

GENERAL NOTES:

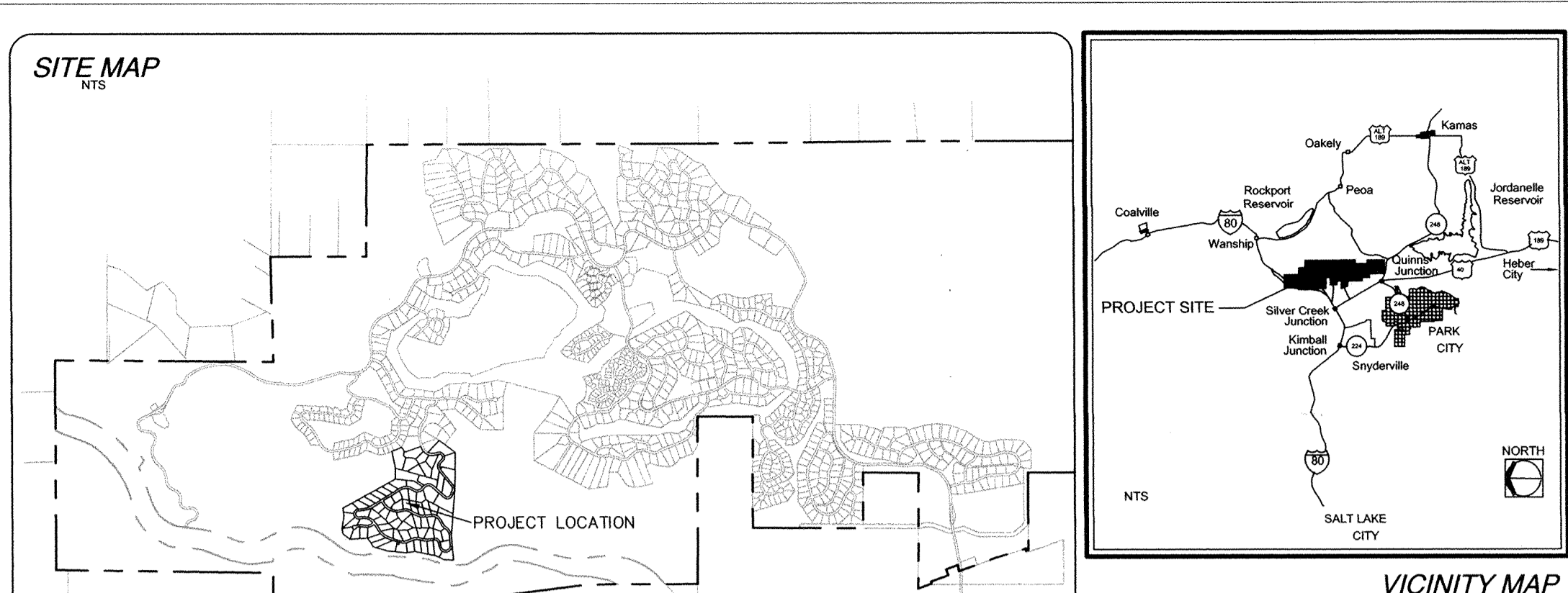
- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions...
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee...
3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club...
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...
7. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on any lot...
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 (SBRSD)...
9. Promontory is governed by the terms of a Development Agreement for the Promontory Specialty Planned Area...
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):

- 16. Promontory may implement a secondary water system for irrigation purposes...
17. 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...
20. Principal resident, guest, and construction vehicle access shall be maintained through Tolgate 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...
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...
28. The Declaration contains additional easements for drainage, natural drainage ways, trails 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...
31. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer...
32. An all-weather fire department access road (Canyon Gate Road) is required to be installed and made serviceable prior to the issuance of a building permit...
33. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit...
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...
36. All lots on this plat are hereby designated as being within a Retention Area...
37. The Common and Shared 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 and Shared Driveway Easements...

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°15'51" West; thence Southerly along the arc of said curve 143.34 feet through a central angle of 54°45'11"; thence South 172°58'58" 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 Southerly along the arc of said curve 445.50 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°37'12" 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 10°50'51" East; thence Northeasterly 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 South 53°32'00" East; thence Northeasterly along the arc of said curve 581.74 feet through a central angle of 84°43'38" 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 South 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 58°49'57" East; thence Southerly along the arc of said curve 347.82 feet through a central angle of 08°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 Southerly 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 Southerly 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 80°53'59" East; thence Southerly along the arc of said curve 800.99 feet through a central angle of 101°59'05"; thence North 82°20'56" East 85.77 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 Southerly along the arc of said curve 759.17 feet through a central angle of 72°29'45"; 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 Southerly 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 Southerly along the arc of said curve 473.86 feet through a central angle of 60°20'22"; 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 Southerly 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 Southerly 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 Southerly 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°11'21" East; thence Southerly 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 Southerly along the arc of said curve 162.61 feet through a central angle of 37°13'31"; thence South 02°52'22" East 475.00 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 74°27'00" West; thence Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly along the arc of said curve 158.27 feet through a central angle of 132°06'05" 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 Southerly 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 Southerly 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 Southerly 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 53°09'17"; thence North 62°57'49" West 51.88 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 Southerly along the arc of said curve 855.07 feet through a central angle of 87°58'03"; 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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 Southerly along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°56'26" 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 Southerly along the arc of said curve 138.63 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 Southerly 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 03°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 983.00 foot radius curve to the left, the center of which bears South 01°17'14" West; thence Southerly 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 Southerly 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.



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

PROMONTORY NORTHGATE CANYON 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 01°28'53" East 2850.72 feet and 1967.61 feet West from the Northeast Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 01°28'53" East 2229.57 feet between Northeast Corner of said Section 2 and West Quarter Corner of said Section 1, the Northeast corner being a found monument), and running thence South 21°49'45" East 253.96 feet; thence South 54°33'06" West 138.34 feet to a point of curvature of a 75.00 foot radius curve to the right, the center of which bears South 54°33'06" West; thence along the arc of said curve 21.44 feet through a central angle of 16°22'41"; thence South 18°44'13" East 387.43 feet; thence South 71°15'47" West 39.12 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 18°44'13" East, thence along the arc of said curve 122.88 feet through a central angle of 25°36'03"; thence South 44°20'16" East 50.00 feet, to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears South 44°20'16" East, thence along the arc of said curve 70.94 feet through a central angle of 18°03'57"; thence South 46°34'28" East 402.34 feet; thence South 36°34'39" West 481.18 feet; thence North 89°19'03" West 894.58 feet; thence North 85°07'35" West 1112.10 feet; thence South 84°52'35" West 596.99 feet; thence North 04°38'30" East 244.13 feet; thence North 24° 32'11" East 231.54 feet; thence North 11°18'29" East 492.98 feet; thence North 08°59'15" West 206.73 feet; thence North 05°59'33" East 442.48 feet; thence North 15°02'54" East 363.51 feet; thence North 55°17'28" East 262.94 feet; thence North 03°47'44" West 418.15 feet; thence North 36°39'52" East 206.27 feet; thence North 77°56'57" East 139.79 feet; thence South 78°53'37" East 291.72 feet; thence North 82°38'10" East 197.45 feet; thence South 28°58'54" East 1449.95 feet; thence North 89°32'56" East 258.31 feet; thence North 78°10'36" East 415.92 feet to the POINT OF BEGINNING.

Containing 118.26 acres more or less.
MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT
Approved and accepted this 18th day of APRIL, 2006.

SURVEYOR'S CERTIFICATE:
I, Eric D. Robins, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152671 as prescribed by the laws of the State of Utah. I further certify, on behalf of Jack Johnson Company, that the plat shown hereon was made of the land shown on this plat and described hereon. I further certify that a correct representation of the tract surveyed and has been prepared in conformity with the standards and requirements of the law.

OWNER'S DEDICATION AND AGREEMENT TO RECORD:
Knew 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 "Northgate Canyon", 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.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
Reviewed for Conformance to Snyderville Basin Water Reclamation District Standards on this 27th day of April, 2006.

PARK CITY FIRE SERVICE DISTRICT
Approved and accepted this 18th day of April, 2006.

Pivotal Promontory Development, L.L.C., an Arizona limited liability company
By: Pivotal Group X, LLC, an Arizona limited liability company
Its: Administrative Member

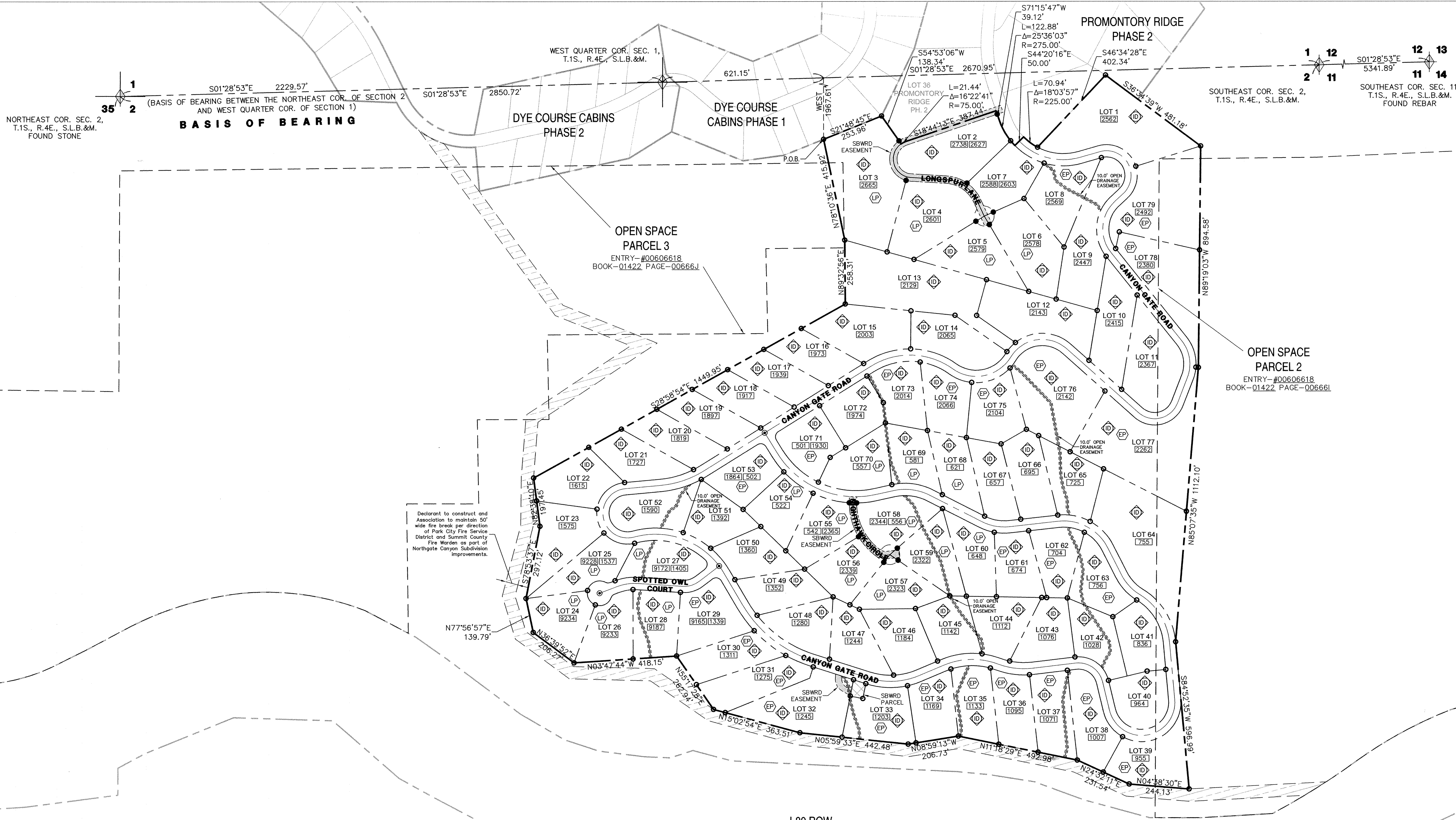
UTAH POWER & LIGHT COMPANY
The herein shown utility easements have been approved and accepted on this 16th day of April, 2006.

ACKNOWLEDGMENT:
STATE OF UTAH
COUNTY OF SUMMIT
The foregoing instrument was acknowledged before me this 3rd day of April, 2006, by F. Francis Najafi, Trustee of the F. Francis Najafi Family Trust, Administrative Member of Pivotal Group X, L.L.C., an Arizona limited liability company, Administrative Member of PIVOTAL PROMONTORY DEVELOPMENT, L.L.C.

Notary Public MICHAEL J. NIELSON
1538 E. Federal Plaza Dr.
Salt Lake City, Utah 84103
My Commission Expires: October 22, 2008
STATE OF UTAH

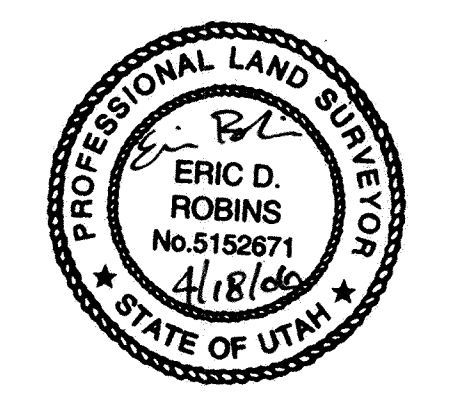
FINAL PLAT
APRIL 18, 2006

Table with 8 columns: COUNTY ASSESSOR, COUNTY COMMISSION, COUNTY ENGINEER, COUNTY PLANNING COMMISSION, APPROVAL AS TO FORM, COUNTY RECORDER, and Notary Public. Includes signatures and dates for all parties.



- ### 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
  - E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED, SEE GENERAL NOTE 24
  - SEWAGE EJECTOR PUMP SHALL BE REQUIRED, SEE GENERAL NOTE 24
  - LOT
  - 'N/R'
  - STREET ADDRESS

- ### NOTES
1. ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE WITH CAP, U.N.O.
  2. ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT, U.N.O.
  3. ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES U.N.O.
  4. INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
  5. THIS PLAT IS A FOUR (4) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

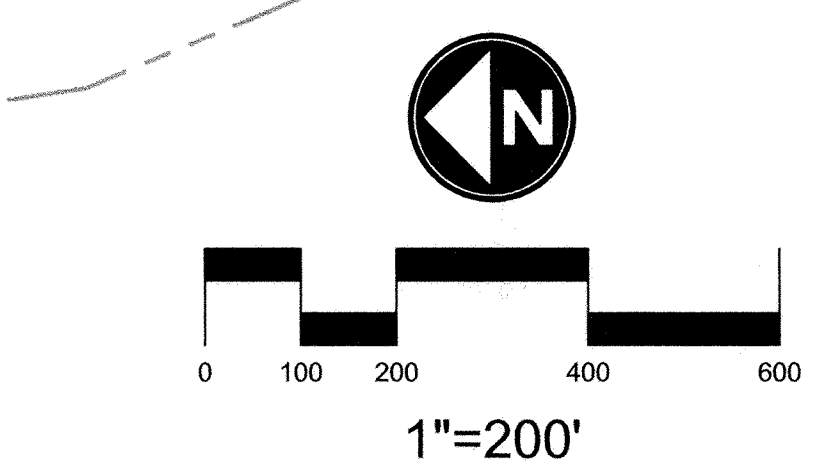


Declarant to construct and Association to maintain 50' wide fire break per direction of Park City Fire Service District and Summit County Fire Warden as part of Northgate Canyon Subdivision improvements.

ADDRESS TABLE						
LOT	STREET ADDRESS	LOT	STREET ADDRESS	LOT	STREET ADDRESS	
1	2562 Canyon Gate Road	27	9172 Spotted Owl Court	54	522 Canyon Gate Road	
2	2627 Canyon Gate Road	OR	1405 Canyon Gate Road	55	542 Canyon Gate Road	
3	2738 Longspur Lane	28	9187 Spotted Owl Court	56	2365 Nighthawk Circle	
4	2665 Longspur Lane	29	9165 Spotted Owl Court	OR	56	2339 Nighthawk Circle
5	2601 Longspur Lane	30	1339 Canyon Gate Road	57	2323 Nighthawk Circle	
6	2579 Longspur Lane	31	1311 Canyon Gate Road	58	2344 Nighthawk Circle	
7	2578 Longspur Lane	32	1275 Canyon Gate Road	59	556 Canyon Gate Road	
8	2588 Longspur Lane	OR	1245 Canyon Gate Road	60	2322 Nighthawk Circle	
9	2603 Canyon Gate Road	33	1203 Canyon Gate Road	61	648 Canyon Gate Road	
10	2569 Canyon Gate Road	34	1169 Canyon Gate Road	62	674 Canyon Gate Road	
11	2447 Canyon Gate Road	35	1133 Canyon Gate Road	63	704 Canyon Gate Road	
12	2415 Canyon Gate Road	36	1095 Canyon Gate Road	64	756 Canyon Gate Road	
13	2367 Canyon Gate Road	37	1071 Canyon Gate Road	65	755 Canyon Gate Road	
14	2143 Canyon Gate Road	38	1007 Canyon Gate Road	66	725 Canyon Gate Road	
15	2129 Canyon Gate Road	39	955 Canyon Gate Road	67	695 Canyon Gate Road	
16	2065 Canyon Gate Road	40	964 Canyon Gate Road	68	657 Canyon Gate Road	
17	2003 Canyon Gate Road	41	836 Canyon Gate Road	69	621 Canyon Gate Road	
18	1973 Canyon Gate Road	42	1028 Canyon Gate Road	70	581 Canyon Gate Road	
19	1939 Canyon Gate Road	43	1076 Canyon Gate Road	71	557 Canyon Gate Road	
20	1917 Canyon Gate Road	44	1112 Canyon Gate Road	72	1930 Canyon Gate Road	
21	1897 Canyon Gate Road	45	1142 Canyon Gate Road	73	1974 Canyon Gate Road	
22	1819 Canyon Gate Road	46	1184 Canyon Gate Road	74	2014 Canyon Gate Road	
23	1727 Canyon Gate Road	47	1244 Canyon Gate Road	75	2066 Canyon Gate Road	
24	1615 Canyon Gate Road	48	1280 Canyon Gate Road	76	2104 Canyon Gate Road	
25	1575 Canyon Gate Road	49	1352 Canyon Gate Road	77	2142 Canyon Gate Road	
26	1537 Canyon Gate Road	50	1360 Canyon Gate Road	78	2282 Canyon Gate Road	
27	9228 Spotted Owl Court	OR	51	1392 Canyon Gate Road	79	2380 Canyon Gate Road
28	9233 Spotted Owl Court	52	1590 Canyon Gate Road	79	2492 Canyon Gate Road	
		53	1884 Canyon Gate Road			
			502 Canyon Gate Road			

#### 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 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 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 Northwesterly along the arc of said curve 489.78 feet through a central angle of 14°08'42"; 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 Southwesterly 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.



**NORTHGATE CANYON**  
 LOCATED IN SECTION 2,  
 TOWNSHIP 1 SOUTH, RANGE 4 EAST  
 SALT LAKE BASE AND MERIDIAN  
 SUMMIT COUNTY, UTAH

SHEET 2 OF 4  
**FINAL PLAT**  
 APRIL 18, 2006

COUNTY RECORDER  
 ENTRY NO. 776905 BOOK PAGE'S  
 STATE OF Utah COUNTY OF Summit  
 DATE 5-5-06 TIME 1:48 PM FEE PAID 199.00  
 Pivotal Promontory Development  
 Betty Willoughby, Deputy  
 COUNTY RECORDER

**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

path: S:\3\Drawings\County\Summit\Northgate Canyon\02\_Summit\02a.dwg  
 File Name: NORTHGATE\_FINAL\_PLOT.dwg | Plot Date: April 18, 2006 | 1:48 PM by: gpe

SEE SHEET 4

SYMBOLS LEGEND

- SECTION STREET
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.
E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 24.
SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 24.
LOT LOT NUMBER
'N/R' NON-RADIAL
[Symbol] STREET ADDRESS

NOTES

- 1. ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE WITH CAP, U.N.O.
2. ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT, U.N.O.
3. ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES U.N.O.
4. INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
5. THIS PLAT IS A FOUR (4) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

OPEN SPACE PARCEL 3
ENTRY #00606618
BOOK-0142Z PAGE-00666J

OPEN SPACE PARCEL 2
ENTRY #00606618
BOOK-0142Z PAGE-00666J

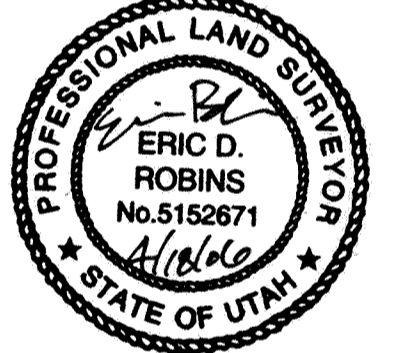
CURVE TABLE with columns CURVE, DELTA, RADIUS, LENGTH. Lists curves C1 through C65.

CURVE TABLE with columns CURVE, DELTA, RADIUS, LENGTH. Lists curves C66 through C117.

LINE TABLE with columns LINE, LENGTH, BEARINGS. Lists lines L1 through L52.

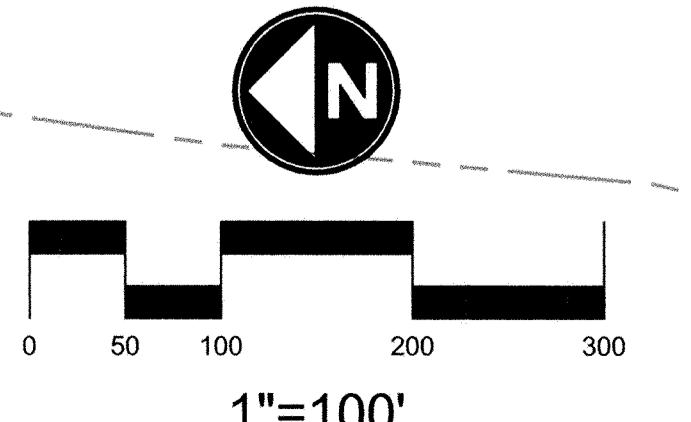
LINE TABLE (CONTINUE) with columns LINE, LENGTH, BEARINGS. Lists lines L53 through L77.

I-80 ROW



Declaration to construct and Association to maintain 50' wide fire break per direction of Park City Fire Service District and Summit County Fire Warden as part of Northgate Canyon Subdivision Improvements.

NORTHGATE CANYON
LOCATED IN SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH
SHEET 3 OF 4
FINAL PLAT
APRIL 18, 2006



COUNTY RECORDER
ENTRY NO. 776905 BOOK PAGE'S
STATE OF Utah COUNTY OF Summit
DATE 5-5-06 TIME 11:51 AM FEE PAID \$199.00
RECORDED AND FILED AT THE REQUEST OF:
Pivotal Promontory Development
Betsy Willoughby, Deputy
COUNTY RECORDER

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

SYMBOLS LEGEND

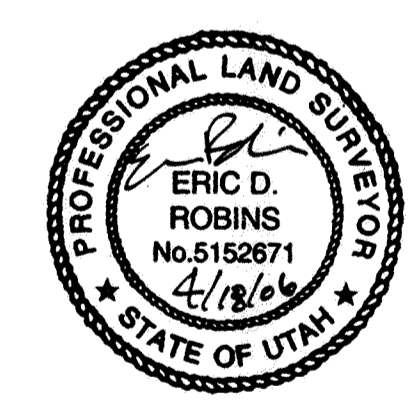
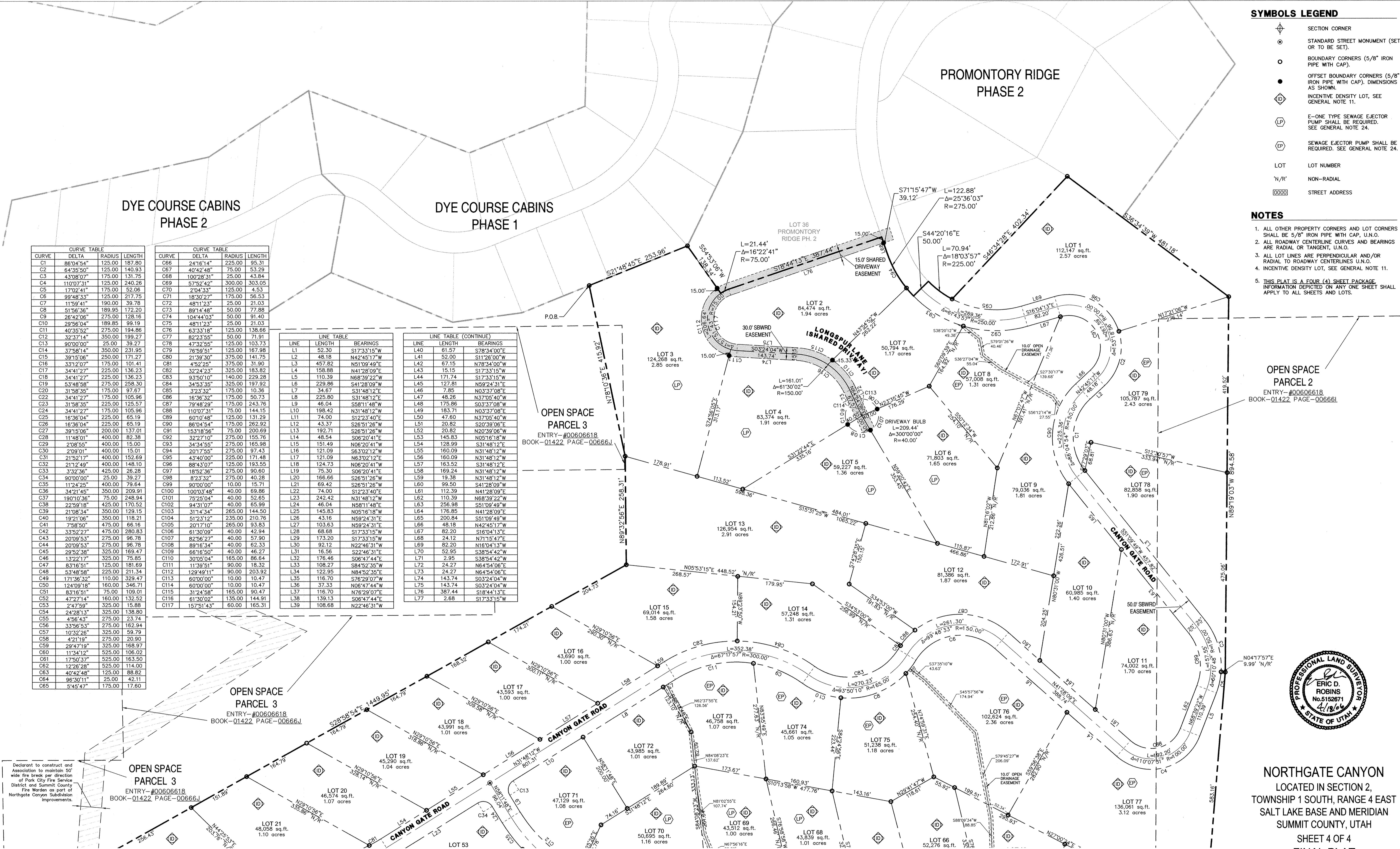
- SECTION CORNER
STANDARD STREET MONUMENT (SET OR TO BE SET).
BOUNDARY CORNERS (5/8" IRON PIPE WITH CAP).
OFFSET BOUNDARY CORNERS (5/8" IRON PIPE WITH CAP). DIMENSIONS AS SHOWN.
INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 24.
SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 24.
LOT LOT NUMBER
'N/R' NON-RADIAL
[Symbol] STREET ADDRESS

NOTES

- 1. ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE WITH CAP, U.N.O.
2. ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT, U.N.O.
3. ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES U.N.O.
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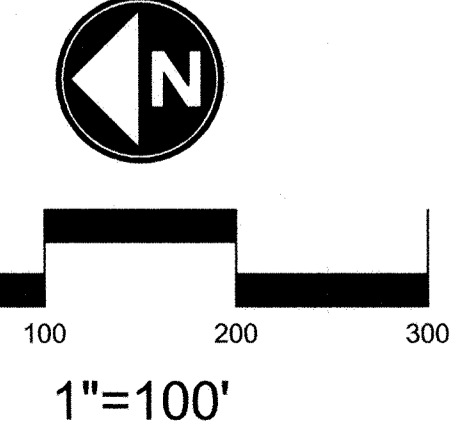
Table with columns: CURVE, DELTA, RADIUS, LENGTH. Contains curve data for lots 1-117.

Table with columns: LINE, LENGTH, BEARINGS. Contains line data for lots 1-117.



NORTHGATE CANYON
LOCATED IN SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH
SHEET 4 OF 4
FINAL PLAT
APRIL 18, 2006

SEE SHEET 3



COUNTY RECORDER
ENTRY NO. 776905
STATE OF Utah, COUNTY OF Summit
DATE: 5-5-06, TIME 11:51 A.M., FEE PAID \$199.00
RECORDED AND FILED AT THE REQUEST OF:
Pivotal Promontory Development
Betty Wisemingly, Deputy

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
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plotted by: [Name]
checked by: [Name]
date: [Date]