

GENERAL NOTES:

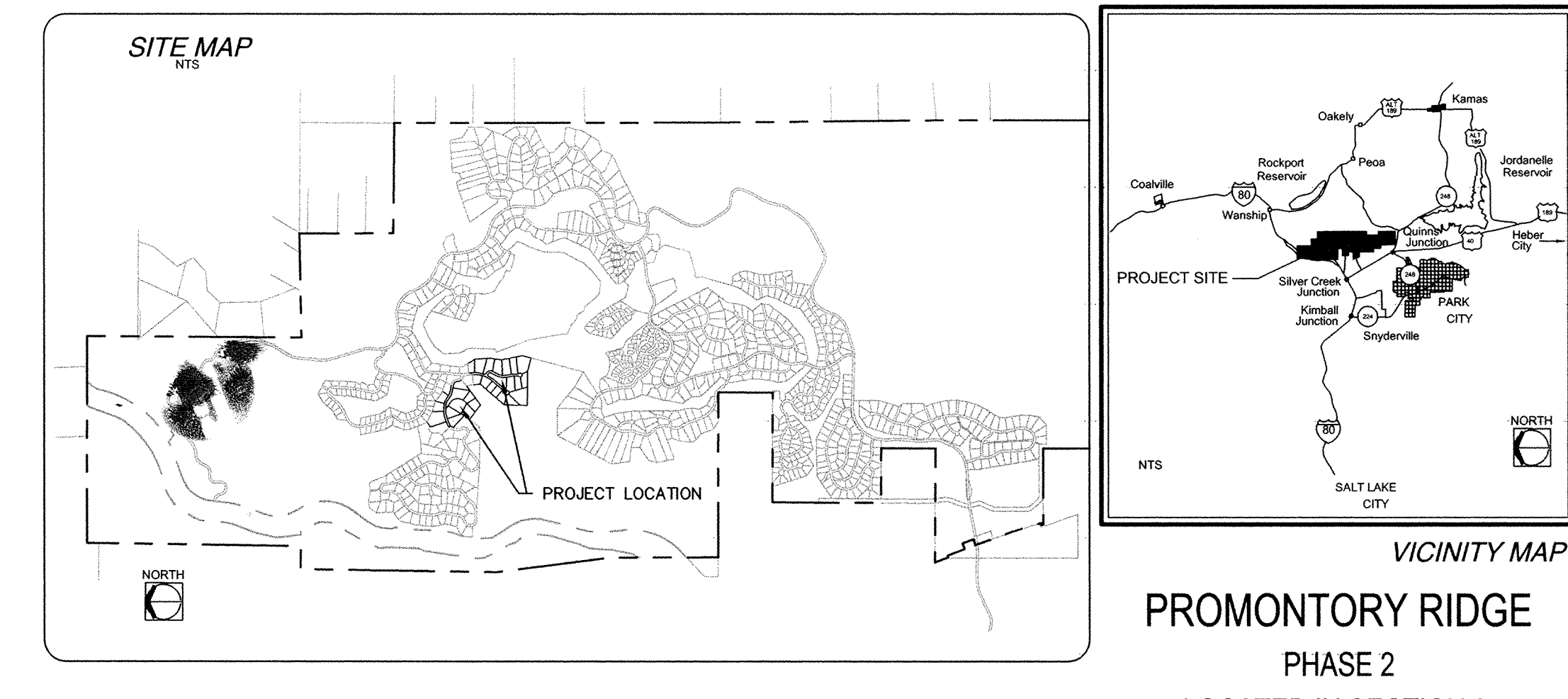
- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto...
2. No improvements or landscaping may be made on any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee of Promontory...
3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course shown on the Plat...
4. Development on each lot will be limited to specific building disturbance areas, or "building envelopes" designated pursuant to the Design Guidelines and Supplemental Design Guidelines...
5. The combination of two adjacent lots into a single lot may be permitted in certain areas as determined by the Declarant...
6. In addition to the limitations on building size, the Design Guidelines and any applicable Supplemental Design Guidelines may contain specific limitations regarding the amount and nature of landscaping and irrigation...
7. 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...
8. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District (MRWSSD), Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District (SBWRD), and the Snyderville Basin Special Recreation District (SSRD)...
9. Promontory is governed by the terms of a Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001...
10. Developer reserves the right to designate any lot or combination of lots shown on the plat that is in excess of one acre in size as an "estate lot"...

GENERAL NOTES (CONTINUED):

- 18. Promontory or MRWSSD may implement a secondary water system for irrigation purposes. Promontory may utilize treated sewage effluent in watering golf courses and other areas using irrigation water in compliance with Utah regulatory standards...
19. Promontory contains extensive areas of open space. Open space areas designated on the plat shall be preserved in open condition...
20. Principal residence, guest, and construction vehicle access shall be maintained through Tolgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon...
21. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations...
22. All lots are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines...
23. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation designs...
24. 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...
25. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County...
26. All homes and landscaping are required to comply with water conservation measures established by the Association...
27. Ranch Club Trail and Promontory Ranch Road generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots and publicly dedicated streets...
28. The Declaration contains additional easements for drainage, natural drainage ways, trails utilities and other matters which may affect portions of lots outside of the portion of the lot covered by residential improvements...
29. 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...
30. 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 22)...
31. Roofing materials will be non-combustible and approved by the PCFSD and the Design Reviewer...
32. 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...
33. 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...
34. 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...
35. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and other related facilities within the Public Utility Easements identified on this plat...
36. Any residence proposed for construction in a Ridgepole Protection Area identified in this Plat must comply with the terms of the Development Agreement that are generally summarized as follows...
37. The 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 (and their respective tenants, guests and invitees)...
38. A declaration hereby grants, for the use and benefit of the lots within the plat, a perpetual easement for ingress and egress over and across the parcels identified as Ranch Club Trail and Promontory Ranch Road in this plat...

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)...
Beginning at a point which bears North 88°51'46" West 1498.68 feet and 110.09 feet South from the Southwest Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian...
Beginning at a point which bears North 85°15'46" West 1498.68 feet and 110.09 feet South from the Southwest Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian...
Beginning at a point which bears North 85°15'46" West 1498.68 feet and 110.09 feet South from the Southwest Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian...
Beginning at a point which bears North 85°15'46" West 1498.68 feet and 110.09 feet South from the Southwest Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian...



PROMONTORY PROMONTORY RIDGE SOUTH LEGAL DESCRIPTION:

A parcel of land located in Section 2 and Section 11, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and being more particularly described as follows:
Beginning at a point which bears North 88°51'46" West 1498.68 feet and 110.09 feet South from the Southwest Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian...

Containing 30.71 acres more or less.

PROMONTORY PROMONTORY RIDGE NORTH LEGAL DESCRIPTION:

A parcel of land located in Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and being more particularly described as follows:
Beginning at a point which bears South 88°51'46" East 3724.75 feet and 733.79 feet North from the Southwest Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian...

Containing 20.92 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Jack J. Johnson, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 147581 as prescribed under the laws of the State of Utah; I further certify, on behalf of Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards set forth in the laws of the State of Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these present 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 "Promontory Ridge Phase 2", and he hereby dedicates and conveys to Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.

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, indicating open space and amenity tracts and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement.

Executed this 1st day of December, 2005. ACKNOWLEDGMENT: STATE OF UTAH COUNTY OF SUMMIT; By: Pivotal Group X, LLC, an Arizona limited liability company Its: Administrative Member; By: F. Francis Najafi as Trustee of the F. Francis Najafi Family Trust Its: Administrative Member; By: F. Francis Najafi, Trustee; Residing at: Park City, UT

PROMONTORY RIDGE PHASE 2 LOCATED IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH SHEET 1 OF 2 SHEET INDEX

Table with columns PAGE and SHEET NAME. 1 OF 2 COVER SHEET, 2 OF 2 BOUNDARY PLAT (SCALE = 1:100)

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT Approved and accepted this 5th day of Dec, 2005.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT Reviewed for Conformance to Snyderville Basin Water Reclamation District Standards on this 12th day of December, 2005.

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT Approved and accepted this 7th day of December, 2005.

PARK CITY FIRE SERVICE DISTRICT Approved and accepted this 12th day of Dec, 2005.

UTAH POWER & LIGHT COMPANY The hereon shown utility easements have been approved and accepted on this 7th day of Dec, 2005.

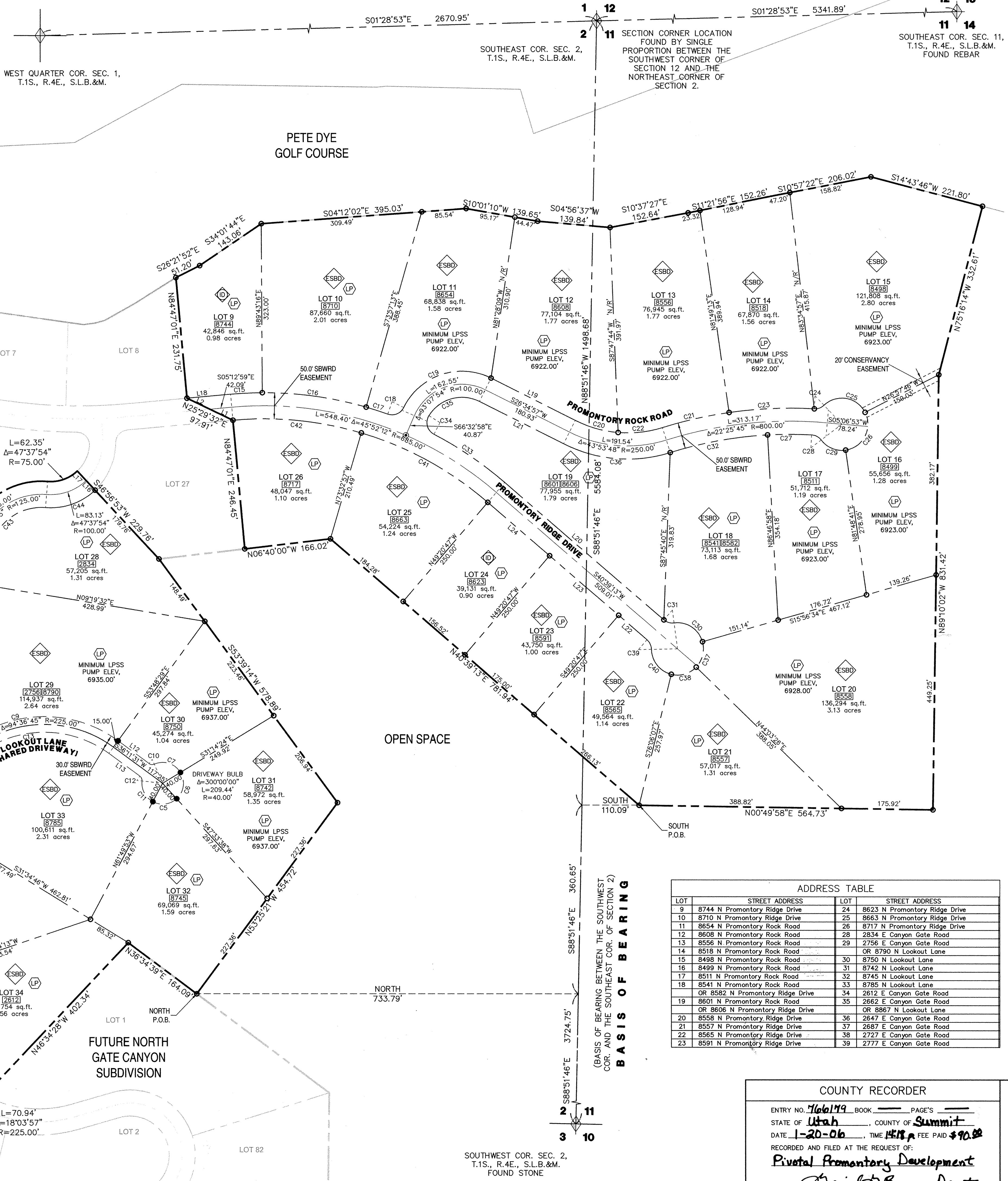
NOTARY PUBLIC KARIN S. WILSON My Commission Expires: June 30, 2008 STATE OF UTAH

FINAL PLAT DECEMBER 01, 2005

Table with columns: COUNTY ASSESSOR, COUNTY COMMISSION, COUNTY ENGINEER, COUNTY PLANNING COMMISSION, APPROVAL AS TO FORM, COUNTY RECORDER. Includes signatures and dates for County Assessor, County Commission, County Engineer, County Planning Commission, and County Recorder.

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, 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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly along the arc of said curve 234.17 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 Northwesterly 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 Northwesterly 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 Northwesterly along the arc of said curve 386.52 feet through a central angle of 88°34'59"; thence South 58°21'51" East 51.34 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 31°38'09" East; thence Southeasterly along the arc of said curve 388.42 feet through a central angle of 55°38'15"; thence North 65°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East; thence Northwesterly 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 Northwesterly 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.

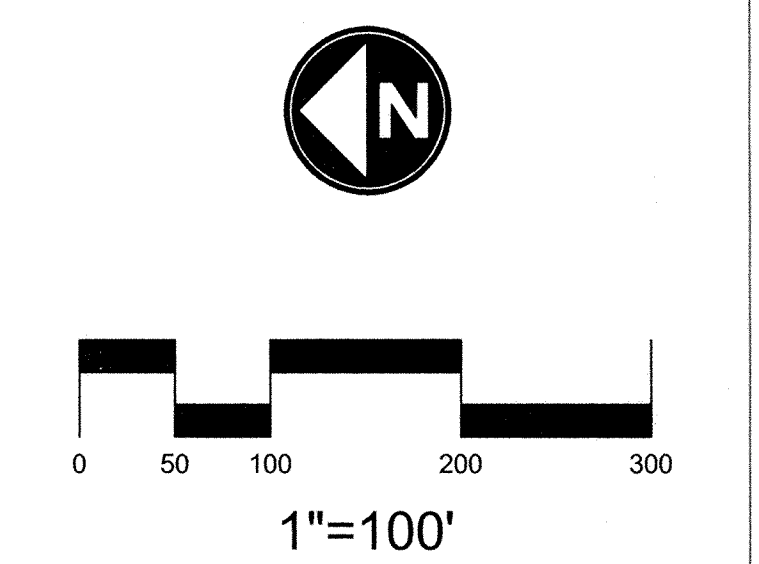


CURVE	DELTA	RADIUS	LENGTH
C1	17°32'50"	525.00	160.78
C2	9°49'20"	325.00	55.72
C3	3°32'03"	525.00	50.71
C4	16°22'41"	90.00	25.73
C5	70°36'29"	40.00	49.29
C6	78°48'02"	40.00	55.01
C7	82°34'05"	40.00	57.64
C8	41°38'43"	35.00	25.44
C9	94°36'45"	240.00	396.31
C10	60°00'00"	10.00	10.47
C11	68°01'24"	40.00	47.49
C12	60°00'00"	10.00	10.47
C13	94°36'45"	210.00	346.77
C14	51°34'40"	65.00	58.51
C15	4°56'18"	710.00	81.19
C16	16°19'31"	710.00	202.30
C17	3°31'05"	710.00	43.59
C18	83°16'13"	25.00	36.33
C19	90°17'18"	125.00	196.98
C20	21°56'54"	225.00	86.19
C21	9°08'04"	825.00	131.53
C22	21°56'54"	225.00	86.19
C23	11°24'08"	825.00	164.18
C24	46°48'15"	50.00	20.41
C25	106°39'08"	50.00	93.01
C26	108°46'27"	50.00	94.92
C27	61°51'01"	775.00	84.58
C28	49°45'39"	25.00	21.71
C29	60°59'06"	50.00	53.22
C30	81°35'36"	50.00	71.20
C31	48°11'23"	25.00	21.03
C32	14°05'49"	775.00	190.68
C33	13°15'33"	710.00	164.31
C34	94°33'25"	25.00	41.26
C35	84°37'53"	75.00	110.78
C36	42°53'48"	275.00	210.69
C37	60°00'00"	50.00	52.36
C38	59°50'28"	50.00	52.22
C39	48°11'23"	25.00	21.03
C40	74°56'42"	50.00	65.40
C41	24°12'10"	660.00	278.79
C42	21°40'03"	660.00	249.59
C43	85°15'15"	100.00	148.80
C44	47°37'54"	125.00	103.92
C45	30°21'00"	275.00	145.67
C46	25°22'08"	325.00	143.90
C47	43°40'00"	225.00	171.48
C48	23°04'53"	475.00	191.35
C49	20°31'40"	325.00	116.44
C50	25°22'08"	275.00	121.76
C51	16°31'50"	50.00	14.43

LINE	LENGTH	BEARINGS
L1	48.96	S25°29'30"W
L2	48.96	S25°29'32"W
L3	15.37	S85°38'45"E
L4	15.73	N85°39'20"W
L5	3.65	S85°39'20"E
L6	15.00	S71°15'47"W
L7	103.58	N71°15'47"E
L8	86.59	S85°39'20"E
L9	387.44	S18°44'13"E
L10	128.31	S58°29'14"E
L11	73.95	N36°11'31"E
L12	73.95	N36°11'31"E
L13	73.95	N36°11'31"E
L14	79.30	S58°25'14"E
L15	25.00	S44°20'16"E
L16	25.00	N46°56'53"E
L17	25.00	N46°56'53"E
L18	84.18	S91°12'59"E
L19	180.93	S26°34'57"W
L20	403.11	S40°39'13"W
L21	180.93	N26°34'57"E
L22	71.59	N40°39'13"E
L23	175.00	N40°39'13"E
L24	156.52	S40°39'13"W
L25	65.57	N80°40'28"W
L26	53.83	N85°39'20"W
L27	100.01	N55°18'20"W
L28	87.50	N80°40'28"W
L29	98.19	N71°15'47"E
L30	44.52	N71°15'47"E
L31	100.01	N55°18'20"W
L32	153.08	N80°40'28"W
L33	10.72	S06°18'24"W
L34	25.00	S44°20'16"E

- SYMBOLS LEGEND**
- ◆ SECTION CORNER
 - ⊙ STANDARD STREET MONUMENT (SET OR TO BE SET)
 - BOUNDARY CORNERS (5/8" IRON PIPE WITH CAP)
 - OFFSET BOUNDARY CORNERS (5/8" IRON PIPE WITH CAP). DIMENSIONS AS SHOWN.
 - ◇ INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.
 - ◇ ESBDO ESTATE BASE LOT DENSITY. SEE GENERAL NOTE 11.
 - ⊕ E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 24.
 - ⊕ EP SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 24.
 - LOT LOT NUMBER
 - N/R NON-RADIAL
 - 0000 STREET ADDRESS

- NOTES**
- ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE WITH CAP, U.N.O.
 - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT, U.N.O.
 - ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES U.N.O.
 - INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.
 - THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.



ADDRESS TABLE

LOT	STREET ADDRESS	LOT	STREET ADDRESS
9	8744 N Promontory Ridge Drive	24	8623 N Promontory Ridge Drive
10	8710 N Promontory Ridge Drive	25	8663 N Promontory Ridge Drive
11	8654 N Promontory Rock Road	26	8717 N Promontory Ridge Drive
12	8608 N Promontory Rock Road	28	2834 E Canyon Gate Road
13	8556 N Promontory Rock Road	29	2756 E Canyon Gate Road
14	8518 N Promontory Rock Road	OR 8790 N Lookout Lane	
15	8498 N Promontory Rock Road	30	8750 N Lookout Lane
16	8499 N Promontory Rock Road	31	8742 N Lookout Lane
17	8511 N Promontory Rock Road	32	8745 N Lookout Lane
18	8541 N Promontory Rock Road	33	8785 N Lookout Lane
19	OR 8582 N Promontory Ridge Drive	34	2612 E Canyon Gate Road
20	OR 8606 N Promontory Ridge Drive	35	2662 E Canyon Gate Road
21	8557 N Promontory Ridge Drive	37	2687 E Canyon Gate Road
22	8565 N Promontory Ridge Drive	38	2727 E Canyon Gate Road
23	8591 N Promontory Ridge Drive	39	2777 E Canyon Gate Road

COUNTY RECORDER
 ENTRY NO. 176119 BOOK _____ PAGE'S _____
 STATE OF Utah, COUNTY OF Summit
 DATE 1-20-06, TIME 4:12 p FEE PAID \$90.00
 RECORDED AND FILED AT THE REQUEST OF:
Pivotal Promontory Development
Devin A. Bowen, Deputy
 COUNTY RECORDER

PROMONTORY RIDGE
 PHASE 2
 LOCATED IN SECTION 2 &
 SECTION 11, TOWNSHIP 1 SOUTH,
 RANGE 4 EAST SALT LAKE BASE AND
 MERIDIAN SUMMIT COUNTY, UTAH
 SHEET 2 OF 2
 DECEMBER 01, 2005
 FINAL PLAT

JACK JOHNSON COMPANY
 Designing World Destinations
 In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
 Telephone - 435-645-9000 - Facsimile - 435-649-1620
 www.jackjohnson.com

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