





6 7  
1 12  
NE COR SEC 12,  
T1S, R4E, SLB&M

3866.70'

1495.20'

5361.90'

589.20.39'E

1495.20'

5361.90'

NS-3-G6

NS-3-G7

NS-3-G6

NS-3-G6

1 12  
2 11  
NW COR SEC 12,  
T1S, R4E, SLB&M

**LEGEND**

- 6 7  
1 12 FOUND SECTION CORNER
- CENTERLINE MONUMENT
- SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571"
- OFFSET LOT CORNERS (SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 334571") DIMENSIONS AS SHOWN.
- ID INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- EP LOTS 1, 8, 9 & 10 MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 44.
- P E-TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 42.
- LOT 1 LOT NUMBER
- STREET ADDRESS
- SHARED DRIVEWAY & UTILITY EASEMENT
- STORM DRAIN EASEMENT
- TRAIL EASEMENT
- SBWRD EASEMENT

**TRAIL EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD DIST
TC31	92.50'	25.21'	15°36'56"	N77°25'23"E	25.13'
TC32	92.50'	7.55'	4°40'28"	N67°16'41"E	7.54'
TC33	107.50'	9.86'	5°15'28"	N67°34'11"E	9.86'
TC34	407.50'	236.59'	33°15'54"	N86°49'52"E	233.28'
TC35	392.50'	227.88'	33°15'54"	S86°49'52"W	224.69'
TC36	92.50'	8.49'	5°15'28"	S67°34'11"W	8.49'
TC37	107.50'	8.77'	4°40'28"	S67°16'41"W	8.77'
TC38	107.50'	29.30'	15°36'56"	S77°25'23"W	29.21'

**TRAIL EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
TL2	39.73'	S16°05'05"E
TL3	32.31'	N16°05'05"W
TL4	19.84'	N73°54'55"E
TL5	33.75'	S57°12'01"E
TL16	121.84'	N69°36'56"E
TL17	89.90'	N64°56'27"E
TL18	28.72'	N70°11'55"E
TL19	19.83'	S76°32'11"E
TL20	15.19'	S22°34'42"W
TL21	17.42'	N76°32'11"W
TL22	28.72'	S70°11'55"W
TL23	89.90'	S64°56'27"W
TL24	121.84'	S69°36'55"W
TL25	39.87'	S85°13'51"W
TL26	15.52'	S22°34'42"W

**BUILDING ENVELOPE CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD DIST
BC18	136.88'	53.19'	22°15'46"	S36°10'57"E	52.85'
BC19	70.00'	41.77'	34°11'28"	S63°09'14"E	41.16'
BC20	70.00'	34.82'	28°30'04"	N68°50'50"E	34.46'
BC21	70.00'	70.10'	57°22'46"	N9°33'49"E	67.21'
BC22	119.81'	66.64'	31°52'00"	S65°04'01"E	65.78'
BC23	85.00'	33.27'	22°25'29"	S34°50'45"E	33.06'
BC24	80.00'	49.06'	35°08'25"	S63°37'42"E	48.30'

**BUILDING ENVELOPE LINE TABLE**

LINE	LENGTH	BEARING
BL1	25.99'	N19°58'01"W

**DRIVEWAY & UTILITY EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
DL2	128.43'	S81°11'54"E
DL3	65.51'	S46°03'29"E
DL4	78.70'	S23°38'01"E
DL5	78.95'	S23°38'01"E
DL6	65.51'	S46°03'29"E
DL7	17.76'	S81°11'54"E
DL8	5.83'	N8°48'06"E
DL9	26.37'	S81°11'54"E
DL10	11.00'	S8°48'06"W
DL11	58.07'	S81°11'54"E

**DRIVEWAY & UTILITY EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD DIST
DC25	120.00'	73.60'	35°08'25"	S63°37'42"E	72.45'
DC26	85.00'	33.27'	22°25'29"	S34°50'45"E	33.06'
DC27	45.00'	17.61'	22°25'29"	S34°50'45"E	17.50'
DC28	80.00'	49.06'	35°08'25"	S63°37'42"E	48.30'
DC29	30.00'	22.11'	42°14'06"	N29°55'09"E	21.62'
DC30	25.00'	16.09'	36°52'12"	S9°38'00"E	15.81'

**ADDRESS TABLE**

LOT #	FULL ADDRESS
1	7925 Gallery Drive
2	7889 Gallery Drive
3	7865 Gallery Drive
4	7833 Gallery Drive
5	7825 Gallery Drive
6	7817 Gallery Drive
7	7818 Gallery Drive
8	3258 Range Court
9	3244 Range Court
10	3232 Range Court
11	3235 Range Court

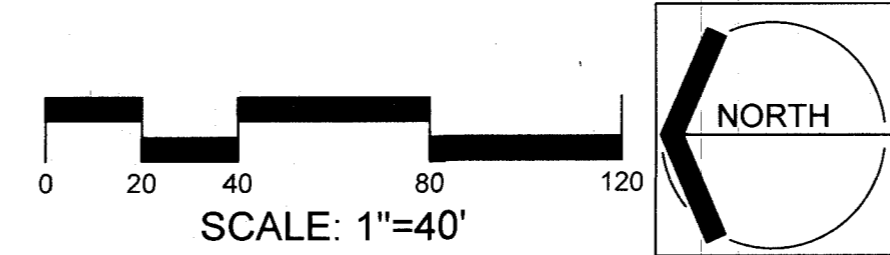
PROMONTORY  
THE GALLERY  
SUBDIVISION  
LYING IN THE  
SOUTHWEST QUARTER  
OF SECTION 12,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
FINAL PLAT

October 5, 2021  
SHEET 3 OF 3

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. 01183520**  
02/15/2022 04:39:03 PM B. 2724 P. 0828  
PLAT PAGE 1/1  
RECORDED IN THE SUMMIT COUNTY RECORDER  
FEE \$92.00 BY PROMONTORY DEVELOPMENT LLC



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD DIST
C1	425.00'	213.16'	28°44'15"	N88°32'10"E	210.94'
C2	125.00'	2.09'	0°57'30"	N10°01'28"W	2.09'
C3	125.00'	77.57'	35°33'16"	N28°16'51"W	76.33'
C4	60.00'	46.07'	43°59'21"	N68°03'10"W	44.94'
C5	60.00'	45.54'	43°29'10"	S68°12'34"W	44.45'
C6	60.00'	80.65'	77°01'00"	S75°30'30"W	74.72'
C7	60.00'	49.95'	47°41'48"	S54°23'54"E	48.52'
C8	60.00'	222.20'	212°11'19"	S27°50'51"W	115.30'
C9	60.00'	33.71'	32°11'19"	S62°09'09"E	33.27'
C10	100.00'	61.33'	35°08'25"	S63°37'42"E	60.37'
C11	75.00'	47.80'	36°30'46"	S27°48'06"E	46.99'
C12	425.00'	9.84'	1°19'35"	N66°39'42"E	9.84'
C13	65.00'	25.44'	22°25'29"	S34°50'45"E	25.28'
C14	425.00'	25.25'	3°24'14"	N72°27'56"E	25.25'
C15	425.00'	25.51'	3°26'20"	N69°02'39"E	25.50'
C16	100.00'	63.73'	36°30'46"	S27°48'06"E	62.65'
C17	35.00'	129.62'	212°11'19"	N27°50'51"E	67.26'

Plot: C:\Users\bcocoma\OneDrive\Projects\12\_Promontory - Plat 01183520.dwg  
File name: Promontory - The Gallery Plat.dwg | Plot date: October 05, 2021 11:00:00 AM | plotted by: bcocoma