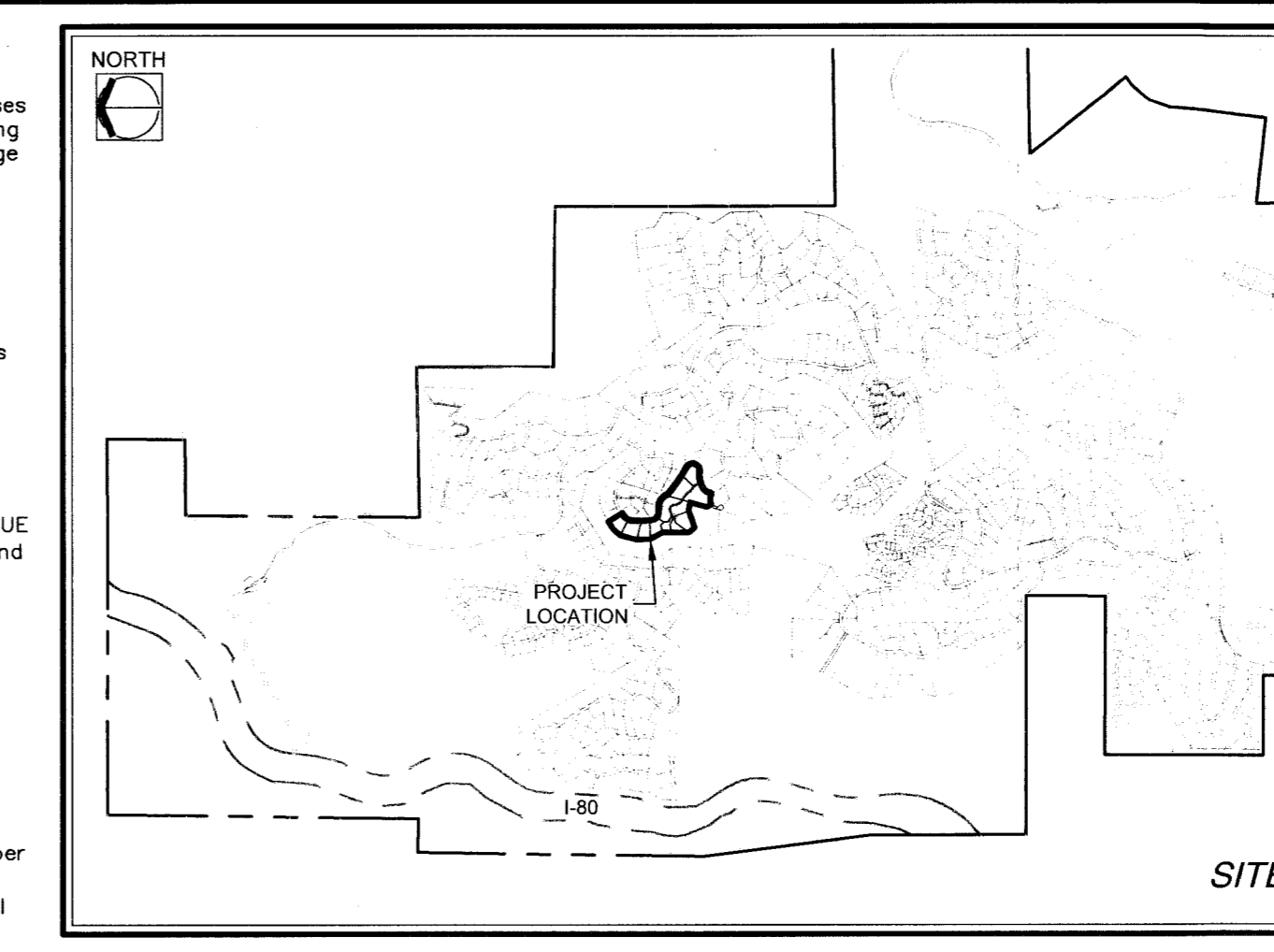


GENERAL NOTES: 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions... 2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee of Promontory in accordance with the Declaration and the Promontory Design Guidelines... 3. The maximum height limit of any residence proposed for construction in PINNACLE is 32' from existing grade... 4. Section 11-2-4(f) of the Eastern Summit County Development Code prohibits development on natural grade slopes in excess of thirty percent (30%)... 5. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course shown on the Plat or other Golf Courses or recreational facilities of the Promontory Club within Promontory solely by virtue of the ownership of one or more Promontory lots... 6. Development on each lot will be limited to specific building disturbance areas, or a "building envelope" designated by the Declarant... 7. In addition to the limitations on building size and design restrictions, the Design Guidelines and any applicable Supplemental Design Guidelines may contain specific limitations regarding the amount and nature of landscaping and irrigation that may be permitted or required on each lot... 8. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on a lot and it is unlawful to occupy a building located within Promontory without first having obtained a certificate of occupancy issued by the Building Inspector... 9. 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)... 10. Promontory is governed by the terms of a Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, between Summit County and the Promontory Development, as amended by the First Amendment to the Development Agreement for the Promontory Specially Planned Area dated December 31st, 2004, the Second Amendment to the Development Agreement for the Promontory Specially Planned Area dated November 26, 2007, that additional Second Amendment to the Development Agreement for the Promontory Specially Planned Area dated February 25, 2015, the Third Amendment to the Development Agreement for the Promontory Specially Planned Area dated May 29, 2016, and the Fourth Amendment to the Development Agreement for the Promontory Specially Planned Area dated June 21, 2017... 11. Declarant has designated all of the Lots within this Plat as "incentive density" lots as that term is defined in the Declaration Agreement... 12. None of the lots within this plat are Resort Units, which are defined as units which are tightly clustered and either single family attached, detached, zero lot line or condominium setup on lots that are equal to or less than one half acre and are indicated as such on Promontory plats by the symbol "R"... 13. The Development Agreement requires that a purchaser of a residential lot shall pay \$3,000 to Summit County (subject to price level adjustment) at the time of lot purchase for an agricultural preservation contribution... 14. The Development Agreement requires that a purchaser of a residential lot shall pay \$500 to Summit County (subject to price level adjustment) at the time of building permit for an affordable housing program contribution... 15. All roads within Promontory are private and will be maintained by the Association subject to the terms of Recordation... 16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory... 17. Construction activity will be required to comply with a construction mitigation plan approved by Summit County... 18. The grading of lots will be limited by the Design Guidelines and Supplemental Design Guidelines... 19. Promontory or MRWSSD may implement a secondary water system for irrigation purposes... 20. Promontory contains extensive areas of open space, Open space areas designated on the plat shall be preserved in open space condition in accordance with the requirements of the Development Agreement, Design Guidelines and Declaration... 21. Principal residential, guest, and construction vehicle access shall be maintained through Tallgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon... 22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations... 23. All lots on this plat are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines... 24. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation designs... 25. SBWRD shall be required to maintain the collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual lots... 26. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County... 27. All homes and landscaping are required to comply with water conservation measures established by the Association... 28. Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklous Valley Road, and Nicklous Club Drive generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots... 29. The Declaration contains additional easements for drainage, natural drainage ways, trails, utilities and other matters which affect portions of lots outside of the portions of the lots 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 for the Promontory Specially Planned Area... 31. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements (as described in note 23)... 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 and/or combustible construction being initiated... 34. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated... 35. All dwelling, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler system installed as required and approved by the PCFSD... 36. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein... 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. Limited Common Area. Parcel A, Tract 1 and Tract 2, entrance and exit gate areas, and open space areas shown on PINNACLE at Promontory plats constitute Limited Common Area... 39. An amenity building and related structures may be built on Parcel A shown on Phase 1 of PINNACLE at Promontory Plat, which may consist of open space, landscaping, trails, a building, pool, and parking... 40. The combination of two adjacent lots into a single lot may be permitted in certain areas as determined by the Declarant or Design Reviewer...

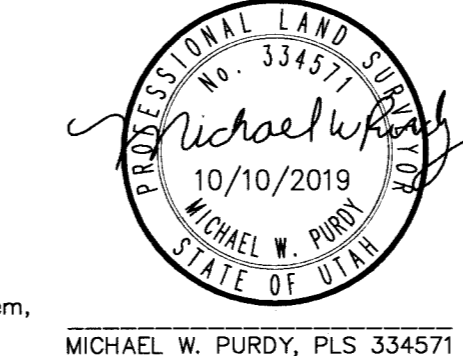
GENERAL NOTES (CONTINUED): 20. Promontory contains extensive areas of open space, Open space areas designated on the plat shall be preserved in open space condition in accordance with the requirements of the Development Agreement, Design Guidelines and Declaration... 21. Principal residential, guest, and construction vehicle access shall be maintained through Tallgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon... 22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations... 23. All lots on this plat are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines... 24. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation designs... 25. SBWRD shall be required to maintain the collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual lots... 26. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County... 27. All homes and landscaping are required to comply with water conservation measures established by the Association... 28. Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklous Valley Road, and Nicklous Club Drive generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots... 29. The Declaration contains additional easements for drainage, natural drainage ways, trails, utilities and other matters which affect portions of lots outside of the portions of the lots 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 for the Promontory Specially Planned Area... 31. The following listed service providers are given a non-exclusive utility easement across the 10 foot private utility and drainage easements (as described in note 23)... 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 and/or combustible construction being initiated... 34. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated... 35. All dwelling, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler system installed as required and approved by the PCFSD... 36. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein... 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. Limited Common Area. Parcel A, Tract 1 and Tract 2, entrance and exit gate areas, and open space areas shown on PINNACLE at Promontory plats constitute Limited Common Area... 39. An amenity building and related structures may be built on Parcel A shown on Phase 1 of PINNACLE at Promontory Plat, which may consist of open space, landscaping, trails, a building, pool, and parking... 40. The combination of two adjacent lots into a single lot may be permitted in certain areas as determined by the Declarant or Design Reviewer...

GENERAL NOTES (CONTINUED): 40. (continued) or modification of the building envelope will require the approval of Summit County for a lot in low application to prescriptive rights, the low application for such approval may not be submitted to Summit County without prior written approval of the Design Reviewer... 41. 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... 42. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements... 43. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), 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... 44. Most but not all "estate lots" comprising at least one acre in size may be designated by the developer as "Base Density" under the Development Agreement... 45. Only Lots 41 and 45-48 can be accessed from Silver Light Lane (shared driveway)... 46. Any gate crossing a fire apparatus access road must be approved by the Park City Fire District... 47. The main through roads of the project, Wapiti Canyon Road and Pinnacle Sky Loop, must be in place prior to any issuance for a building permit pertaining to construction of a residence... 48. Lots 37, 38, 41 and 44-52 are designated as Low-Pressure Sewer System Lots... 49. 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 Recording Office... 50. The Shared Driveway Easement shall provide a private sewer lateral easement for the benefit of the adjacent lot... GENERAL NOTES CONTINUED ON SHEET 2



SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, certify that I am a Registered Land Surveyor and that I hold Certificate No. 334571 as prescribed by the laws of the State of Utah and this Plat was prepared under my direction in accordance with the requirements of Summit County. I further certify that the property boundaries as shown are correct.



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 "The Pinnacle at Promontory Phase 2 Subdivision" and that said owners all parcels of land indicated on this plat as private roadways and private shared driveways.

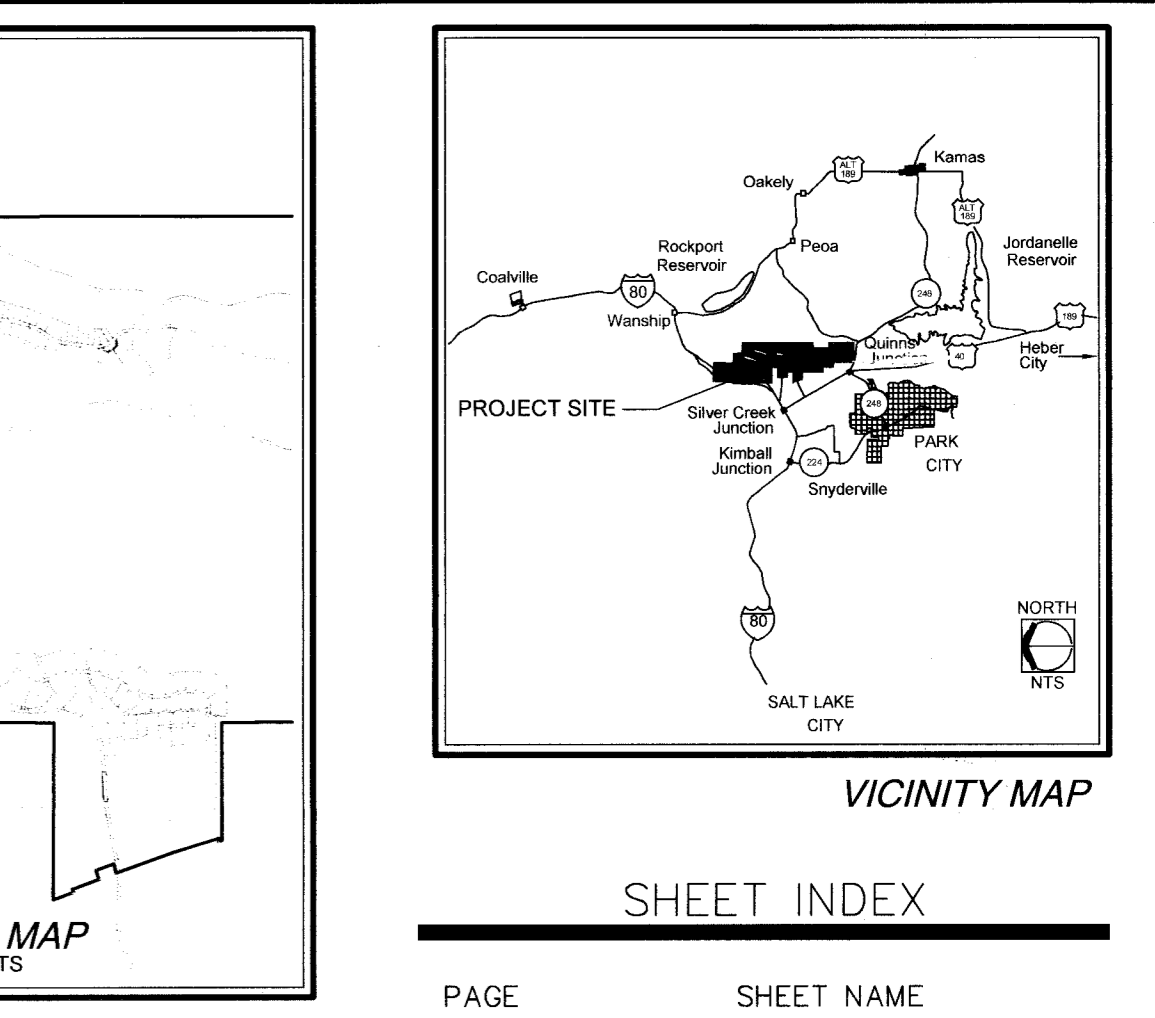
Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Special Service District, a non-exclusive easement over roads, private driveways, private trails, trails, indicated open space and amenity trails and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement.

PROMONTORY DEVELOPMENT, L.L.C., an Arizona limited liability company  
By: Robin Milne, General Manager

ACKNOWLEDGMENT:

STATE OF UTAH  
COUNTY OF SUMMIT  
On this 20th day of September, 2019, personally appeared before me, Robin Milne, 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 PROMONTORY DEVELOPMENT, L.L.C. to duly swear, acknowledged that she was duly authorized by PROMONTORY DEVELOPMENT, L.L.C. 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: Wasatch City, UT



SHEET INDEX

PAGE	SHEET NAME
1 OF 3	COVER SHEET
2 OF 3	ACCESS EASEMENTS LEGAL
3 OF 3	BOUNDARY PLAT (SCALE = 1:60)

LIENHOLDER'S CONSENT TO RECORD:

Known all men by these presents, that the undersigned holds a lien on the hereon described tract of land, known as "The Pinnacle at Promontory Phase 2 Subdivision":

Pivotal Finance, LLC  
By: Pivotal Group, Inc. Sole Officer  
By: Francis Najafi, President

State of Utah } ss:  
County of Summit

On this 20th day of September, in the year 2019, personally appeared before me F. Francis Najafi, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that he is the President of Pivotal Group, Inc., which is the sole owner of Pivotal Finance, LLC, and that said Pivotal Group, Inc., in behalf of said Company by Authority of its Operating document was signed by him in behalf of said Company by Authority of its Operating document was signed by him and said F. Francis Najafi acknowledged to me that Pivotal Finance, LLC executed the same.

Witness my hand and official seal  
Notary Public  
FFN Investments, LLC  
By: F. Francis Najafi, Authorized Signer

STATE OF UTAH  
COUNTY OF SUMMIT  
On this 20th day of September, 2019, personally appeared before me, Robin Milne, 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 PROMONTORY DEVELOPMENT, L.L.C. to duly swear, acknowledged that she was duly authorized by PROMONTORY DEVELOPMENT, L.L.C. 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: Wasatch City, UT

PINNACLE AT PROMONTORY PHASE 2 SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 2 & NORTHEAST QUARTER OF SECTION 12 T 11 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH FINAL PLAT October 10, 2019 SHEET 1 OF 3

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

DOMINION ENERGY COUNTY ASSESSOR PARK CITY FIRE SERVICE DISTRICT COUNTY ENGINEER  
ACCEPTED THIS 17 DAY OF Oct 2019 BY THE DOMINION ENERGY WHICH HAS COMMITTED TO PROVIDING SERVICE TO THE LOTS INCLUDED ON THIS PLAT.  
REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 31 DAY OF October 2019  
I HEREBY CERTIFY THAT I HAVE BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

S.B.S.R.D. ROCKY MOUNTAIN POWER COUNTY ENGINEER  
SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.  
I HEREBY CERTIFY THAT I HAVE BEEN REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

MOUNTAIN REGIONAL WATER DISTRICT GOVERNING BODY APPROVAL AND ACCEPTANCE  
ACCEPTED THIS 17th DAY OF October 2019 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT APPROVAL AS TO FORM  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 17th DAY OF October 2019.

PUBLIC WORKS RECORDED  
THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.  
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°15'11" West; thence Southeastery along the arc of said curve 143.34 feet to the center of which bears North 54°45'11"; thence South 175°25'58" 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 Southeastery along the arc of said curve 445.50 feet through a central angle of 170°0'02"; 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 Northeastery 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 Northeastery along the arc of said curve 244.28 feet through a central angle of 77°45'28"; thence North 28°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 Northeastery 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 Northeastery 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 Northeastery 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 Northeastery along the arc of said curve 350.38 feet through a central angle of 111°31'44"; thence North 09°41'54" East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northeastery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southwestery 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 Southwestery 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 Southeastery 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 Southeastery 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°39'58" East; thence Southeastery 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 Southeastery along the arc of said curve 759.17 feet through a central angle of 72°39'45"; 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 Southeastery 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 Southeastery 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°54'28" East; thence Southeastery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southwestery 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 Southeastery 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 Southeastery 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 Southeastery 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 Southeastery along the arc of said curve 273.07 feet through a central angle of 52°09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence Southeastery 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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 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 Southwestery along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'28" 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 Southwestery 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 Southwestery 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 Southwestery 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 Southwestery 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.

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

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

Beginning at a point which is North 89°45'21" West along the Section Line 388.79 feet and North 2036.84 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°45'21" West along the Section Line 2677.38 feet between said Southeast Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 4 East); and running thence North 02°37'44" West 44.37 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°22'16" West; thence Northwestery 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 Northwestery 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 Northeastery 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 Northeastery along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northeastery 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 Northwestery 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 Northwestery 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 Northeastery along the arc of said curve 489.78 feet through a central angle of 140°18'42"; thence South 66°41'48" East 577.49 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears Northwestery 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 Northwestery 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 Southeastery 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 Northeastery 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 Northeastery 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.

**GENERAL NOTES (CONTINUED FROM SHEET 1):**

51. 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 Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plots.

52. Lot 45 and Lot 47 can be serviced by a single privately owned and operated low pressure grinder pump station if the pump station is located above an elevation of 6,925 ft. If the grinder pump station is located below 6,925 ft, a secondary pump must be installed and located above an elevation of 6,925 ft.

*PINNACLE AT  
PROMONTORY  
PHASE 2 SUBDIVISION  
LYING WITHIN THE SOUTHWEST  
QUARTER OF SECTION 1, SOUTHWEST  
QUARTER OF SECTION 2 & NORTHWEST  
QUARTER OF SECTION 12  
T 1 S., R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
FINAL PLAT*

*October 10, 2019*

**SHEET 2 OF 3**

RECORDED

**ENTRY NO. 01121064**

11/01/2019 03:50:20 PM B: 2538 P: 0524

PLAT PAGE 1/4 SUMMIT COUNTY RECORDER

FILED 174.00 BY PROMONTORY DEVELOPMENT, LLC

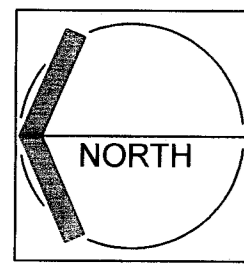


**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.

2075 So. Sir Monte Drive, St. George, UT 84770  
Call (435) 619-5528  
mike.cpsurveying@gmail.com

COUNTY RECORDER





**LEGEND**

- 6 7 FOUND SECTION CORNER
- 1 12
- PLASTIC CAPS "CORNERPOINT PLS 334571"
- (N/R) NON-RADIAL
- LOT 1** LOT NUMBER
- 0000 STREET ADDRESS
- LOTS 37, 38, 41 AND 44-52 WILL REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EFFLUENT PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTES #25 & #48.
- ◇ INCENTIVE DENSITY LOT, SEE GENERAL NOTE #11.

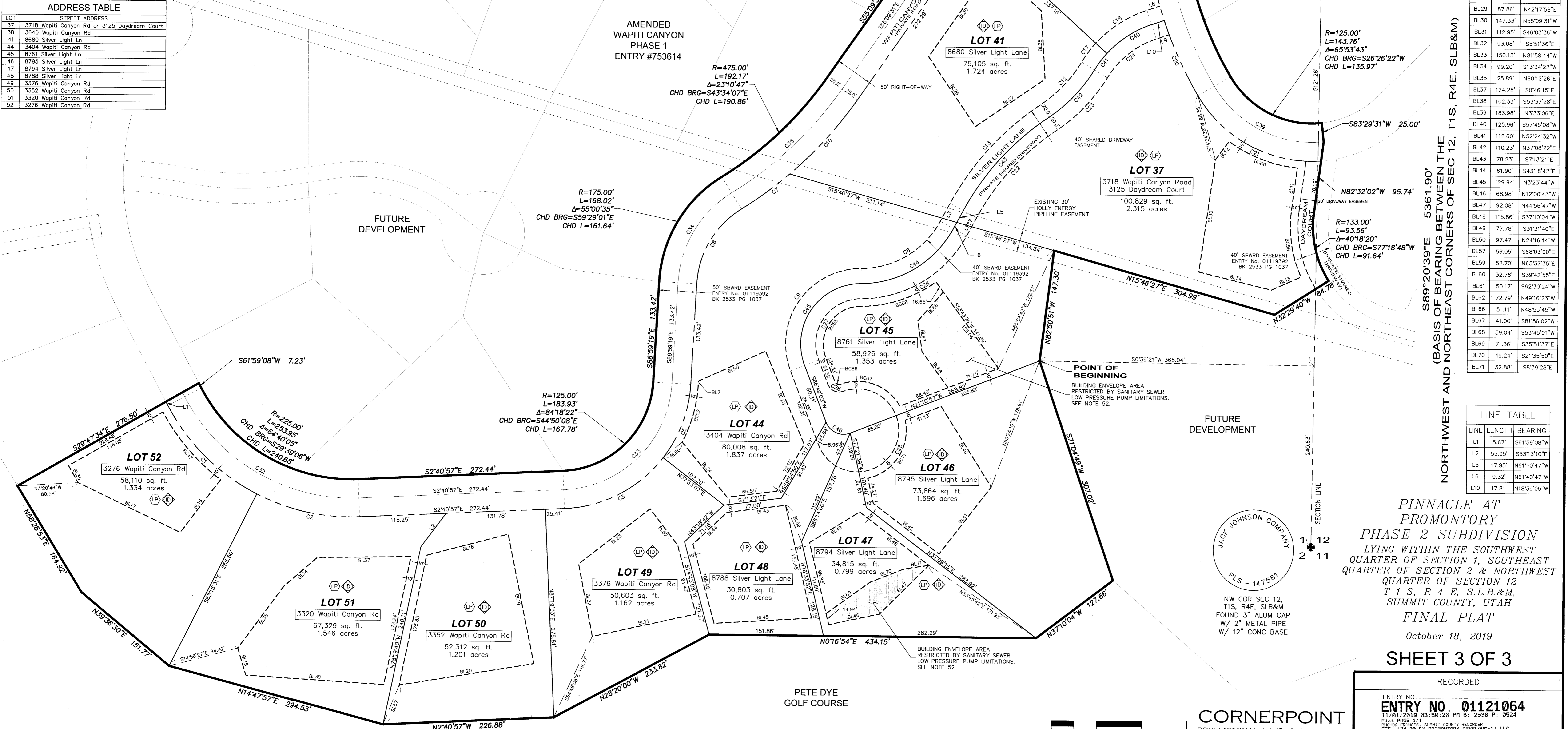
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00'	169.16'	35°14'40"	S44°21'49"W	166.51'
C2	275.00'	141.22'	29°25'25"	S12°01'46"W	139.68'
C3	175.00'	152.00'	49°45'56"	S27°33'55"E	147.27'
C5	175.00'	105.50'	34°32'26"	S69°43'06"E	103.91'
C6	125.00'	120.01'	55°00'35"	S59°29'01"E	115.46'
C7	525.00'	79.35'	8°39'36"	S36°18'32"E	79.28'
C8	120.00'	128.43'	61°19'19"	N31°01'07"W	122.39'
C9	100.00'	193.43'	110°49'29"	N55°46'12"W	164.65'
C10	525.00'	133.04'	14°31'11"	S47°53'55"E	132.69'
C12	180.00'	79.01'	25°09'01"	N46°28'08"W	78.38'
C13	370.00'	179.43'	27°47'10"	N47°47'12"W	177.68'
C14	1025.00'	167.82'	9°22'52"	S59°50'56"E	167.63'
C15	75.00'	209.78'	160°15'41"	S15°35'28"W	147.78'
C16	525.00'	223.33'	24°22'24"	S83°32'07"W	221.65'
C17	160.00'	31.40'	11°14'41"	S53°25'18"E	31.35'
C18	160.00'	81.40'	29°08'52"	S33°13'31"E	80.52'
C20	525.00'	109.60'	11°57'41"	S65°22'04"W	109.40'
C21	175.00'	195.07'	63°52'01"	S27°27'14"W	185.13'
C22	330.00'	160.04'	27°47'10"	S47°47'12"E	158.47'
C23	220.00'	96.57'	25°09'01"	S46°28'08"E	95.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C24	120.00'	84.60'	40°23'33"	S38°50'52"E	82.86'
C25	55.00'	258.41'	269°11'35"	S65°46'45"E	78.33'
C26	16.00'	24.91'	89°11'35"	N24°13'15"E	22.47'
C27	60.00'	116.06'	110°49'29"	S55°46'12"E	98.79'
C28	160.00'	171.24'	61°19'19"	S31°01'07"E	163.19'
C32	250.00'	282.17'	64°40'05"	S29°39'06"W	267.43'
C33	150.00'	220.71'	84°18'22"	S44°50'08"E	201.33'
C34	150.00'	144.01'	55°00'35"	S59°29'01"E	138.55'
C35	500.00'	202.28'	2°31'04"	S43°34'07"E	200.90'
C36	1000.00'	163.73'	9°22'52"	S59°50'56"E	163.55'
C37	100.00'	279.71'	160°15'41"	S15°35'28"W	197.04'
C38	500.00'	317.08'	36°20'05"	S77°33'16"W	311.79'
C39	150.00'	172.51'	65°53'43"	S26°26'22"W	163.16'
C40	140.00'	71.22'	29°08'52"	N33°13'31"W	70.46'
C41	140.00'	27.48'	11°14'41"	N53°25'18"W	27.43'
C42	200.00'	87.79'	25°09'01"	N46°28'08"W	87.09'
C43	350.00'	169.74'	27°47'10"	N47°47'12"W	168.08'
C44	140.00'	149.84'	61°19'19"	N31°01'07"W	142.79'
C45	80.00'	154.74'	110°49'29"	N55°46'12"W	131.72'
C46	25.00'	39.27'	90°00'00"	S23°49'03"W	35.36'

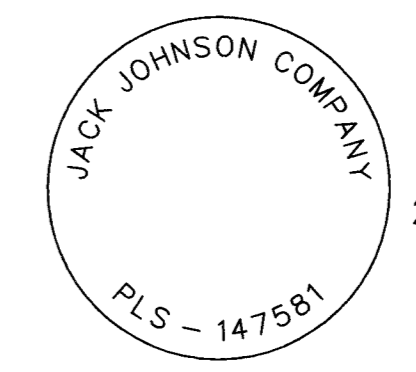
BUILDING ENVELOPES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BC47	285.00'	118.84'	23°53'30"	S49°06'25"W	117.98'
BC52	185.00'	79.41'	24°35'42"	N74°41'28"W	78.81'
BC53	65.00'	181.81'	160°15'41"	N15°35'28"E	128.08'
BC54	1035.00'	96.99'	5°22'09"	N61°51'17"W	96.96'
BC57	535.00'	123.18'	13°11'31"	N89°07'33"E	122.91'
BC58	163.00'	90.69'	31°52'37"	N81°31'40"E	89.52'
BC60	185.00'	98.56'	30°31'24"	N20°48'01"E	97.39'
BC67	65.00'	90.48'	79°45'33"	N20°05'17"E	83.35'
BC68	170.00'	106.57'	35°55'06"	S18°19'01"E	104.84'
BC71	65.00'	101.64'	89°35'44"	S57°32'05"E	91.60'
BC85	50.00'	96.71'	110°49'29"	S55°46'12"E	82.33'
BC86	6.05'	10.02'	94°47'32"	N21°14'42"E	8.91'

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BL7	5.02'	N86°59'19"W
BL11	56.40'	S82°32'02"E
BL12	30.52'	N53°56'17"W
BL13	43.13'	S24°01'45"E
BL14	58.64'	S41°00'51"E
BL15	37.23'	N73°34'13"E
BL16	87.93'	N52°50'20"W
BL17	151.07'	N25°34'45"E
BL18	111.82'	S14°48'15"E
BL19	174.90'	S78°26'40"W
BL20	181.13'	N92°10'27"W
BL21	140.84'	N12°34'10"W
BL22	97.73'	N78°54'51"E
BL23	119.80'	S37°57'08"E
BL24	94.21'	S50°25'07"W
BL25	133.58'	N66°58'02"E
BL26	111.34'	S55°42'21"W
BL27	111.58'	S34°32'17"E
BL28	90.67'	N86°31'38"E
BL29	87.86'	N42°17'58"E
BL30	147.33'	N55°09'31"W
BL31	112.95'	S46°03'36"W
BL32	93.08'	S55°13'36"E
BL33	150.13'	N81°58'44"W
BL34	99.20'	S13°34'22"W
BL35	25.89'	N60°12'26"E
BL37	124.28'	S0°46'15"E
BL38	102.33'	S53°37'28"E
BL39	183.98'	N33°30'6"E
BL40	125.96'	S57°45'08"W
BL41	112.60'	N52°24'32"W
BL42	110.23'	N37°08'22"E
BL43	78.23'	S71°31'21"E
BL44	61.90'	S43°18'42"E
BL45	129.94'	N32°34'44"W
BL46	68.98'	N12°00'43"W
BL47	92.08'	N44°56'47"W
BL48	115.86'	S37°10'04"W
BL49	77.78'	S31°31'40"E
BL50	97.47'	N24°16'14"W
BL57	56.05'	S68°03'00"E
BL59	52.70'	N65°37'35"E
BL60	32.76'	S39°42'55"E
BL61	50.17'	S62°30'24"W
BL62	72.79'	N49°16'23"W
BL66	51.11'	N48°55'45"W
BL67	41.00'	S81°56'02"W
BL68	59.04'	S53°45'01"W
BL69	71.36'	S35°51'37"E
BL70	49.24'	S21°35'50"E
BL71	32.88'	S8°39'28"E

ADDRESS TABLE	
LOT	STREET ADDRESS
37	3718 Wapiti Canyon Rd or 3125 Daydream Court
38	3640 Wapiti Canyon Rd
41	8680 Silver Light Ln
44	3404 Wapiti Canyon Rd
45	8761 Silver Light Lane
46	8795 Silver Light Lane
47	8794 Silver Light Lane
48	8788 Silver Light Lane
49	3376 Wapiti Canyon Rd
50	3352 Wapiti Canyon Rd
51	3320 Wapiti Canyon Rd
52	3276 Wapiti Canyon Rd



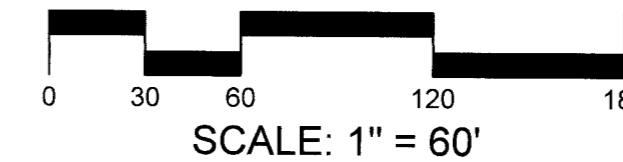
LINE TABLE		
LINE	LENGTH	BEARING
L1	5.67'	S61°59'08"W
L2	55.95'	S53°13'10"E
L5	17.95'	N61°40'47"W
L6	9.32'	N61°40'47"W
L10	17.81'	N18°39'05"W



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

**PINNACLE AT PROMONTORY**  
**PHASE 2 SUBDIVISION**  
 LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 1, SOUTHWEST QUARTER OF SECTION 2, & NORTHWEST QUARTER OF SECTION 12 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH  
**FINAL PLAT**  
 October 18, 2019

**SHEET 3 OF 3**



SCALE: 1" = 60'

**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. **01121064**  
 11/21/2019 03:50:20 PM B: 2538 P: 0524  
 PLAT PAGE 1/1  
 BOOK: PIONEER SUMMIT COUNTY RECORDER  
 FEE: 174.00 BY PROMONTORY DEVELOPMENT LLC

COUNTY RECORDER

DATE: 10/18/2019 10:52:00 AM (MST) PROJECT: PLS - 147561 - Pinnacle at Promontory  
 FILE NAME: Pinnacle Phase 2 Plat.dwg 1' plot size October 18, 2019 10:52:00 AM plotted by bccomput