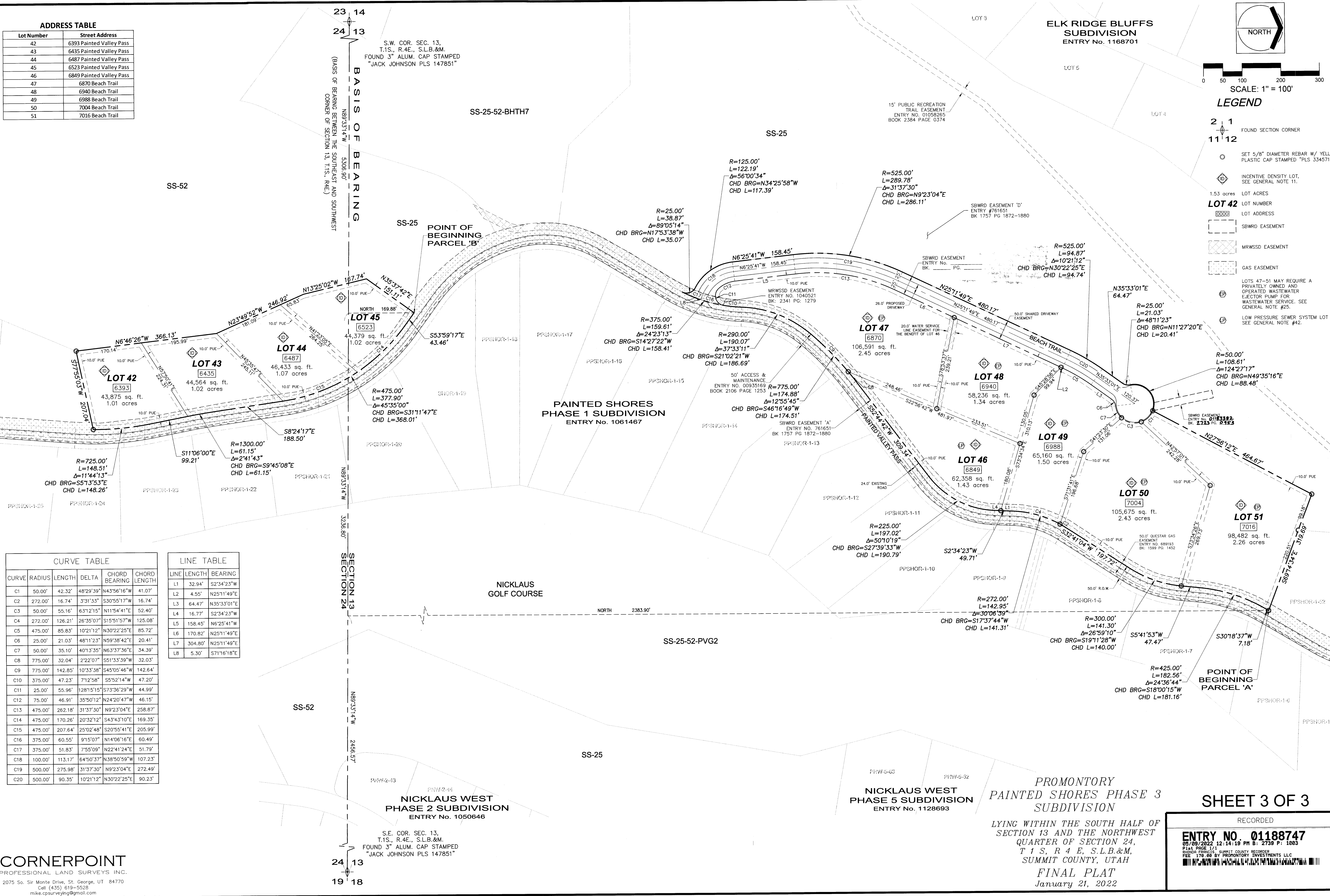
Lot Number	Street Address
42	6393 Painted Valley Pass
43	6435 Painted Valley Pass
44	6487 Painted Valley Pass
45	6523 Painted Valley Pass
46	6849 Painted Valley Pass
47	6870 Beach Trail
48	6940 Beach Trail
49	6988 Beach Trail
50	7004 Beach Trail
51	7016 Beach Trail



SCALE: 1" = 100'

**LEGEND**

- 2 1 FOUND SECTION CORNER
- 11 12
- SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571"
- ◇ INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.
- 1.53 acres LOT ACRES
- LOT 42** LOT NUMBER
- 0000 LOT ADDRESS
- SBWRD EASEMENT
- MRWSSD EASEMENT
- GAS EASEMENT
- EP LOTS 47-51 MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE #25.
- LP LOW PRESSURE SEWER SYSTEM LOT SEE GENERAL NOTE #42.



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	42.32'	48°29'39"	N43°56'16"W	41.07'
C2	272.00'	16.74'	3°31'33"	S30°55'17"W	16.74'
C3	50.00'	55.16'	63°12'15"	N11°54'41"E	52.40'
C4	272.00'	126.21'	26°35'07"	S15°51'57"W	125.08'
C5	475.00'	85.83'	10°21'12"	N30°22'25"E	85.72'
C6	25.00'	21.03'	48°11'23"	N59°38'42"E	20.41'
C7	50.00'	35.10'	40°13'35"	N63°37'36"E	34.39'
C8	775.00'	32.04'	2°22'07"	S51°33'39"W	32.03'
C9	775.00'	142.85'	10°33'38"	S45°05'46"W	142.64'
C10	375.00'	47.23'	7°12'58"	S5°52'14"W	47.20'
C11	25.00'	55.96'	128°15'15"	S73°36'29"W	44.99'
C12	75.00'	46.91'	35°50'12"	N24°20'47"W	46.15'
C13	475.00'	262.18'	31°37'30"	N9°23'04"E	258.87'
C14	475.00'	170.26'	20°32'12"	S43°43'10"E	169.35'
C15	475.00'	207.64'	25°02'48"	S20°55'41"E	205.99'
C16	375.00'	60.55'	9°15'07"	N14°06'16"E	60.49'
C17	375.00'	51.83'	7°55'09"	N22°41'24"E	51.79'
C18	100.00'	113.17'	64°50'37"	N38°50'59"W	107.23'
C19	500.00'	275.98'	31°37'30"	N9°23'04"E	272.49'
C20	500.00'	90.35'	10°21'12"	N30°22'25"E	90.23'

LINE	LENGTH	BEARING
L1	32.94'	S2°34'23"W
L2	4.55'	N25°11'49"E
L3	64.47'	N35°33'01"E
L4	16.77'	S2°34'23"W
L5	158.45'	N6°25'41"W
L6	170.82'	N25°11'49"E
L7	304.80'	N25°11'49"E
L8	5.30'	S71°16'18"E

**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. 01188747**  
05/09/2022 12:14:19 PM B: 2739 P: 1003  
PLAT PAGE 1/1  
SUNDRA FRANCIS, SUMMIT COUNTY RECORDER  
FEE: \$70.00 BY PROMONTORY INVESTMENTS LLC  
SUMMIT COUNTY, UTAH

**PROMONTORY PAINTED SHORES PHASE 3 SUBDIVISION**  
LYING WITHIN THE SOUTH HALF OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH  
**FINAL PLAT**  
January 21, 2022

**SHEET 3 OF 3**