

GENERAL NOTES:

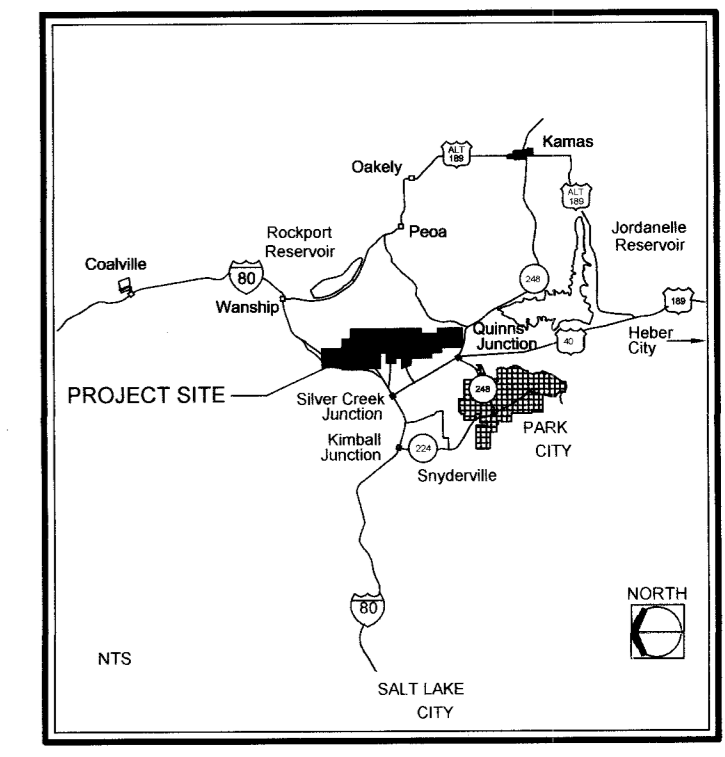
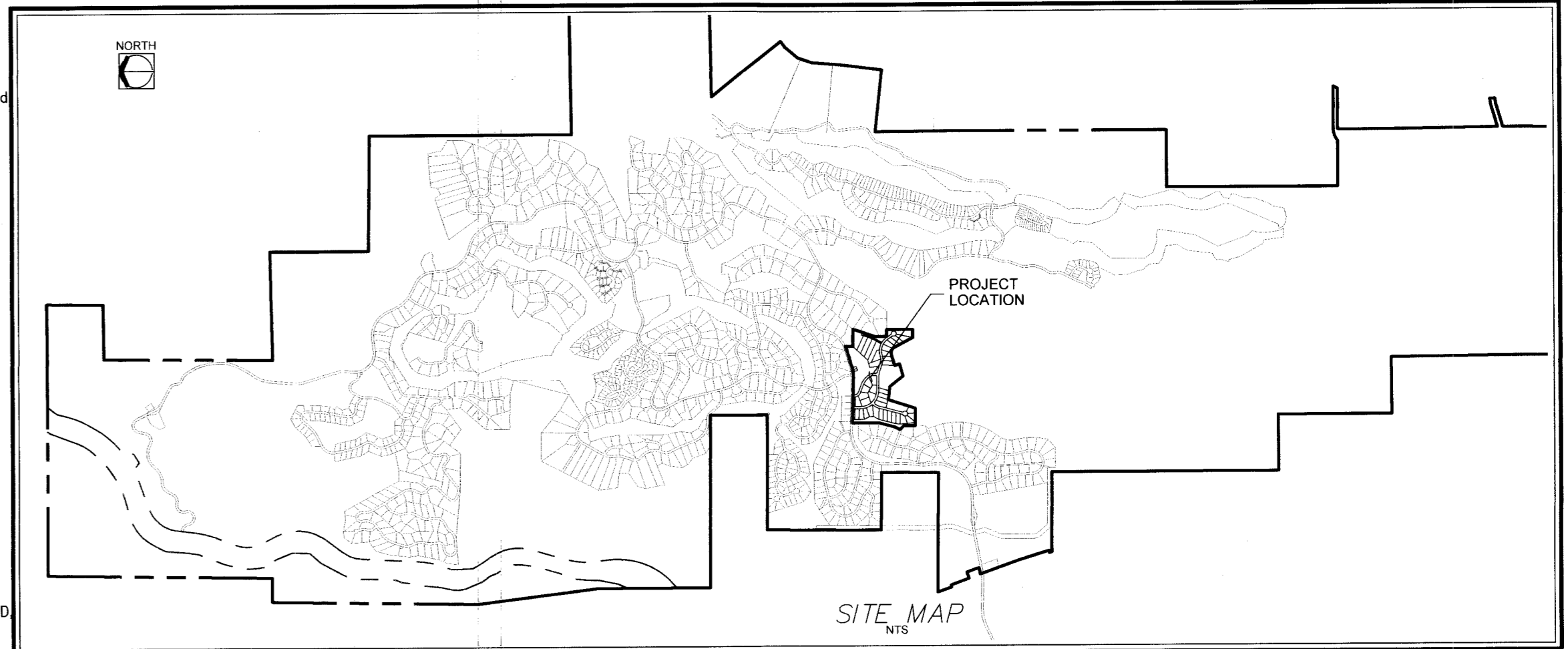
1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and all amendments and supplements thereto ("Declaration") recorded in the office of the Summit County Recorder in Coalgate, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontory Conservancy, an association of Promontory property owners ("the Association"). The use of any Promontory lot is governed by the terms of the Declaration and Supplemental Declaration. Each lot is subject to all easements set forth in these plat notes and in the Declaration and Supplemental Declaration.

GENERAL NOTES (CONTINUED):

26. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County.
27. All homes and landscaping are required to comply with water conservation measures established by the Association, which may include low-flow toilets, drip irrigation systems, the use of drought tolerant plant materials and other requirements, as established from time to time.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these presents: that the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Promontory Sage Hills Estates 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 14th day of April, 2022
PROMONTORY INVESTMENTS LANDCO, LLC, an Arizona limited liability company
By: Kelli S. Brown, General Manager
ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF SUMMIT
On this 14th day of April, 2022, personally appeared before me, Kelli S. Brown, who is personally known to me or has been proven on the basis of my familiarity with her, and being first duly sworn, acknowledged and authorized by the PROMONTORY INVESTMENTS LANDCO, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD and that she did so of her own voluntary act.

PROMONTORY SAGE HILLS ESTATES SUBDIVISION LEGAL DESCRIPTION:
A parcel of land located in the Southeast Quarter of Section 14 and in the Southwest Quarter of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows:

Beginning at a point which is North 0021'20" East 905.54 feet along the section line and North 89'47'50" West 140.95 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 74°11'01" West 292.23 feet; thence North 38°10'53" West 400.20 feet; thence North 84°33'26" West 204.51 feet; thence North 76°46'16" West 100.33 feet; thence South 17°52'03" West 670.34 feet; thence North 81°33'57" East 382.27 feet; thence North 278.45 feet; thence North 45°12'27" East 125.30 feet; thence North 28°02'06" East 133.60 feet; thence North 18°15'06" East 219.19 feet; thence North 71°45'09" East 198.60 feet to a point on a 625.00 foot radius curve to the left, the center of which bears North 01°57'03" East; thence Easterly 220.33 feet along the arc of said curve through a central angle of 2011°54" (chord bears North 81°51'06" East 219.19 feet); thence North 71°45'09" East 198.60 feet to a point on a 575.00 foot radius curve to the right, the center of which bears South 18°14'51" East; thence Easterly 23.75 feet along the arc of said curve through a central angle of 02°22'00" (chord bears North 72°56'10" East 23.75 feet); thence North 74°07'10" East 231.93 feet to a point on a 625.00 foot radius curve to the left, the center of which bears North 15°52'50" West; thence Easterly 62.84 feet along the arc of said curve through a central angle of 05°45'38" (chord bears North 71°14'21" East 62.81 feet); thence South 167.18 feet; thence South 89°26'50" East 400.00 feet; thence South 18°39'36" West 533.66 feet; thence South 00°48'45" West 284.86 feet; thence South 89°11'15" East 162.94 feet; thence South 00°06'12" West 610.21 feet; thence West 185.99 feet; thence North 28°01'40" West 543.19 feet; thence North 71°58'48" West 99.03 feet; thence South 79°45'51" West 102.37 feet; thence South 71°01'55" West 216.37 feet; thence South 18°50'08" East 118.80 feet to the Point of Beginning.

Less and excepting that parcel of land described in document number 00684968, BK: 1592, PG: 728 as recorded and on file in the Summit County Recorder's Office being more particularly described as follows:

A parcel lying within the Southeast quarter of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 14, and running thence North 0021'20" East 1,976.15 feet along the easterly line of said Section 14 and thence North 89'47'50" West 268.84 feet to the true Point of Beginning; thence North 71'45'09" East 50.00 feet; thence South 18°14'51" East 75.00 feet; thence South 71'45'09" West 50.00 feet; thence North 18°14'51" West 75.00 feet to the Point of Beginning.

Containing 2,465,282 square feet or 56.60 acres, more or less.

Creating 42 Lots, 2 Parcels and 4 Tracts.

Basis of Bearing:

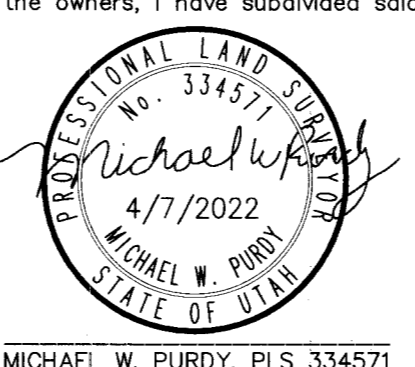
North 0021'20" East between the Southeast and the Northeast Corners of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

NARRATIVE:

1. THE RECORD OF SURVEY AS RECORDED AND ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ENTRY NUMBER 80010897

SURVEYOR'S CERTIFICATE:

I, Michael W. Purdy, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 334571 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have prepared a map of the property boundary in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have subdivided said property into lots and streets, hereafter to be known as Promontory Sage Hills Estates Subdivision.



41. Lots 14-23 are designated as Low-Pressure Sewer System Lots. The purchasers of these lots are hereby notified that wastewater service to these lots will be provided by a Low-Pressure Sewer System. The Private Low-Pressure Sewer Lateral to these lots consists of a low-pressure grinder pump station and low-pressure discharge line and appurtenances. The Private Low-Pressure Lateral System, which is the private property of each lot owner, connects to the Snyderville Basin Water Reclamation District's (SBWRD) Public Low-Pressure Sewer System. Purchasers of the Low-Pressure Sewer System Lots shall be solely responsible for all costs of the Private Low-Pressure Lateral System related to or arising from the installation, operation, maintenance, repair and replacement of the Private Low-Pressure Sewer Lateral System. SBWRD shall have no liability or responsibility for Private Low-Pressure Sewer Lateral Systems, including any costs arising from or relating to installation, operation, maintenance, repair and replacement and matters arising from freezing or incorrect installation.

42. 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. The recorded notices shall serve as notification to all future lot owners of the responsibilities associated with the Private Low-Pressure Sewer Lateral System serving the lot.

43. Lots 38-42 can be accessed from Willow Pond Lane (shared driveway).

44. Record of Survey filed on April 7, 2022 as file No. S-10897 in the Summit County Recorder's Office.

45. Landscape and recreation easement. Lots 15-27 are encumbered by an exclusive landscape and recreation easement in favor of the Promontory Conservancy covering the entire area of each lot on the west side of the respective Building Envelopes. The Promontory Conservancy shall use the area as a park allowing pedestrian, bicycle, and golf cart traffic and golf chipping and putting for members of the Conservancy as more fully described in that easement recorded as Entry No. 1186782, Book 2733 Page 1320 in the office of the Summit County Recorder. Owners of these lots will have no ability to waive or encumber the part of their lot encumbered by the exclusive landscaping and recreation easement other than as a participant-User in the community park.

46. Trail Easement. Lots 23 and 24 are encumbered by a private trail easement in favor of the Promontory Conservancy to be used by Conservancy members for pedestrian, bicycle, and equestrian use. The Easement shall run the length of the shared boundary between Lots 23 and 24 and cover up to 10 feet on both sides of said boundary line.

47. The Hills Golf Course Clubhouse will be built on Parcel A shown on the plat. The golf course turf care center and maintenance facility will be built on Parcel B.

QUESTAR GAS COMPANY
DOMINION ENERGY UTAH
SUMMIT COUNTY HEALTH DEPARTMENT
PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 27th DAY OF April, 2022
ACCEPTED THIS 12th DAY OF May, 2022.
APPROVED THIS 6th DAY OF May, 2022
BY: Jeff Ward, Director
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

CORNERPOINT PROFESSIONAL LAND SURVEYS INC.
THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.
S.B.S.R.D.
COUNTY ASSESSOR
PARK CITY FIRE SERVICE DISTRICT
COUNTY ENGINEER
GOVERNING BODY APPROVAL AND ACCEPTANCE
APPROVED AS TO FORM
RECORDED

CORNERPOINT PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770
Cell (435) 619-5528
mike.cpsurveying@gmail.com
15-3-22
DATE
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

COUNTY ASSESSOR
PARK CITY FIRE SERVICE DISTRICT
COUNTY ENGINEER
GOVERNING BODY APPROVAL AND ACCEPTANCE
APPROVED AS TO FORM
RECORDED

QUESTAR GAS COMPANY
DOMINION ENERGY UTAH
SUMMIT COUNTY HEALTH DEPARTMENT
PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 27th DAY OF April, 2022
ACCEPTED THIS 12th DAY OF May, 2022.
APPROVED THIS 6th DAY OF May, 2022

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 29th DAY OF April, 2022.
BY: Jeff Ward, Director
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT
DATE: May 17, 2022
SUMMIT COUNTY PUBLIC WORKS DIRECTOR

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 29th DAY OF April, 2022.
BY: Jeff Ward, Director
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT
DATE: May 17, 2022
SUMMIT COUNTY PUBLIC WORKS DIRECTOR

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 172°51' West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 34°45'11"; thence South 175°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 145.50 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°56'12" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 16°53'12" East; thence Northeasterly along the arc of said curve 244.28 feet through a central angle of 77°45'28"; thence North 29°07'44" East 171.75 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 60°52'16" East; thence Northeasterly along the arc of said curve 218.93 feet through a central angle of 62°43'07" to a point of reverse curvature of a 450.00 foot radius curve to the left, the center of which bears North 01°50'51" East; thence Northeasterly along the arc of said curve 434.96 feet through a central angle of 35°22'51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears South 53°32'00" East; thence Northeasterly along the arc of said curve 591.74 feet through a central angle of 84°45'38" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 31°13'38" East; thence Northeasterly along the arc of said curve 350.38 feet through a central angle of 111°31'44"; thence North 09°41'54" East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears 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°22'21" East 209.26 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 31°37'44" West; thence Southeasterly along the arc of said curve 144.95 feet through a central angle of 35°22'01" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 86°59'45" East; thence Southeasterly along the arc of said curve 185.52 feet through a central angle of 70°51'43" to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears South 16°08'02" West; thence Southeasterly along the arc of said curve 91.93 feet through a central angle of 35°06'58" to a point of compound curvature of a 1275.00 foot radius curve to the right, the center of which bears South 51°15'00" West; thence Southeasterly along the arc of said curve 801.97 feet through a central angle of 36°02'19"; thence South 02°42'41" East 93.53 feet to a point of curvature of a 785.00 foot radius curve to the right, the center of which bears South 87°17'19" West; thence Southerly along the arc of said curve 345.79 feet through a central angle of 25°14'20"; thence South 22°31'39" West 190.55 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°28'21" West; thence Southwesterly along the arc of said curve 129.99 feet through a central angle of 10°38'24"; thence South 33°10'03" West 258.32 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 56°49'57" East; thence Southwesterly along the arc of said curve 347.82 feet through a central angle of 28°28'09"; thence South 04°41'54" West 61.80 feet to the North Line of said Section 2, Township 1 South, Range 4 East, said point being North 89°42'38" West along the Section Line 241.01 feet from said Northeast Closing Corner Section 2; thence South 04°41'54" West 514.66 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 85°18'06" East; thence Southeasterly along the arc of said curve 186.79 feet through a central angle of 21°24'15"; thence South 16°42'21" East 885.72 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears South 73°17'39" West; thence Southeasterly along the arc of said curve 110.16 feet through a central angle of 21°02'22"; thence South 04°20'01" West 248.60 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 85°39'59" East; thence Southeasterly along the arc of said curve 800.99 feet through a central angle of 101°59'09"; 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 82°39'04" East; thence Southeasterly along the arc of said curve 759.17 feet through a central angle of 72°29'45"; thence North 25°39'19" East 210.56 feet to a point of curvature of a 825.00 foot radius curve to the left, the center of which bears North 64°50'41" East; thence Southeasterly along the arc of said curve 565.47 feet through a central angle of 39°16'17"; thence South 64°25'36" East 226.18 feet to a point of curvature of a 450.00 foot radius curve to the right, the center of which bears South 25°34'24" West; thence Southeasterly along the arc of said curve 473.86 feet through a central angle of 60°20'02"; thence South 04°05'34" East 248.72 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears North 85°54'26" East; thence Southeasterly along the arc of said curve 880.95 feet through a central angle of 72°06'24"; thence South 76°11'58" East 74.30 feet to a point of curvature of a 550.00 foot radius curve to the right, the center of which bears South 13°48'02" West; thence Southeasterly along the arc of said curve 343.87 feet through a central angle of 35°49'22"; thence South 40°22'36" East 142.99 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 49°37'24" West; thence Southeasterly along the arc of said curve 452.28 feet through a central angle of 43°11'24"; thence South 02°48'48" West 426.33 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°11'12" East; thence Southeasterly along the arc of said curve 388.76 feet through a central angle of 35°41'11"; thence South 52°52'23" East 117.83 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 37°07'37" West; thence Southeasterly along the arc of said curve 162.86 feet through a central angle of 37°19'31"; thence South 15°32'52" East 482.23 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 74°27'08" West; thence Southwesterly along the arc of said curve 698.47 feet through a central angle of 84°15'04"; thence South 68°42'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 21°17'48" East; thence Southeasterly along the arc of said curve 1316.44 feet through a central angle of 167°36'51"; thence North 81°05'21" East 125.23 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 08°54'39" East; thence Southeasterly along the arc of said curve 448.01 feet through a central angle of 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 32°09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence Southeasterly along the arc of said curve 367.72 feet through a central angle of 105°20'41"; thence South 21°03'25" West 190.03 feet to a point of curvature of a 675.00 foot radius curve to the right, the center of which bears North 68°56'35" West; thence Southwesterly along the arc of said curve 158.27 feet through a central angle of 13°26'05" to a point of reverse curvature of a 1375.00 foot radius curve to the left, the center of which bears South 55°30'30" East; thence Southwesterly along the arc of said curve 658.56 feet through a central angle of 27°26'31" to a point of reverse curvature of a 350.00 foot radius curve to the right, the center of which bears North 82°57'01" West; thence Southwesterly along the arc of said curve 156.63 feet through a central angle of 25°38'26"; thence South 32°41'25" West 396.06 feet to a point of curvature of a 925.00 foot radius curve to the right, the center of which bears North 57°18'35" West; thence Southwesterly along the arc of said curve 471.27 feet through a central angle of 29°11'29"; thence South 61°52'54" West 590.62 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 28°07'06" West; thence Westerly along the arc of said curve 288.79 feet through a central angle of 35°09'17"; thence North 62°57'49" West 531.85 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 27°02'11" West; thence Southwesterly along the arc of said curve 855.07 feet through a central angle of 97°59'03"; thence South 19°03'08" West 160.57 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 70°56'52" West; thence Southwesterly along the arc of said curve 576.66 feet through a central angle of 35°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 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 Southwesterly along the arc of said curve 24.79 feet through a central angle of 02°22'01"; thence South 71°45'09" West 198.60 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 18°14'51" West; thence Southwesterly along the arc of said curve 211.52 feet through a central angle of 20°11'54"; thence North 88°02'57" West 1206.78 feet to a point of curvature of a 800.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence Southwesterly along the arc of said curve 1317.81 feet through a central angle of 94°22'51"; thence South 02°25'48" East 321.83 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 87°34'12" West; thence Southwesterly along the arc of said curve 224.47 feet through a central angle of 10°43'04"; thence South 08°17'16" West 200.42 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 81°42'44" East; thence Southerly along the arc of said curve 203.57 feet through a central angle of 15°33'07"; thence South 07°15'51" East 185.53 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 52°44'09" West; thence Southerly along the arc of said curve 79.81 feet through a central angle of 09°05'44" 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 807.87 feet from the South Quarter Corner of said Section 14; thence continuing Southerly along the arc of said least mentioned curve 178.03 feet through a central angle of 20°24'04"; thence South 22°16'56" West 178.58 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°43'04" West; thence Southwesterly along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'26" West 732.10 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears South 03°04'34" East; thence Southwesterly along the arc of said curve 138.83 feet through a central angle of 07°57'15"; thence South 78°58'11" West 943.91 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 11°01'49" West; thence Southwesterly along the arc of said curve 214.98 feet through a central angle of 12°19'03"; thence North 88°42'46" West 145.43 feet to the East Line of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 00°34'53" East along the Section Line 1042.67 feet from the Northeast Corner of said Section 22; thence North 88°42'46" West 494.23 feet to a point of curvature of a 993.00 foot radius curve to the left, the center of which bears South 01°17'14" West; thence Southwesterly along the arc of said curve 461.64 feet through a central angle of 26°38'11"; thence South 64°39'03" West 544.89 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 25°20'57" West; thence Southwesterly along the arc of said curve 187.39 feet through a central angle of 35°47'22"; thence North 79°33'35" West 197.19 feet to the point of terminus.

Together with an easement more particularly described as follows:

Beginning at a point which is South 00°24'17" West along the Section Line 2634.64 feet and West 1025.20 feet from the Northeast Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°24'17" West 5268.15 feet between said Northeast Corner and the Southeast Corner of said Section 35); and running thence South 27°41'38" West 60.00 feet; thence North 62°18'22" West 187.74 feet; thence North 28°11'37" West 92.77 feet; thence North 09°39'06" West 175.40 feet; thence North 63°39'55" East 60.00 feet; thence South 36°13'26" East 140.25 feet; thence South 32°52'03" East 240.83 feet to the point of beginning.

Containing 1.01 acres more or less.

*PROMONTORY
SAGE HILLS ESTATES
SUBDIVISION*


*LYING WITHIN THE SOUTHEAST
QUARTER OF SECTION 14, &
SOUTHWEST QUARTER
OF SECTION 13
T 1 S, R 4 E, S.L.B.&M,
SUMMIT COUNTY, UTAH*

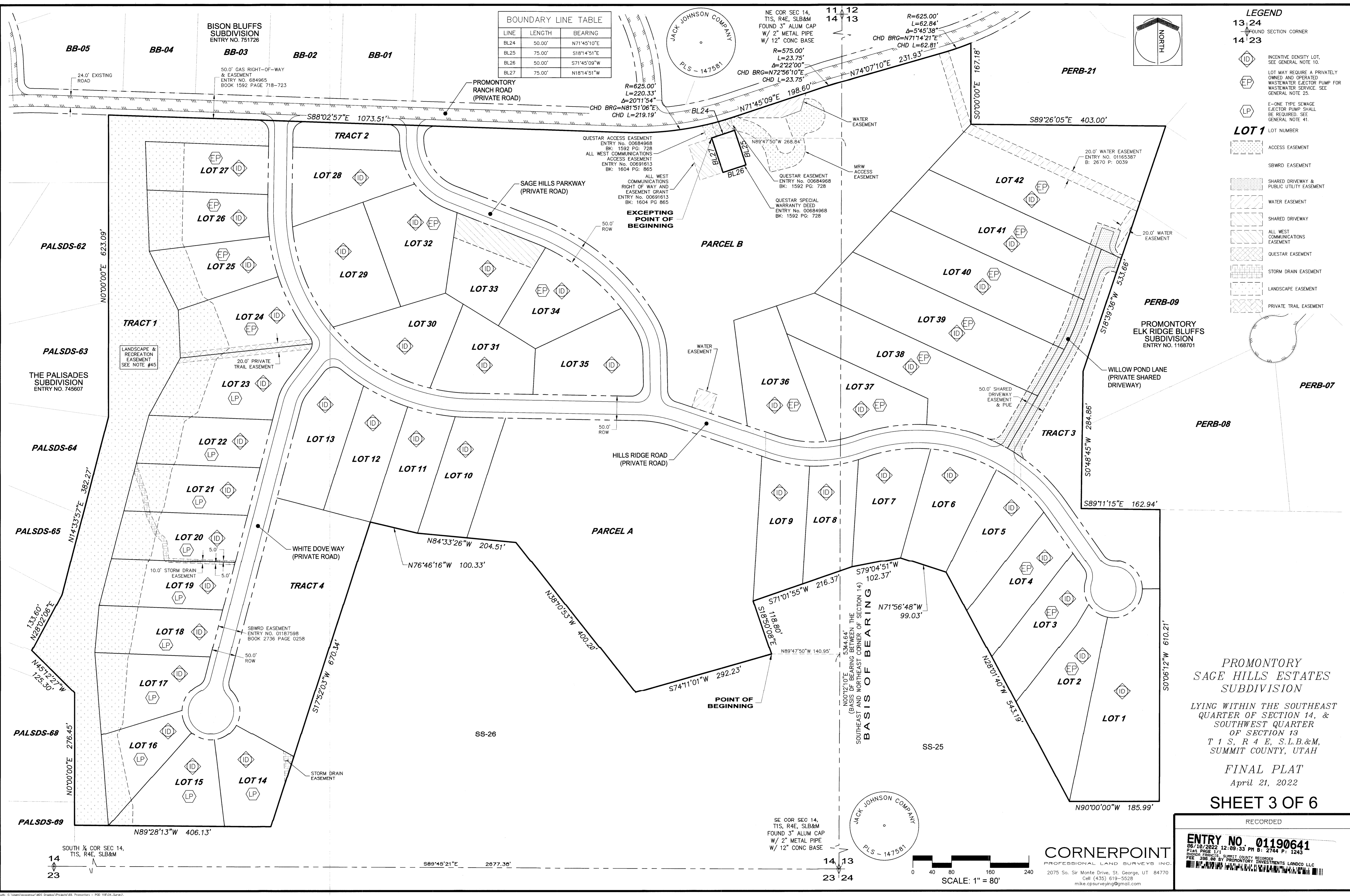
*FINAL PLAT
April 7, 2022*

SHEET 2 OF 6

RECORDED

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

ENTRY NO. 01190641
06/10/2022 12:09:33 PM B: 2744 P: 1243
PAGE 1/1
COUNTY RECORDER
FEE \$36.00 BY PROMONTORY INVESTMENTS LANDCO LLC




BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
BL24	50.00'	N71°45'10"E
BL25	75.00'	S18°14'51"E
BL26	50.00'	S71°45'09"W
BL27	75.00'	N18°14'51"W

- LEGEND**
- 13 24 FOUND SECTION CORNER
 - 14 23
 - ID INCENTIVE DENSITY LOT, SEE GENERAL NOTE 10.
 - EP LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.
 - LP E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41.
 - LOT 1** LOT NUMBER
 - ACCESS EASEMENT
 - SBWRD EASEMENT
 - SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT
 - WATER EASEMENT
 - SHARED DRIVEWAY
 - ALL WEST COMMUNICATIONS EASEMENT
 - QUESTAR EASEMENT
 - STORM DRAIN EASEMENT
 - LANDSCAPE EASEMENT
 - PRIVATE TRAIL EASEMENT

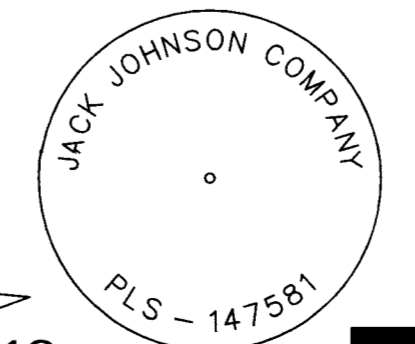
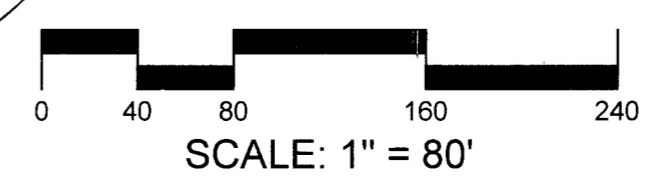
PROMONTORY SAGE HILLS ESTATES SUBDIVISION
 LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 14, & SOUTHWEST QUARTER OF SECTION 13
 T 1 S, R 4 E, S.L.B.&M,
 SUMMIT COUNTY, UTAH

FINAL PLAT
 April 21, 2022
SHEET 3 OF 6

RECORDED

ENTRY NO. 01190641
 06/10/2022 12:09:33 PM B: 2744 P: 1243
 PLAT PAGE 14
 PREPARED BY: SUMMIT COUNTY RECORDER
 FILED BY: PROMONTORY INVESTMENTS LANDCO LLC
 Cell (435) 619-5528
 mike.cpsurveying@gmail.com

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



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

SOUTH 1/4 COR SEC 14,
 T1S, R4E, SLB&M

Plot: C:\Users\jacobson\OneDrive\Projects\65_Promontory\147581\04_Survey\147581_Promontory_SAGE_HILLS_ESTATES_FINAL_PLAT.dwg | Plot Date: April 21, 2022 | Plotted by: jacobson

LEGEND

- 12, 13 FOUND SECTION CORNER
11, 14 SURVEY MONUMENT
STREET MONUMENT IN METAL CASING
SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571" AT ALL LOT CORNERS
SET 5/8" DIAMETER REBAR W/ ALUMINUM CAP STAMPED "CORNERPOINT 334571" AT ALL LOT CORNERS THAT FALLS IN ASPHALT
NON-RADIAL
LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.
E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41.
INCENTIVE DENSITY LOT. SEE GENERAL NOTE 10.
5.56 AC LOT ACRES
LOT NUMBER
STREET ADDRESS
SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT
ACCESS EASEMENT
SBWRD EASEMENT
STORM DRAIN EASEMENT
PRIVATE TRAIL EASEMENT
LANDSCAPE EASEMENT
BOUNDARY LINE
PROPERTY LINE
BUILDING ENVELOPE
BUILDING ENVELOPE SWING TIE
RIGHT-OF-WAY
10' PUBLIC UTILITY EASEMENT (PUE)

STORM DRAIN EASEMENT CURVE TABLE
CURVE RADIUS LENGTH DELTA CHD BEARING CHD LENGTH
SDC144 3.00' 4.36' 83°11'36" N46°14'22"W 3.98'

STORM DRAIN EASEMENT LINE TABLE
LINE LENGTH BEARING
SDL225 136.28' N87°50'10"W
SDL227 26.94' N4°38'35"W

ADDRESS TABLE
LOT # STREET ADDRESS
10 2944 Hills Ridge Road
11 2926 Hills Ridge Road
12 2908 Hills Ridge Road



CURVE TABLE
CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH
C13 425.00' 28.65' 3°51'43" N86°57'15"W 28.64'

CURVE TABLE
CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH
C28 25.00' 16.42' 37°37'21" N18°31'01"W 16.12'

CURVE TABLE
CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH
C43 425.00' 202.30' 27°16'24" S51°19'38"E 200.40'

LINE TABLE
LINE LENGTH BEARING
L2 48.70' N1°57'03"E
L3 113.16' S37°55'01"W
L4 14.70' S6°27'28"W

PROMONTORY SAGE HILLS ESTATES SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 14, & SOUTHWEST QUARTER OF SECTION 13
T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT
April 21, 2022
SHEET 4 OF 6

RECORDED
CORNERPOINT PROFESSIONAL LAND SURVEYS INC.
ENTRY NO. 01190641
2075 So. Sir Monte Drive, St. George, UT 84770

LEGEND

12.13 FOUND SECTION CORNER
11.14

- SURVEY MONUMENT
- ⊕ STREET MONUMENT IN METAL CASING
- SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571"
- SET 5/8" DIAMETER REBAR W/ ALUMINUM CAP STAMPED "334571" AT ALL LOT CORNERS THAT FALLS IN ASPHALT
- EP LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.
- LP E-O TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41.
- ID INCENTIVE DENSITY LOT. SEE GENERAL NOTE 10.

5.56 AC LOT ACRES
LOT 1 LOT NUMBER
0000 STREET ADDRESS
N/R NON-RADIAL

- SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT
- ACCESS EASEMENT
- SBWRD EASEMENT
- STORM DRAIN EASEMENT
- WATER EASEMENT
- ALL WEST COMMUNICATIONS EASEMENT
- QUESTAR EASEMENT

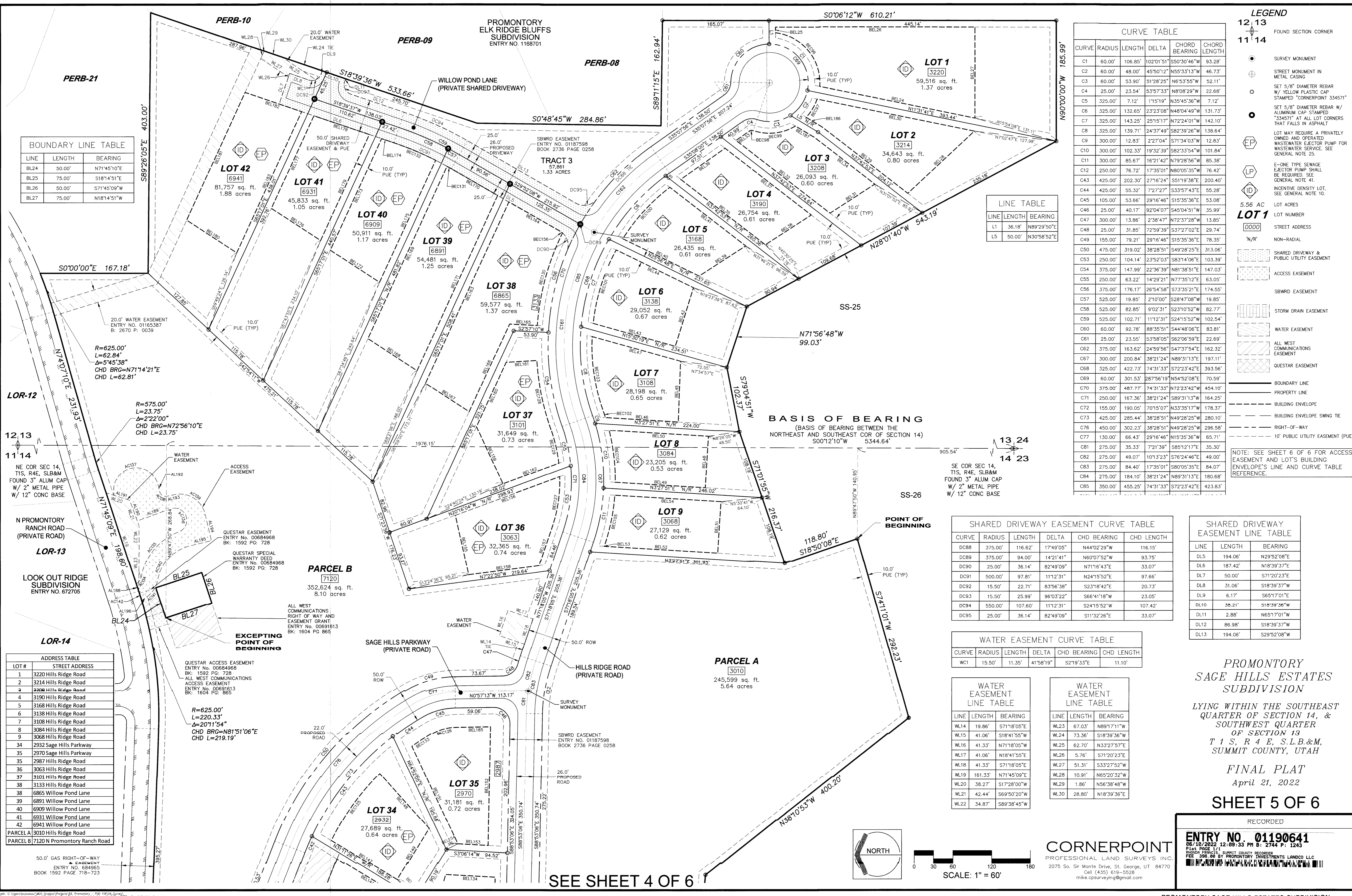
- BOUNDARY LINE
- PROPERTY LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE SWING TIE
- RIGHT-OF-WAY
- 10' PUBLIC UTILITY EASEMENT (PUE)

NOTE: SEE SHEET 6 OF 6 FOR ACCESS EASEMENT AND LOT'S BUILDING ENVELOPE'S LINE AND CURVE TABLE REFERENCE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	
C1	60.00'	106.85'	102°01'51"	S50°30'46"W	93.28'	
C2	60.00'	48.00'	45°50'12"	N55°33'13"W	46.73'	
C3	60.00'	53.90'	51°28'25"	N6°53'55"W	52.11'	
C4	25.00'	23.54'	53°57'33"	N8°08'29"W	22.68'	
C5	325.00'	7.12'	1°15'19"	N35°45'36"W	7.12'	
C6	325.00'	132.65'	23°23'08"	N48°04'49"W	131.73'	
C7	325.00'	143.25'	25°15'17"	N72°24'01"W	142.10'	
C8	325.00'	139.71'	24°37'49"	S82°39'26"W	138.64'	
C9	300.00'	12.83'	2°27'04"	S71°34'03"W	12.83'	
C10	300.00'	102.33'	19°32'39"	S82°33'54"W	101.84'	
C11	300.00'	85.67'	16°21'42"	N79°28'56"W	85.38'	
C12	250.00'	76.72'	17°35'01"	N80°05'35"W	76.42'	
C43	425.00'	202.30'	27°16'24"	S51°19'38"E	200.40'	
C44	425.00'	55.32'	7°27'27"	S33°57'43"E	55.28'	
C45	105.00'	53.66'	29°16'46"	S15°35'36"E	53.08'	
C46	25.00'	40.17'	92°04'07"	S45°04'51"W	35.99'	
C47	300.00'	13.86'	2°38'47"	N72°37'28"W	13.85'	
C48	25.00'	31.85'	72°59'39"	S37°27'02"E	29.74'	
C49	155.00'	79.21'	29°16'46"	S15°35'36"E	78.35'	
C50	475.00'	319.02'	38°28'51"	S49°28'25"E	313.06'	
C53	250.00'	104.14'	23°52'03"	S83°14'06"E	103.39'	
C54	375.00'	147.99'	22°36'39"	N81°38'51"E	147.03'	
C57	525.00'	19.85'	2°10'00"	S28°47'08"W	19.85'	
C58	525.00'	82.85'	9°02'31"	S23°10'52"W	82.77'	
C59	525.00'	102.71'	11°12'31"	S24°15'52"W	102.54'	
C60	60.00'	92.78'	88°35'51"	S44°48'06"E	83.81'	
C61	25.00'	23.55'	53°58'05"	S62°06'59"E	22.69'	
C62	375.00'	163.62'	24°59'56"	S47°37'54"E	162.32'	
C67	300.00'	200.84'	38°21'24"	N89°31'13"E	197.11'	
C68	325.00'	422.73'	74°31'33"	S72°23'42"E	393.56'	
C69	60.00'	301.53'	28°56'19"	N54°52'08"E	70.59'	
C70	375.00'	487.77'	74°31'33"	N72°23'42"W	454.10'	
C72	155.00'	190.05'	70°15'07"	N33°35'17"W	178.37'	
C73	425.00'	285.44'	38°28'51"	N49°28'25"W	280.10'	
C76	450.00'	302.23'	38°28'51"	N49°28'25"W	296.58'	
C77	130.00'	66.43'	29°16'46"	N15°35'36"W	65.71'	
C81	275.00'	35.33'	7°21'39"	S85°21'7"E	35.30'	
C82	275.00'	49.07'	10°13'23"	S76°24'46"E	49.00'	
C83	275.00'	84.40'	17°35'01"	S80°05'35"E	84.07'	
C84	275.00'	184.10'	38°21'24"	N89°31'13"E	180.68'	
C85	350.00'	455.25'	74°31'33"	S72°23'42"E	423.83'	

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.18'	N89°29'50"E
L5	50.00'	N30°58'52"E

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
BL24	50.00'	N71°45'10"E
BL25	75.00'	S18°14'51"E
BL26	50.00'	S71°45'09"W
BL27	75.00'	N18°14'51"W



ADDRESS TABLE	
LOT #	STREET ADDRESS
1	3220 Hills Ridge Road
2	3214 Hills Ridge Road
3	3208 Hills Ridge Road
4	3190 Hills Ridge Road
5	3168 Hills Ridge Road
6	3138 Hills Ridge Road
7	3108 Hills Ridge Road
8	3084 Hills Ridge Road
9	3068 Hills Ridge Road
34	2932 Sage Hills Parkway
35	2970 Sage Hills Parkway
35	2987 Hills Ridge Road
36	3063 Hills Ridge Road
37	3101 Hills Ridge Road
38	3133 Hills Ridge Road
38	6865 Willow Pond Lane
39	6891 Willow Pond Lane
40	6909 Willow Pond Lane
41	6931 Willow Pond Lane
42	6941 Willow Pond Lane
PARCEL A 3010 Hills Ridge Road	
PARCEL B 7120 N Promontory Ranch Road	

SHARED DRIVEWAY EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
DC88	375.00'	116.62'	17°49'05"	N44°02'29"W	116.15'
DC89	375.00'	94.00'	14°21'41"	N60°07'52"W	93.75'
DC90	25.00'	36.14'	82°49'09"	N71°16'43"E	33.07'
DC91	500.00'	97.81'	11°12'31"	N24°15'52"E	97.66'
DC92	15.50'	22.71'	83°56'38"	S23°18'42"E	20.73'
DC93	15.50'	25.99'	96°03'22"	S66°41'18"W	23.05'
DC94	550.00'	107.60'	11°12'31"	S24°15'52"W	107.42'
DC95	25.00'	36.14'	82°49'09"	S11°32'26"E	33.07'

WATER EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
WC1	15.50'	11.35'	41°58'19"	S2°19'33"E	11.10'

WATER EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
WL14	19.86'	S71°18'05"E
WL15	41.06'	S18°41'55"W
WL16	41.33'	N71°18'05"W
WL17	41.06'	N18°41'55"E
WL18	41.33'	S71°18'05"E
WL19	161.33'	N71°45'09"E
WL20	38.27'	S17°28'00"W
WL21	42.44'	S69°50'20"W
WL22	34.87'	S89°38'45"W

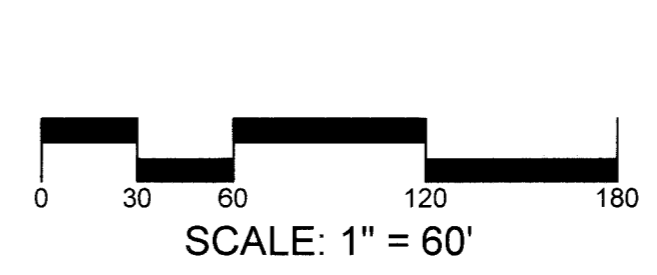
WATER EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
WL23	67.03'	N89°17'11"W
WL24	73.36'	S18°39'36"W
WL25	62.70'	N33°27'57"E
WL26	5.76'	S71°20'23"E
WL27	51.31'	S33°27'52"W
WL28	10.91'	N65°20'32"W
WL29	1.86'	N56°38'48"W
WL30	28.80'	N18°39'36"E

SHARED DRIVEWAY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DL5	194.06'	N29°52'08"E
DL6	187.42'	N18°39'37"E
DL7	50.00'	S71°20'23"E
DL8	31.06'	S18°39'37"W
DL9	6.17'	S65°17'01"E
DL10	35.21'	S18°39'36"W
DL11	2.88'	N65°17'01"W
DL12	86.98'	S18°39'37"W
DL13	194.06'	S29°52'08"W

PROMONTORY SAGE HILLS ESTATES SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 14, & SOUTHWEST QUARTER OF SECTION 13 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT
April 21, 2022
SHEET 5 OF 6

RECORDED
ENTRY NO. 01190641
06/10/2022 12:09:33 PM B: 2744 P: 1243
CORNERPOINT PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770
Call (435) 619-5528
mike.cpsurveying@gmail.com



SEE SHEET 4 OF 6

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