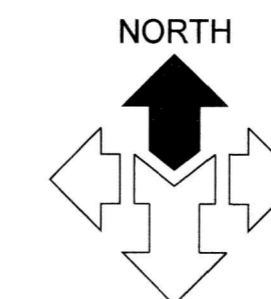
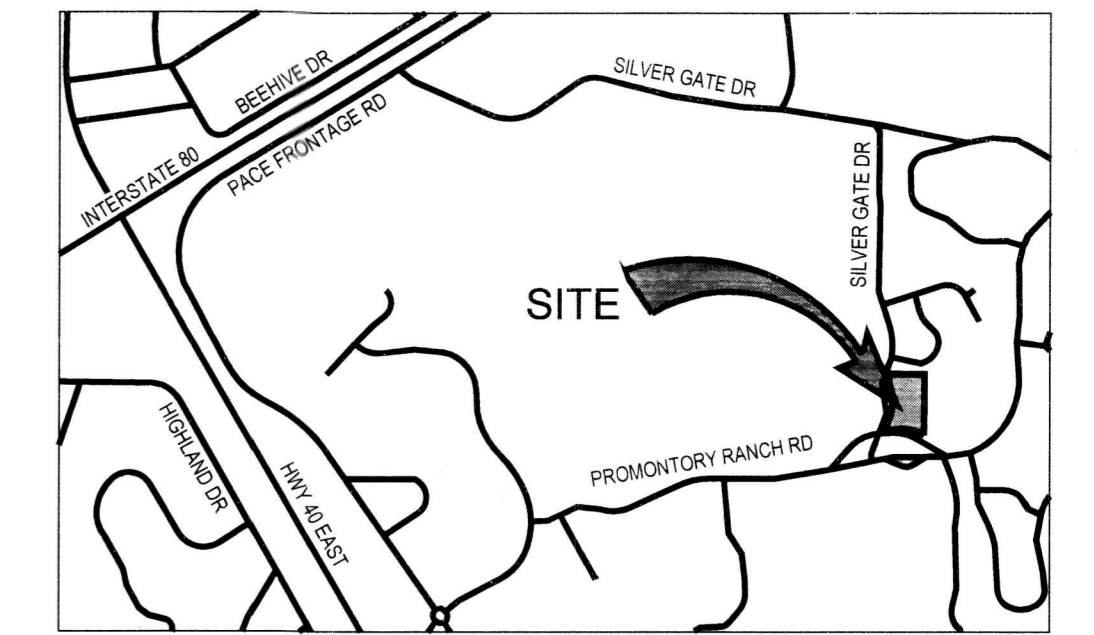
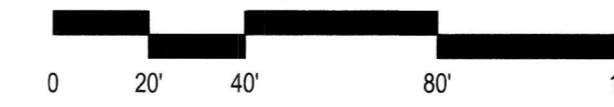


# LIBERTY RANCH AT STAR POINT

LOCATED IN THE NORTHWEST QUARTER SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
PARK CITY, UTAH

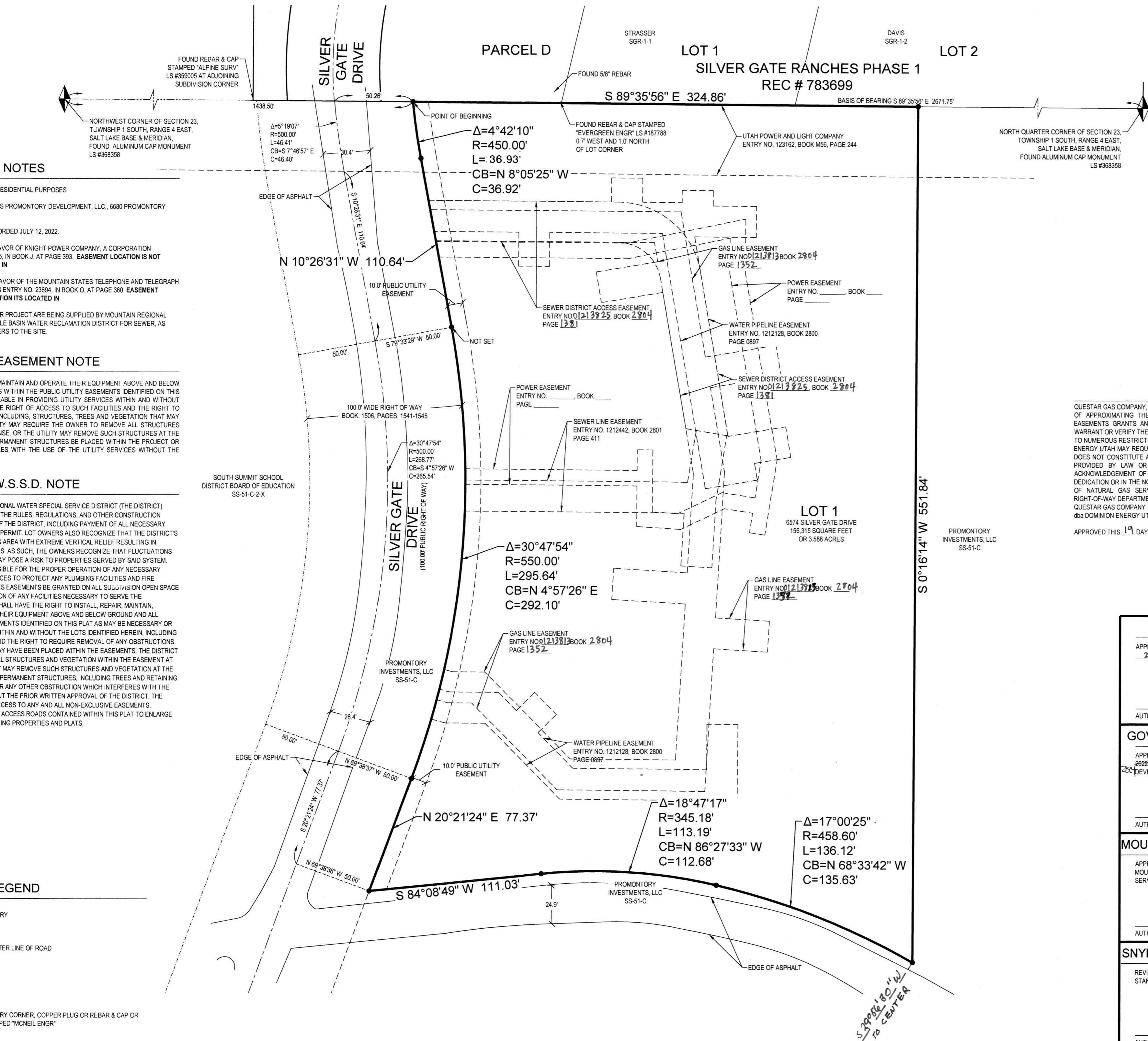


SCALE: 1" = 40'



VICINITY MAP

SCALE: N.T.S.



### NOTES

- THIS SUBDIVISION IS BEING CREATED FOR RESIDENTIAL PURPOSES
- THE OWNER/DEVELOPER OF THIS PROJECT IS PROMONTORY DEVELOPMENT, LLC, 6680 PROMONTORY RANCH ROAD, PARK CITY, UT 84098
- RECORD OF SURVEY FILE NO. S-10973, RECORDED JULY 12, 2022
- SUBJECT TO GRANT OF RIGHT-OF-WAY IN FAVOR OF KNIGHT POWER COMPANY, A CORPORATION RECORDED JUNE 10, 1911, AS ENTRY NO. 21175, IN BOOK J, AT PAGE 393. EASEMENT LOCATION IS NOT DESCRIBED, ONLY THE SECTION IS LOCATED IN
- SUBJECT TO RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED DECEMBER 15, 1913, AS ENTRY NO. 20984, IN BOOK O, AT PAGE 300. EASEMENT LOCATION IS NOT DESCRIBED, ONLY THE SECTION IS LOCATED IN
- DEVELOPER ACKNOWLEDGES SERVICES FOR PROJECT ARE BEING SUPPLIED BY MOUNTAIN REGIONAL WATER DISTRICT FOR WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SEWER, AS THOSE ARE THE APPROVED SERVICE PROVIDERS TO THE SITE

### UTILITY EASEMENT NOTE

UTILITY 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, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PROJECT. THE UTILITY MAY REQUIRE THE OWNER TO REMOVE ALL STRUCTURES WITHIN THE PROJECT AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PROJECT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE UTILITY SERVICES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY.

### M.R.W.S.S.D. NOTE

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. THE DISTRICT REQUIRES EASEMENTS BE GRANTED ON ALL SUBDIVISION OPEN SPACE PARCELS FOR THE ACCESS AND CONSTRUCTION OF ANY FACILITIES NECESSARY TO SERVE THE SUBDIVISION LOTS. 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 PLATS.

### LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- RIGHT OF WAY LINE
- ADJOINING LOT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"

### SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 6661599 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 REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 11-23-17 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, HEREINAFTER TO BE KNOWN AS:

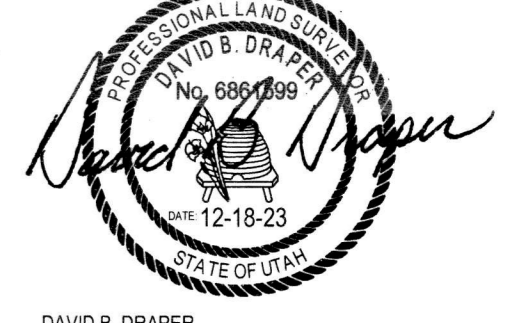
### LIBERTY RANCH AT STAR POINT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

A PARCEL OF GROUND SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND LOCATED IN SUMMIT COUNTY, UTAH, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL D, SILVER GATE RANCHES, A MASTER PLANNED COMMUNITY PHASE 1 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY #18984, SAID POINT BEING SOUTH 89°35'56" EAST ALONG THE SECTION LINE 108.88 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°35'56" EAST ALONG SAID SOUTH LINE 304.88 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, OF SAID SILVER GATE RANCHES SUBDIVISION; THENCE SOUTH 0°16'4" WEST 55.84 FEET TO A POINT ON AN 48.60 FOOT NON-TANGENT RADIAL CURVE TO THE LEFT (CENTER BEARS SOUTH 79°56'32" WEST) 118.83 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID 48.60 FOOT RADIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°47'17", A DISTANCE OF 113.19 FEET (CHORD BEARS SOUTH 88°27'33" WEST 113.19 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 345.18 FOOT RADIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°47'17", A DISTANCE OF 113.19 FEET (CHORD BEARS SOUTH 88°27'33" WEST 113.19 FEET); THENCE NORTHWESTERLY AND NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 20°21'24" EAST 77.37 FEET TO THE POINT OF CURVATURE OF A 550.00 RADIAL CURVE TO THE LEFT; 2) NORTHEASTERLY ALONG SAID 550.00 FOOT RADIAL CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°47'54", A DISTANCE OF 295.64 FEET (CHORD BEARS NORTH 4°57'26" EAST 295.64 FEET); 3) NORTH 10°26'31" WEST 110.64 FEET TO THE POINT OF CURVATURE OF A 550.00 RADIAL CURVE TO THE RIGHT; 4) NORTHWESTERLY ALONG SAID 48.60 FOOT RADIAL CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°42'10", A DISTANCE OF 36.93 FEET (CHORD BEARS NORTH 8°05'25" WEST 36.93 FEET) TO THE POINT OF BEGINNING.

CONTAINS 156,315 SQ. FT. OR 3.588 ACRES (11 LOTS)



DAVID B. DRAPER  
L.S. LICENSE NO. 6661599

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PROMONTORY DEVELOPMENT, LLC, (OWNER) IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND THAT IS SHOWN UPON THIS PLAT, AND HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS, COMMON AREAS, EASEMENTS AND PUBLIC AND/OR PRIVATE ROADS AS ILLUSTRATED TO HEREAFTER TO BE KNOWN AS:

### LIBERTY RANCH AT STAR POINT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY: THIS 19th DAY OF December, A.D. 2023

PROMONTORY DEVELOPMENT, LLC

APPROVED AND ACCEPTED THIS 19 DAY OF December, A.D. 2023  
Kelli S. Brown  
General Manager

### GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS 19 DAY OF December, A.D. 2023 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER EASTERN SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-4-6

### MOUNTAIN REGIONAL WATER SPECIAL SERVICE DIST.

APPROVED AND ACCEPTED THIS 19 DAY OF December, A.D. 2023, 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

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 20 DAY OF December, A.D. 2023

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Summit } s.s.  
ON THE 19th DAY OF December, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Summit, IN SAID STATE OF UTAH, Kelli S. Brown, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Promontory Development LLC, a Utah Limited Liability Company, AND THAT she, SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 7/29/2024  
NOTARY PUBLIC RESIDING IN Summit COUNTY

### LIBERTY RANCH AT STAR POINT

LOCATED IN THE NORTHWEST QUARTER SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
PARK CITY, UTAH

### SUMMIT COUNTY RECORDER

RECORD NO. 1222-331  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF PROMONTORY DEVELOPMENT LLC  
DATE: 7/9/2024 TIME: 4:24 PM BOOK: PAGE:  
\$52.00  
Katy Staley - DEPUTY COUNTY RECORDER

### PARK CITY FIRE SERVICE DISTRICT

APPROVED AND ACCEPTED THIS 21 DAY OF December, A.D. 2023  
PARK CITY FIRE MARSHAL

### ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS 19 DAY OF Dec, A.D. 2023  
AUTHORIZED AGENT

### SUMMIT COUNTY HEALTH DEPARTMENT

APPROVED AND ACCEPTED THIS 20 DAY OF December, A.D. 2023  
PUBLIC HEALTH OFFICER

### PUBLIC SAFETY ANSWERING POINT

APPROVED AND ACCEPTED THIS 23rd DAY OF January, A.D. 2024  
AUTHORIZED AGENT

### McNEIL ENGINEERING

Economic and Sustainable Designs, Professionals You Know and Trust  
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS

### SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED AND ACCEPTED THIS 20 DAY OF Dec, A.D. 2023  
DISTRICT ADMINISTRATOR

### SUMMIT COUNTY TREASURER

ALL TAXES, INTEREST, AND PENALTIES OWING TO THIS PLANT HAVE BEEN PAID AS OF THIS 23rd DAY OF January, A.D. 2024  
SUMMIT COUNTY TREASURER

### SUMMIT COUNTY PUBLIC WORKS

APPROVED AND ACCEPTED THIS 29th DAY OF January, A.D. 2024  
DIRECTOR

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12th DAY OF February, A.D. 2024  
COUNTY ATTORNEY

### COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE: 02-24-24  
COUNTY ENGINEER