AGENDA
COUNTY MANAGER PUBLIC HEARING
Monday, June 2, 2025

Shayne Scott, County Manager
Monday, June 2, 2025
NOTICE is hereby given that Shayne Scott, County Manager, will conduct two public hearings and take possible action on the proposed Final Subdivision Plat for the Promontory Horizon Point Subdivision (14 Lots), located off Painted Valley Pass, Parcel SS-54-A
and
Final Subdivision Plat for the Promontory Scenic Valley Subdivision (25 Lots), located off Painted Valley Pass, Parcels SS-52 and SS-54-A
Monday, June 2, 2025, at 1:00 PM, at the anchor location of the Summit County Courthouse, Executive Conference Room, 60 N. Main Street, Coalville, UT 84017, and via Zoom
To participate electronically via Zoom in the meeting: https://summitcountyut.zoom.us/j/9535992911
To listen by phone only: Dial 1-301-715-8592, Webinar ID: 953 599 2911 OR To submit written comment please email acaus@summitcountyutah.gov prior to the meeting

1:00 PM

Public hearing and possible action regarding a Final Subdivision Plat for the Promontory Horizon Point Subdivision (14 Lots), located off Painted Valley Pass, Parcel SS-54-A (~26 acres used for the subdivision), Promontory, Summit County, UT; Applicant: Matthew Idema; Administrative Review. Project #25-046. Amir Caus, AICP, Senior Planner

Public hearing and possible action regarding a Final Subdivision Plat for the Promontory Scenic Valley Subdivision (25 Lots), located off Painted Valley Pass, Parcels SS-52 and SS-54-A (~37 acres used for the subdivision), Promontory, Summit County, UT; Applicant: Matthew Idema; Administrative Review. Project #25-005. Amir Caus, AICP, Senior Planner

060225 Staff Report-Promontory Horizon Point Subdivision.pdf
060225 Staff Report-Promontory Scenic Valley Subdivision.pdf

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To:	Summit County Manager
From:	Amir Caus, AICP, Senior Planner
Date of Meeting:	June 2, 2025
Type of Item:	Final Subdivision Plat – Public Hearing, Possible Action
Process:	Administrative (Recommendation to the County Manager and Final Decision by the County Manager)
File:	25-046

Proposal

The applicant is requesting to allocate 14 units of Estate Base Density with 3 Open Space parcels in the Promontory Specially Planned Area (SPA), located off Painted Valley Pass (South of the Nicklaus Clubhouse Complex), Parcel SS-54-A, Promontory, Summit County, UT.

Project Description

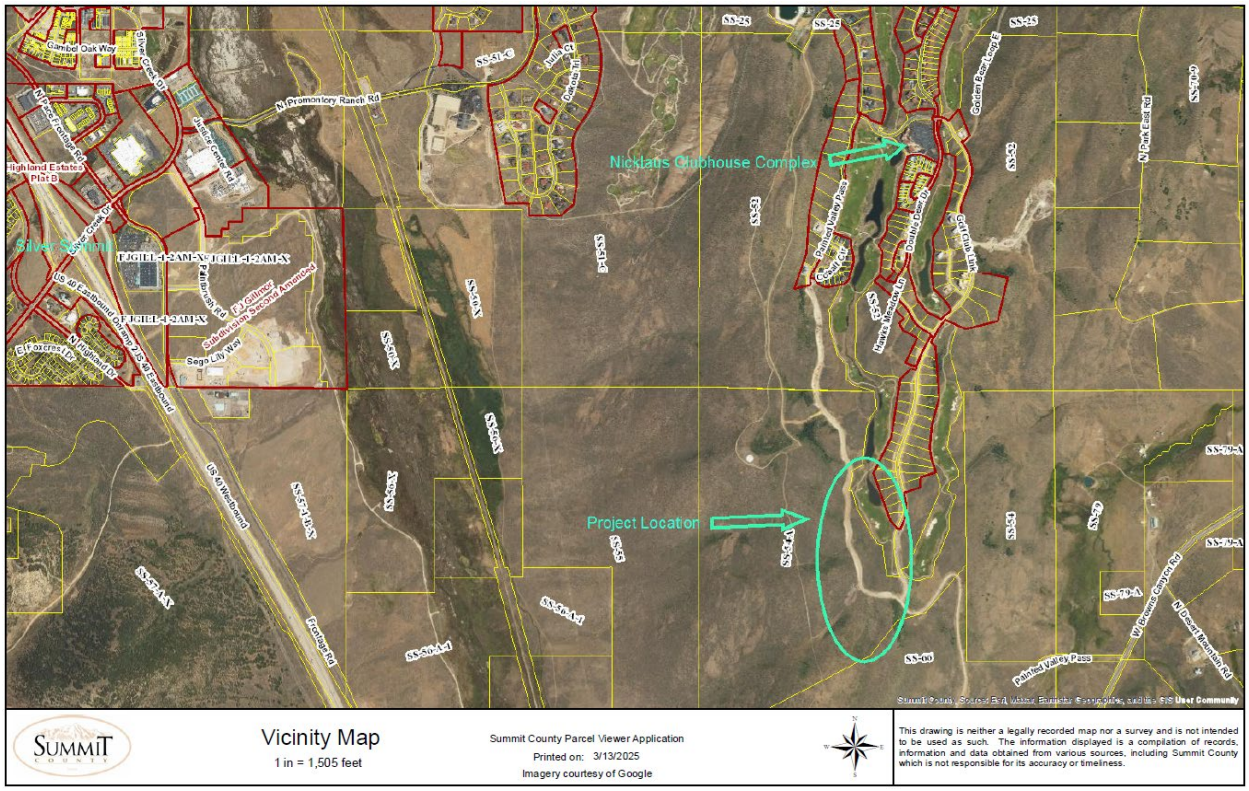
Project Name:	Promontory Horizon Point Final Subdivision Plat
Applicant(s):	Matthew Idema
Property Owner(s):	Promontory Investments Landco LLC
Location:	Parcel SS-54-A, located off Painted Valley Pass (South of the Nicklaus Clubhouse Complex), Promontory, Summit County, UT
Zone District:	Promontory SPA
Parcel Number and Size:	SS-54-A (317.77 acres) – ~26 acres used for the subdivision
Type of Process:	Administrative
Final Land Use Authority:	Summit County Manager

Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,481 units have been approved. The development parameters for this project are specifically set forth in the Development Agreement.

On May 1, 2025, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Vicinity Map



Analysis and Findings

The applicant is using density from the existing pool of density. All building pads have been located outside of critical lands.

Due to a recent increase in the amount of disturbance per lot and to encourage better practices to design homes with the land rather than modifying land to suit the home, Promontory is implementing a limitation on the amount of grading that can take place within each building pad. While larger building pads do give site flexibility to applicants, the amount of grading will be limited. Promontory has adopted this in their Architectural Guidelines and all subdivisions moving forward will include plat notes for all future subdivisions.

Service Providers

All service provider comments have been addressed.

Promontory Conservancy

Staff has received approval from the Promontory Conservancy for the proposal.

Development Agreement Requirements

The Development Agreement delegates decision making powers to the Board of County Commissioners for all Final Plats. With the change of government that took place, the former Board of County Commissioner's administrative duties diverted to the County Manager and the legislative duties diverted to the County Council. The Final Plat is considered an administrative action. The Eastern Summit County Planning Commission remains as the recommending body.

Recommendation

It is Staff's finding that the request meets the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement. Staff recommends that Summit County Manager review and approve the proposed Promontory Horizon Point Final Subdivision Plat, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

1. The Promontory Development Agreement was approved on January 2, 2001.
2. The Promontory Development Agreement provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space.
3. Of the 1901 total units in the density pool, 1,481 units have been approved.
4. Promontory Investments Landco LLC is the owner of record of Parcel SS-54-A (317.77 acres).
5. The applicant is requesting to allocate 14 units of Estate Base Density with 3 Open Space parcels in the Promontory Specially Planned Area (SPA), located off Painted Valley Pass (South of the Nicklaus Clubhouse Complex), Parcel SS-54-A, Promontory, Summit County, UT.
6. Of the total parcel acreage ~26 acres are being used for the subdivision.
7. The proposed Final Subdivision Plat is legally described as Promontory Horizon Point Subdivision.
8. The density is established by the Promontory Development Agreement pool of density.
9. Staff has received approvals from the Promontory Conservancy for the proposal.
10. Public notice of the public hearing was published in *Summit County News.*
11. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the proposed subdivision.
12. Service providers have reviewed the plat for compliance with applicable standards and no project issues have been identified that could not be mitigated.
13. Staff has reviewed the proposed plat for compliance with applicable Development Code standards.

14. Staff has reviewed the proposed plat for compliance with the Promontory Development Agreement standards.
15. On May 1, 2025, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Conclusions of Law:

1. The density for the subdivisions is derived from the existing Promontory Development Agreement density pool.
2. The proposal meets the terms of the Promontory Development Agreement.
3. The proposal meets the applicable standards of the Eastern Summit County Development Code.
4. The proposal meets the applicable standards of the Eastern Summit County General Plan.

Conditions of Approval:

1. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
2. All service provider requirements shall be met.
3. Prior to recordation, the applicant shall remove the rear building pad on Lot 11 (further marked in Exhibit A) as the access would need to cross slopes over 30%, thus creating a non-conformity.
4. Prior to recordation, the applicant shall include the grading limitation plat notes as per the Promontory Architectural Guidelines.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Summit County Manager. Notice of the public hearing was published in the newspaper. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject parcel.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Proposal

EXHIBIT A.1

8758 Promontory Ranch Road
Park City, UT 84098
801-763-5100

December 12, 2024

Summit County Community Development
Attn: Amir Caus
P.O. Box 128
60 North Main
Coalville, UT 84017
P: (435) 336-3117
acaus@summitcounty.org

RE: HORIZON POINT SUBDIVISION PLAT APPLICATION NARRATIVE

Amir,

This correspondence is intended to outline and describe the purpose and intent of Summit County application for the new Horizon Point subdivision within Promontory.

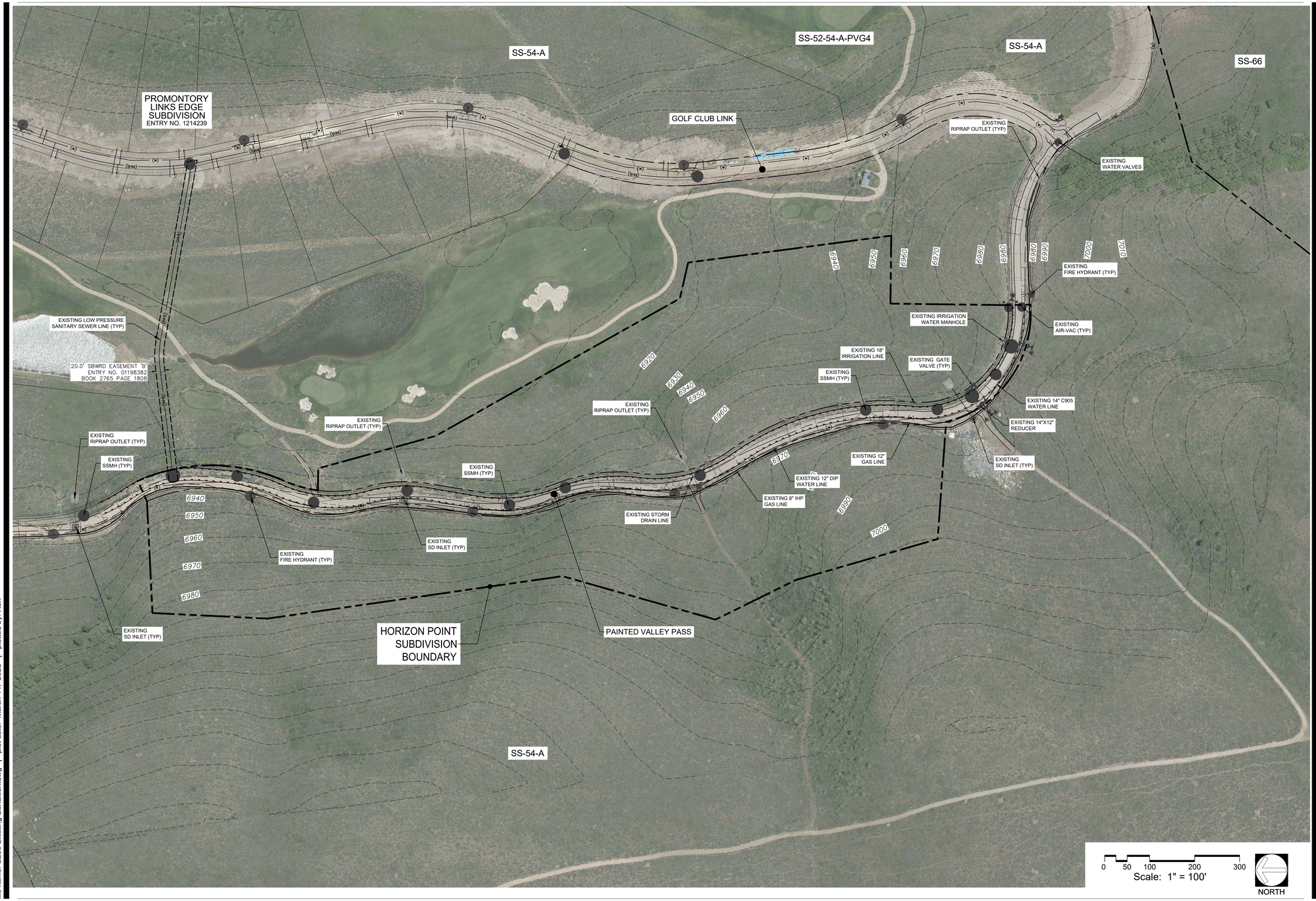
We are submitting a plat application for the Scenic Valley subdivision, which consists of 14 single family lots and 3 tracts of open space on 21.26 acres. The nature of this application is related to the following permitting for the following:

- All lots fed off the new Painted Valley Pass West infrastructure, currently under construction – permit # 24-CP-02.
- All drainage and grading in context with the development of 14 new single family residences have been addressed in the PVP West CP permit.
- These lots will be counted against the 1924 lots associated with our masterplan agreement with Summit County, and compliant with the SPA codified in 2002.
- Building envelopes and other appropriate dimensions have be reflected in the final plat for the public hearings for approval.

Promontory appreciates the opportunity to request this new project with Summit County. Should you have any questions or require additional information, please contact us at your earliest convenience.

Thank you,

Matthew D. Idema, P.E.
Director of Development
Promontory Homes



PROMONTORY
THE RANCH CLUB

PROMONTORY INVESTMENTS, LLC.
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY HORIZON POINT SUBDIVISION SKETCH PLAN PACKAGE

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR CONSTRUCTION

DATE:	March 14, 2025
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	HORIZON POINT
ISSUE:	SKETCH PLAN

REVISIONS:
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-
-

SHEET TITLE:
HORIZON POINT EXISTING CONDITION PLAN

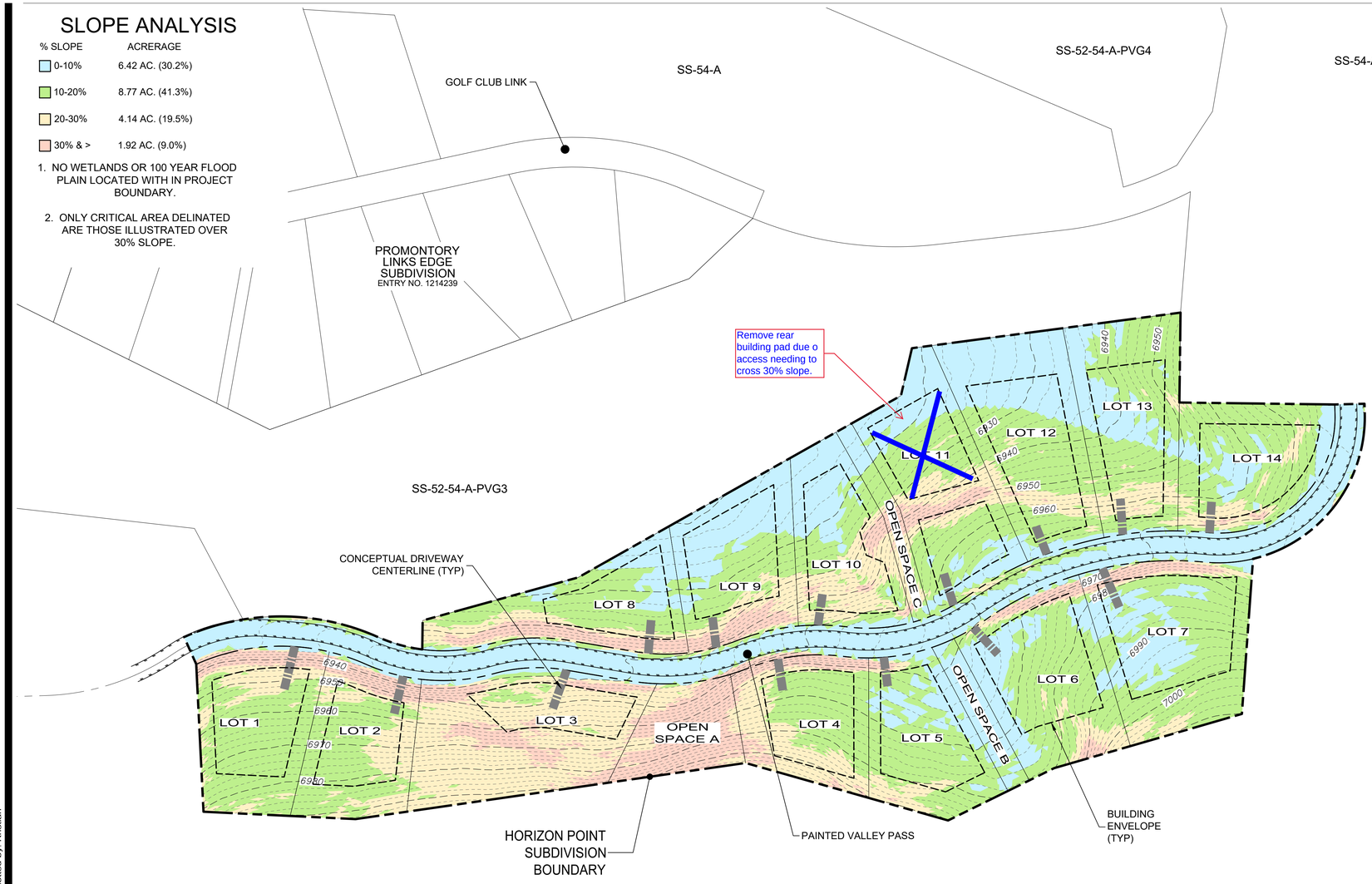
SHEET:
C200

path: D:\MDS Dropbox\Projects\94A. Promontory - Horizon Point\01_Design\Sketch Plan\
file name: C200 Existing Condition.dwg | plot date: March 14, 2025 | plotted by: Ron

SLOPE ANALYSIS

% SLOPE	ACRERAGE
0-10%	6.42 AC. (30.2%)
10-20%	8.77 AC. (41.3%)
20-30%	4.14 AC. (19.5%)
30% & >	1.92 AC. (9.0%)

1. NO WETLANDS OR 100 YEAR FLOOD PLAIN LOCATED WITH IN PROJECT BOUNDARY.
2. ONLY CRITICAL AREA DELINATED ARE THOSE ILLUSTRATED OVER 30% SLOPE.



SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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 17-23-17 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 AND STREETS, HEREAFTER TO BE KNOWN AS EAGLES SUMMIT SUBDIVISION.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO OBTAIN GROUND ELEVATIONS FOR A CONTOUR MAP PRIOR TO DEVELOPMENT BY THE OWNER.

SURVEY ELEVATION DATUM FOR THIS SURVEY IS A SURVEY CONTROL POINT ON THE PROMONTORY LOCAL COORDINATE SYSTEM, KNOWN AS C.P. #6, A.K.A. GEORGE". THIS INFORMATION IS VIA ORIGINAL JACK JOHNSON SURVEYING OF PROMONTORY SUBDIVISION LANDS. THIS CONTROL POINT IS A CENTER PUNCH HOLE IN A LEAD DISC IN A CONCRETE MONUMENT AT THE MOUNTAIN GARDEN PARK.
NORTHING: 152001.26
EASTING: 201726?.48
ELEVATION: 7180.8'

LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
3/17/2025
WILLIS D LONG
10708886
STATE OF UTAH

0 50 100 200 300
Scale: 1" = 100'

NORTH

PROMONTORY
THE RANCH CLUB

PROMONTORY INVESTMENTS, LLC.
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY HORIZON POINT SUBDIVISION SKETCH PLAN PACKAGE

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR
CONSTRUCTION

DATE:	March 17, 2025
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	HORIZON POINT
ISSUE:	SKETCH PLAN
REVISIONS:	
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-	

SHEET TITLE:
HORIZON POINT
SLOPE MAP
EXHIBIT

SHEET:
C201

path: C:\Users\Kristian\MDS Dropbox\Projects\94A. Promontory - Horizon Point\01_Design\Sketch Plan\
file name: C201 Slope Map.dwg | plot date: March 17, 2025 | plotted by: Kristian

LEGEND

- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET
- EXISTING RIP-RAP INLET/OUTLET
- PROPOSED RIP-RAP INLET/OUTLET
- SD — PROPOSED STORM DRAIN PIPE
- (sd) — EXISTING STORM DRAIN PIPE
- SF — SILT FENCE

SS-54-A
SS-52-54-A-PVG4
SS-54-A
SS-66
GOLF CLUB LINK
PROMONTORY LINKS EDGE SUBDIVISION ENTRY NO. 1214239
SS-52-54-A-PVG3
SS-54-A
HORIZON POINT SUBDIVISION BOUNDARY
PAINTED VALLEY PASS
OPEN SPACE C
OPEN SPACE B
OPEN SPACE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
PROPOSED SD PIPE (TYP)
3' WIDE DITCH CHANNEL (TYP)
PROPOSED SD INLET (TYP)
PROPOSED RIPRAP OULET (TYP)
REPLACE RIPRAP OUTLET WITH SD INLET
EXISTING RIPRAP OUTLET (TYP)
EXISTING SD INLET (TYP)
EXISTING STORM DRAIN LINE
6910 6920 6930 6940 6950 6960 6970 6980 6990 7000 7010 7020 7030 7040 7050 7060
38+00 39+00 40+00 41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00 54+00 55+00 56+00 57+00 58+00 59+00 60+00 61+00 62+00 63+00 64+00 65+00 66+00 66+53

0 50 100 200 300
Scale: 1" = 100'

NORTH

path: D:\MDS Dropbox\Projects\94A, Promontory - Horizon Point\01_Design\Sketch Plan\
file name: C202 Grading Plan.dwg | plot date: March 14, 2025 | plotted by: Ron

PROMONTORY
THE RANCH CLUB

PROMONTORY INVESTMENTS, LLC.
ATTN: CODY FAUSETT, PARTNER
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY
HORIZON POINT SUBDIVISION
SKETCH PLAN PACKAGE

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR
CONSTRUCTION

DATE:	March 14, 2025
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	HORIZON POINT
ISSUE:	SKETCH PLAN
REVISIONS:	
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-	

SHEET TITLE:
HORIZON POINT
GRADING PLAN

SHEET:
C202

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING AIR-VAC
- (irr) EXISTING IRRIGATION LINE
- (w) EXISTING WATER LINE
- EXISTING GATE VALVE
- EXISTING SSMH/LPJM
- (ss) EXISTING SANITARY SEWER LINE
- (lpss) EXISTING LOW PRESSURE SEWER LINE

GOLF CLUB LINK

PROMONTORY LINKS EDGE SUBDIVISION
ENTRY NO. 1214239

EXISTING LOW PRESSURE SANITARY SEWER LINE (TYP)

20.0' SBWRD EASEMENT 'B'
ENTRY NO. 01198382
BOOK 2765 PAGE 1808

EXISTING SSMH (TYP)

EXISTING FIRE HYDRANT (TYP)

EXISTING WATER VALVES

EXISTING PRV

EXISTING FIRE HYDRANT (TYP)

EXISTING IRRIGATION WATER MANHOLE

EXISTING AIR-VAC (TYP)

EXISTING 18" IRRIGATION LINE

EXISTING GATE VALVE (TYP)

EXISTING SSMH (TYP)

EXISTING 14" C905 WATER LINE

EXISTING 14"X12" REDUCER

EXISTING FIRE HYDRANT (TYP)

EXISTING 12" DIP WATER LINE

EXISTING FIRE HYDRANT (TYP)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14

OPEN SPACE
OPEN SPACE B
OPEN SPACE C

HORIZON POINT SUBDIVISION BOUNDARY

PAINTED VALLEY PASS

SS-54-A

0 50 100 200 300
Scale: 1" = 100'

NORTH

path: C:\Users\Kristian\MDS Dropbox\Projects\94A. Promontory - Horizon Point\01_Design\Sketch Plan\
file name: C203 Master Utility Plan.dwg | plot date: March 17, 2025 | plotted by: Kristian

PROMONTORY
THE RANCH CLUB

PROMONTORY HORIZON POINT SUBDIVISION SKETCH PLAN PACKAGE

PROMONTORY INVESTMENTS, LLC.
ATTN: CODY FRANKLIN, CLA
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR CONSTRUCTION

DATE:	March 17, 2025
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	HORIZON POINT
ISSUE:	SKETCH PLAN
REVISIONS:	
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SHEET TITLE:
HORIZON POINT MASTER UTILITY PLAN

SHEET:
C203

GENERAL NOTES:

1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and all amendments and supplements thereto ("Declaration") recorded in the office of the Summit County Recorder in Coalville, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontory Conservancy, an association of Promontory property owners (the "Association"). The use of any Promontory lot is governed by the terms of the Declaration and Supplemental Declaration. Each lot is subject to all easements set forth in these plat notes and in the Declaration and Supplemental Declaration.

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 ("Design Guidelines") and any Supplemental Design Guidelines which may be promulgated there under from time to time, which Design Guidelines and Supplemental Design Guidelines incorporate or include lighting, landscaping, grading, signage, and other guidelines. The Design Guidelines require the establishing of strict limits of disturbance for any construction activity. Certain lots in visually sensitive areas may be subject to Supplemental Design Guidelines for Sensitive Areas ("Supplemental Design Guidelines") as provided in the "Development Agreement" (defined in note 9 below). The Declarant or Architectural Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."

3. 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. Further, lot owners shall have no rights, expectations, or guarantees with respect to the physical condition, layout or use of any Golf Course, or any right to use, occupy or exercise any degree of control over any portion of any Golf Course or any improvements thereto, by virtue of their ownership of one or more Promontory lots or their membership in the Association. At the direction of the Declarant or the Promontory Club, any Golf Course may be used for golf tournaments attended by the general public without any prior notice to or consent of lot owners. Declarant hereby reserves over each lot an easement permitting golf balls, golf clubs, golf cart paths and parts thereof, as provided more fully in the Declaration. Errant golf balls may land on any lot. The portions of lots not covered by residential improvements may be entered into by the operator of the adjacent Golf Course for maintenance purposes and may be subject to irrigation over-spray from the Golf Course. Under no circumstances shall any of the following persons be held liable for any damages or injury resulting from errant golf balls, golf clubs, or parts thereof, or the exercise of this easement: Declarant; the Association or its board, officers or members (in their capacity as such); The Promontory Club or its board, officers, owners or members (in their capacity as such); any successor or assign of the Declarant, the Association, or The Promontory Club, successors-in-title of the golf course or assigns; builders (in their capacity as such); or any officer, director, or partner of any of the foregoing, or any officer, director, employee, or agent of any partner.

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. Building envelopes may be established in the Design Guidelines and Supplemental Design Guidelines and modified by the Declarant, or the Architectural Review Committee, with the consent of the Declarant, in the exercise of the Declarant's (and if applicable Architectural Review Committee's) sole discretion, provided such building envelope shall incorporate all applicable building setbacks under the Development Agreement (defined in note 9 below) and shall comply with any additional setback requirements provided for in this final plat. The maximum height of any structure is established by the Design Guidelines, or the Supplemental Design Guidelines as applicable. Maximum building heights are measured vertically from existing natural grade. Owners of lots shall have no rights, expectations or guarantees with respect to the final location of a building site on any lot, the particular view from any lot, the location, scale, or height or other design features, or any improvements that may be approved for construction on any lot.

5. The combination of two adjacent lots into a single lot may be permitted in certain areas as, determined by the Declarant or Design Reviewer, in the exercise of the Declarant's or Design Reviewer's sole discretion. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line or extends beyond the boundaries of the Design Reviewer's predetermined building envelope on either lot, it will be necessary to have the revised building envelope approved by the Design Reviewer in connection with the approval of a specific house plan (in the exercise of its sole such discretion). Further, the combination of lots or modification of the building envelope will require the approval of Summit County for a lot line adjustment or an amendment to the Plat. Request for such approval may not be submitted to Summit County without prior written approval of the Design Reviewer. If two lots are combined for purposes of building a single home on the two, notwithstanding any lot line adjustment or plat amendment combining the two, the combined homesite will still responsible for payment of two lot assessments to the Promontory Conservancy, just as though it remained two separate lots.

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 that may be permitted or required on each lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer.

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 (SBSRD). All lots are subject to assessments and fees of all the foregoing districts.

9. 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 Developer ("Development Agreement"), as amended. The Development Agreement governs uses and imposes regulations applicable within Promontory.

10. Declarant 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." The maximum building floor area of a home designated an "estate lot" within this Plat is 8,000 square feet and the maximum building floor area of a home designated "incentive density" within this plat is 8,000 square feet; the minimum for an "estate lot" is 3,500 square feet and the minimum for an "incentive density" is 3,500. This may be further limited by the Design Guidelines and any applicable Supplemental Design Guidelines. The maximum building floor area of a home straddling two lots, may be increased to a square footage not to exceed 12,000 square feet for the combination of two "estate lots" and 12,000 square feet for the combination of two "incentive density" lots if approved by the Design Reviewer, in the exercise of its sole discretion, in connection with the approval of a specific house plan. Within Promontory, floor area is measured as net livable area, but floor area does not include the interiors of walls, garages or unconditioned storage or mechanical spaces.

11. "Estate lots" comprising at least one acre in size may be designated by the developer as "base density" under the Development Agreement and are indicated as such on this plat by the symbol "ESBD." All lots either not meeting "estate lot" qualifications or estate lots not designated as "base density" will constitute "incentive density" under the Development Agreement and are indicated as such on this plat by the symbol "ID." Pursuant to the terms of the Development Agreement, any owner utilizing or converting an "incentive density" lot to permanent occupancy as defined in the Development Agreement is subject to an obligation to pay Summit County a one-time conversion fee ($10,000 in 2001 dollars, subject to CPI adjustment as defined in the Development Agreement) as a precondition to the change of use to permanent occupancy. All owners may be required to submit an affidavit declaring the owner's permanent or part-year occupancy status.

12. [intentionally blank]

13. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay $3,000 to Summit County at the time of lot purchase for an agricultural preservation contribution. Those contributions may be held by Summit County in trust and used to acquire title to or conserve easements on agricultural properties in Summit County or otherwise to preserve or enhance agricultural operations in Summit County.

14. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay $500 to Summit County at the time of building permit for an affordable housing program contribution. Those contributions may be held by Summit County in trust and used to provide affordable housing outside of the boundaries of Promontory.

15. All roads within Promontory are private and will be maintained by the Association subject to the terms of Recordation. Private driveways serving individual residences and the landscaping on each lot shall be the maintenance responsibility of the lot owner. Guardhouses, gates, landscaping, signage and other similar facilities may be constructed within the road rights of way or adjoining Common Area parcels. Private driveways and other improvements serving more than one lot shall be the shared maintenance responsibility of the owners of the lots served thereby, provided the Association may, in its sole discretion, undertake the maintenance of such shared facilities and establish special assessments applicable to the benefited lots to cover the costs of such maintenance. At the time of any resurfacing of roads within Promontory, the Association shall be responsible to adjust wastewater manholes to grade, according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of the adjustments and inspection by SBWRD is required. Common area tracts are not to be construed to be dedicated for the use of the general public but are declared common areas for the use and enjoyment of the Association.

16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory. In addition, the Development Agreement contemplates that the Association will contribute $200,000 toward certain trail connections across Interstate 80 and Highway 248 upon the occurrence of certain preconditions. These contributions will be covered by Association assessments.

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. Home plans must utilize existing grade to the greatest extent possible in conformance with the Design Guidelines.

19. 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. Declarant hereby reserves over each lot for the benefit of the Declarant, the Association and the Promontory Club an easement for irrigation, drainage, stream flow, water over-spray (which may include raw water and/or treated effluent) across any portion of any lot from the irrigation system serving the golf course(s) or other landscaping at Promontory. Under no circumstances shall Declarant, the Association, MRWSSD or the owner of the golf course(s) be held liable for any damages or injury resulting from such irrigation, drainage or over-spray or the exercise of this easement.

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. 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), on a non-exclusive basis. Parking on such Common Driveway Easements is prohibited at all times. No use may be made of any Common Driveway Easement that would preclude or unreasonably restrict access to any lots served by such Common Driveway Easements. Following initial construction, the Association shall be responsible for upkeep, maintenance and repair of the Common Driveway Easement areas, the cost of which shall be assessed by the Association to all owners of the lots in this subdivision as a benefitted assessment, in accordance with the terms of the Declaration. At the time of any resurfacing of the driveways, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications.

22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.

GENERAL NOTES (CONTINUED):

23. All lots are subject to a public and private non-exclusive utility and drainage easements as shown on the plat. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in notes 28, 29, 31, and 36. Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road right of way and open spaces shown on this plat are subject to Declarant's right to grant easements for utilities. All lots are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in notes 28, 29, 31, and 36. Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road right of way and open spaces shown on this plat are subject to Declarant's right to grant easements for utilities.

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, which lines and pumps are the responsibility of the individual. Several areas of Promontory are likely to require lift stations or sections of low pressure system lines that utilize a series of grinder pumps. These lift stations shall be the sole financial responsibility of the Association. The Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement. Certain of the lots in this plat may be expected to require installation of an ejector pump for connection of a home on that lot to the sewer system. Such lots are indicated by the notation "EP" on the plat.

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, which may include low-flow toilets, drip irrigation systems, the use of drought tolerant plant materials and other requirements, as established from time to time.

28. Ranch Club Trail, Promontory Ranch Road, Nicklaus Valley Road (Golf Club Link), and Painted Valley Pass 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. The legal descriptions of these Roads may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage holders.

29. 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. These easements are in addition to easements graphically described on the plat. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the residential road corridor for the finishing cut and fill slopes required to complete the roads in accordance with the plans and specifications approved by Summit County. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. The legal descriptions of these easements may be modified by subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortgage holders.

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, dated January 16, 2001, regarding infrastructure construction or bonding for the same.

31. The following listed service providers are given a non-exclusive utility easements across the 10 foot or 5 foot private utility and drainage easements (as described in note 23), the roads shown on the plat, Promontory Ranch Road and Painted Valley Pass (as described in note 28), and such other corridors as may be specified on the Plat or by separate recorded easement signed by the Declarant: Rocky Mountain Power; AllWest Telecommunications; Dominion Energy; SBWRD; and MRWSSD.

32. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shake roofing material will be permitted. The exterior base material of each structure shall be non-combustible with a minimum height of four feet from finished grade.

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. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access is not maintained, PCFSD reserves the right to stop work until required roads are placed back in service.

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. In the event that the fire protection water supply is not maintained, PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. (UFC 901.2 and 901 4.3)

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. In some instances, PCFSD may require building exteriors to be Fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.

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 ("PUEs") 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 PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE. Rocky Mountain Power approves this plat solely for the purpose of confirming that the plat contains public utility easements. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights obligations or liabilities provided by Law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of electric utility service.

37. 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.

38. 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 plats.

39. 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. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

a) a recorded easement or right-of way,
b) the law applicable to prescriptive rights,
c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
d) any other provision of law.

40. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.

41. [intentionally blank]

42. [intentionally blank]

43. [intentionally blank]

44. The Developer acknowledges services for the 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.

45. The maximum grade of any driveway may not exceed 10 percent. However, 12 percent grades may be allowed for a maximum of 250 lineal feet. The minimum width of any driveway shall be 12 feet. All driveways over 150 feet must include a PCFD approved turn-around for emergency vehicles where the driveway meets the building pad and every 400 feet for long driveways. The minimum unobstructed vertical clearance on any driveway shall be 13 feet 6 inches.

SPECIAL NOTES

1. Declarant 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 Promontory Ranch Road, Painted Valley Pass and Golf Club Links in this plat. The grant of easement is subject to the general note 31.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Know all men by these presents that the undersigned is the owner of the herein described tract of land having caused the same to be subdivided into lots and streets hereafter to be known as "Promontory Horizon Point Subdivision," and does hereby dedicate to the Promontory Conservancy, Inc., a Utah non profit 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, Park City Fire Service District and Mountain Regional Special Service District, a non-exclusive easement over roads, private driveways, private trails, tracts, indicated 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_____ day of _____, 20____.
PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company

By: Kelli S. Brown
Its: General Manager

By: Kelli S. Brown, General Manager

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF SUMMIT)

On this the_____day of _____, 20___, personally appeared before me, Kelli S. Brown, 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 the PROMONTORY DEVELOPMENT, LLC 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: _____

PROMONTORY HORIZON POINT SUBDIVISION LEGAL DESCRIPTION:

A parcel of land located in Section 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows:

Beginning at a point which is South 88°33'26" East 2000.20 feet along the section line and South 01°26'34" West 1106.67 feet from the Northwest Corner of Section 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 87°10'20" East 248.28 feet; thence North 65°58'39" East 50.00 feet to a point on a 400.00 foot radius non-tangent curve to the right, the center of which bears South 65°58'39" West; thence Southerly 335.12 feet along the arc of said curve through a central angle of 48°00'09" (chord bears South 00°01'17" East 325.40 feet) to a point on a 270.00 foot radius reverse curve to the left, the center of which bears South 66°01'12" East; thence Southerly 78.03 feet along the arc of said curve through a central angle of 16°33'30" (chord bears South 15°42'03" West 77.76 feet); thence South 89°08'16" East 48.68 feet; thence South 15°29'07" East 271.36 feet; thence South 29°23'37" East 622.41 feet; thence South 76°57'13" East 81.87 feet; thence South 07°33'15" East 455.38 feet; thence North 89°16'19" West 151.16 feet; thence South 00°43'41" West 261.15 feet; thence South 01°26'45" East 50.00 feet; thence South 88°33'15" West 16.25 feet to a point on a 245.00 foot radius curve to the right, the center of which bears North 01°26'45" West; thence Northwesterly 333.30 feet along the arc of said curve through a central angle of 77°56'42" (chord bears North 52°28'24" West 308.18 feet); thence North 85°52'44" West 261.38 feet; thence North 16°06'43" West 328.49 feet; thence North 26°15'26" West 198.67 feet; thence North 15°51'05" East 353.78 feet; thence North 08°11'26" West 662.43 feet; thence North 02°46'45" East 255.72 feet to the Point of Beginning.

Containing 926,227 square feet or 21.26 acres, more or less.

Creating 14 Lots and 3 Open Spaces.

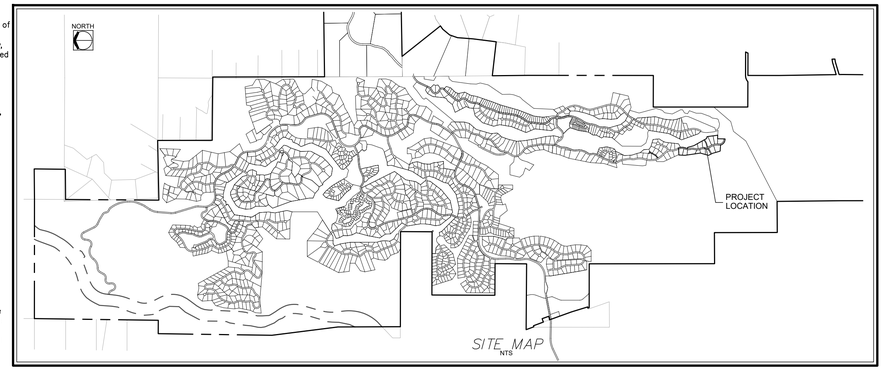
Basis of Bearing:
South 88°33'26" East between the Northwest Corner and the North Quarter Corner of Section 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

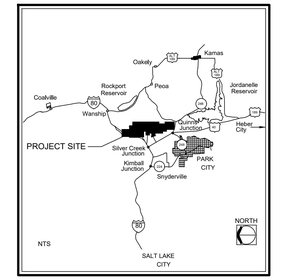
SURVEYOR'S CERTIFICATE:

I, Michael W. Purdy, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 334571 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 17-23-17 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 and streets, hereafter to be known as Promontory Links Edge Subdivision.

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PURDY STATE OF UTAH — PRELIMINARY

Michael W. Purdy, PLS 334571





VICINITY MAP

SHEET INDEX

PAGE	SHEET NAME
1 OF 5	COVER SHEET
2 OF 5	ACCESS EASEMENTS LEGAL
3 OF 5	BOUNDARY PLAT (SCALE = 1:100)
4 OF 5	PARTIAL PLAT (SCALE = 1:60)
5 OF 5	PARTIAL PLAT (SCALE = 1:60)

PROMONTORY HORIZON POINT SUBDIVISION

LYING WITHIN SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT
March 17, 2025
SHEET 1 OF 5

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH	SUMMIT COUNTY HEALTH DEPARTMENT	PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY OF _____, 20___ BY- _____ TITLE- _____	ACCEPTED THIS _____ DAY OF _____, 20___, _____ SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR	APPROVED THIS _____ DAY, OF _____, 20___, _____ BY: JEFF WARD GIS DIRECTOR THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT
ROCKY MOUNTAIN POWER	**MOUNTAIN REGIONAL WATER SSD**	**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**
SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT. _____ AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED IN THIS PLAT, AND HAS REVIEWED SAID PLAT FOR CONFORMANCE TO DISTRICT RULES AND REGULATIONS. APPROVED THIS _____ DAY OF _____, 20___, DATE _____ AUTHORIZED AGENT _____	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20___, BY: _____

PUBLIC WORKS
THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. _____ _____ DATE SUMMIT COUNTY PUBLIC WORKS DIRECTOR

CORNERPOINT PROFESSIONAL LAND SURVEYS INC.	S.B.S.R.D.	COUNTY TREASURER	PARK CITY FIRE SERVICE DISTRICT	COUNTY ENGINEER	GOVERNING BODY APPROVAL AND ACCEPTANCE	APPROVAL AS TO FORM	RECORDED
3387 Comanche Road, St. George, UT 84790 Cell (435) 619-5528 mike.cpsurveying@gmail.com	THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. _____ SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE	REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY TREASURER THIS_____ DAY OF _____ 20___ _____ SUMMIT COUNTY TREASURER	THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. _____ _____ DATE PARK CITY FIRE MARSHAL	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. _____ _____ DATE SUMMIT COUNTY ENGINEER	APPROVED THIS _____ DAY OF _____, 20___ ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-4-6. _____ SUMMIT COUNTY MANAGER	APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20___ _____ SUMMIT COUNTY ATTORNEY	ENTRY NO _____ STATE OF UTAH COUNTY OF SUMMIT DATE _____ TIME _____ RECORDED AND FILED AT THE REQUEST OF: _____ _____ COUNTY RECORDER

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 17°21'51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle OF 34°45'11"; thence South 17°52'58" 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 Southeasterly 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°53'12" 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 01°50'51" East; thence Northeasterly along the arc of said curve 434.96 feet through a central angle OF 35°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 Northeasterly along the arc of said curve 591.74 feet though 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 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 bear 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly along the arc of said curve 144.95 feet through a central angle OF 35°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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southwesterly 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 Southwesterly 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 Southeasterly 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 Southeasterly 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°39'59" East; thence Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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°54'26" East; thence Southeasterly 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 Southeasterly 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 left, the center of which bears South 49°37'24" West; thence Southeasterly 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 Southeasterly along the arc of said curve 388.76 feet through a central angle OF 35°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 Southeasterly 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 Southwesterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 bear North 57°51'50" East; thence Southeasterly along the arc of said curve 273.07 feet through a central angle OF 32°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 Southeasterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Westerly along the arc of said curve 288.79 feet through a central angle OF 35°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 Southwesterly 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 Southwesterly along the arc of said curve 576.66 feet through a central angle OF 35°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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'26" 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 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 Northeasterly 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 Northeasterly alone 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 Northeasterly 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 Northeasterly 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 radius curve to the left, the center of which bears Northeasterly 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 Northeasterly 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 35°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 Northeasterly 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 Northeasterly 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.

ACCESS EASEMENT NO. 3: (PAINTED VALLEY PASS)
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 located North 89°11'05" West 2406.90 feet and South 2121.36 feet from the Northeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°11'05" West 5232.98 feet between the Northwest Corner and the Northeast Corner of said Section 13, both corners being found monuments) said point being on the center line of Promontory Ranch Road (a.k.a. Access Easement No. 1) and running thence South 44°19'43" East 121.16 feet to a point of curvature of a 217.00 foot radius curve to the right, the center of which bears South 48°13'46" West, thence along the arc of said curve 140.16 feet through a central angle of 37°00'22"; thence South 03°50'43" East 262.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 86°09'17" West, thence along the arc of said curve 238.45 feet through a central angle of 34°09'20"; thence South 30°18'37" West 157.39 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 59°41'23" East, thence along the arc of said curve 171.83 feet through a central angle of 24°36'44"; thence South 05°41'53" West 47.47 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears South 84°18'07" West, thence along the arc of said curve 153.08 feet through a central angle of 26°59'11"; thence South 32°41'04" West 195.38 feet to a point of curvature of a 247.00 foot radius curve to the left, the center of which bears South 56°42'46" East, thence along the arc of said curve 140.85 feet through a central angle of 32°40'17"; thence South 02°34'23" West 41.05 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears North 87°25'37" West, thence along the arc of said curve 218.92 feet through a central angle of 50°10'19"; thence South 52°44'42" West 309.34 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 37°15'18" East, thence along the arc of said curve 169.24 feet through a central angle of 12°55'45" to a point of compound curvature of a 265.00 foot radius curve to the left, the center of which bears South 50°11'03" East, thence along the arc of said curve 173.69 feet through a central angle of 37°33'16" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°44'19" West, thence along the arc of said curve 201.52 feet through a central angle of 28°51'55"; thence South 30°47'49" West 206.88 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 59°12'11" East, thence along the arc of said curve 218.02 feet through a central angle of 45°25'29" to a point of compound curvature of a 385.00 foot radius curve to the left, the center of which bears North 75°22'20" East, thence along the arc of said curve 264.48 feet through a central angle of 39°21'37"; thence South 53°59'17" East 100.94 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 36°00'43" West, thence along the arc of said curve 397.79 feet through a central angle of 45°35'00"; thence South 08°24'17" East 188.50 feet to a point of curvature of a 1275.00 foot radius curve to the left, the center of which bears North 81°35'43" East, thence along the arc of said curve 59.98 feet through a central angle of 2°41'43"; thence South 11°06'00" East 99.26 feet to a point of curvature of a 750.00 foot radius curve to the right, the center of which bears South 78°54'00" West, thence along the arc of said curve 196.22 feet through a central angle of 14°59'24"; thence South 04°12'32" West 403.04 feet to a point of curvature of a 575.00 foot radius curve to the right, the center of which bears North 85°47'28" West, thence along the arc of said curve 213.39 feet through a central angle of 21°15'46"; thence South 25°28'18" West 64.72 feet to a point of curvature of a 350.00 foot radius curve to the left, the center of which bears South 64°31'42" East, thence along the arc of said curve 173.27 feet through a central angle of 28°21'54" to a point of reverse curvature of a 375.00 foot radius curve to the right, the center of which bears South 87°06'24" West, thence along the arc of said curve 150.66 feet through a central angle of 23°01'09"; thence South 20°07'33" West 258.06 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears South 69°52'27" East, thence along the arc of said curve 116.85 feet through a central angle of 26°46'50"; thence South 06°39'17" East 119.58 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 83°20'43" West, thence along the arc of said curve 155.45 feet through a central angle of 25°26'53"; thence South 18°47'36" West 97.52 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears North 71°12'24" West, thence along the arc of said curve 141.87 feet through a central angle of 20°19'17" to a point of reverse curvature of a 225.00 foot radius curve to the left, the center of which bears South 50°53'07" East, thence along the arc of said curve 186.77 feet through a central angle of 47°33'34"; thence South 08°26'41" East 53.13 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 81°33'19" West, thence along the arc of said curve 155.36 feet through a central angle of 35°36'23"; thence South 27°09'42" West 359.92 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 62°50'18" East, thence along the arc of said curve 150.69 feet through a central angle of 12°20'03" to a point of reverse curvature of a 250.00 foot radius curve to the right, the center of which bears North 75°10'21" West, thence along the arc of said curve 108.45 feet through a central angle of 24°51'14" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears South 50°19'07" East, thence along the arc of said curve 79.68 feet through a central angle of 9°07'51" to a point of compound curvature of a 300.00 foot radius curve to the left, the center of which bears South 59°26'58" East, thence along the arc of said curve 50.06 feet through a central angle of 9°33'36" the point of terminus.

ACCESS EASEMENT NO. 4: (GOLF CLUB LINK)
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 bears South 89°33'14" East along the Section Line 2344.70 feet and South 1201.49 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on Spine 3 Road Access Easement No. 3 and running thence South 76°01'53" East 54.91 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 13°58'07" West, thence along the arc of said curve 169.95 feet through a central angle of 48°41'15"; thence South 27°20'38" East 66.20 feet to a point of curvature of a 210.00 foot radius curve to the left, the center of which bears North 62°39'22" East, thence along the arc of said curve 156.82 feet through a central angle of 42°47'14"; thence South 70°07'52" East 53.83 feet to a point of curvature of a 235.00 foot radius curve to the left, the center of which bears North 19°52'08" East, thence along the arc of said curve 270.96 feet through a central angle of 66°03'51"; thence North 43°48'17" East 187.32 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears South 46°11'43" East, thence along the arc of said curve 198.04 feet through a central angle of 50°25'51"; thence South 85°45'52" East 272.71 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 04°14'08" West, thence along the arc of said curve 216.96 feet through a central angle of 62°09'15"; thence South 23°36'37" East 99.96 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 66°23'23" East, thence along the arc of said curve 138.62 feet through a central angle of 19°51'21" to a point of reverse curvature of a 700.00 foot radius curve to the right, the center of which bears South 46°32'02" West, thence along the arc of said curve 136.94 feet through a central angle of 11°12'31" to the point of terminus.

ACCESS EASEMENT: (DOUBLE DEER DRIVE)
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 located South 89°33'14" East 3,508.78 feet and South 1,240.09 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5,306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on the center line of Nicklaus Valley Road Access Easement No. 4 and running thence South 04°14'08" West 85.01 feet to a point on a 600.00 foot radius non-tangent curve to the left, the center of which bears South 85°45'53" East; thence Southerly 276.18 feet along the arc of said curve through a central angle of 26°22'25" (chord bears South 08°57'06" East 273.75 feet) to a point on a 500.00 foot radius reverse curve to the right, the center of which bears South 67°51'42" West; thence Southerly 360.43 feet along the arc of said curve through a central angle of 41°18'10" (chord bears South 01°29'13" East 352.68 feet); ; thence South 19°09'50" West 72.55 feet to a point on a 1,250.00 foot radius non-tangent curve to the right, the center of which bears North 70°50'09" West; thence Southwesterly 339.55 feet along the arc of said curve through a central angle of 15°33'50" (chord bears South 26°56'46" West 338.51 feet); to a point on a 850.00 foot radius reverse curve to the left, the center of which bears South 55°16'19" East; thence Southerly 365.98 feet along the arc of said curve through a central angle of 24°40'10" (chord bears South 22°23'36" West 363.16 feet) to the Point of Terminus.

PROMONTORY
HORIZON POINT
SUBDIVISION

LYING WITHIN SECTION 25
T 1 S, R 4 E, S.L.B.&M,
SUMMIT COUNTY, UTAH

FINAL PLAT
March 17, 2025

SHEET 2 OF 5

RECORDED

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

path: C:\Users\Kristian\WDS Dropbox\Projects\1144_Promontory - Horizon Point\04_Survey\01_Plat\
file name: Promontory - Horizon Point Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

SS-52-54-A-PVG4

SS-54-A

SS-66

GOLF CLUB LINK

19 | 30
24 | 25

PROMONTORY
LINKS EDGE
SUBDIVISION
ENTRY NO. 1214239

2676.99'
S89°50'58"E

24 | 25

20' SBWRD EASEMENT
ENTRY NO. 01196382
BK. 2765 PG 1808

SS-52-54-A-PVG3

S76°57'13"E 81.87'

S7°33'15"E 455.38'

N89°16'19"W 151.16'

S1°26'45"E 50.00'

S88°33'15"W 16.25'

S0°43'41"W 261.15'

LOT 12 (ESBD)

LOT 13 (ESBD)

LOT 14 (ESBD)

R=270.00'
L=78.03'
Δ=16°33'30"
CHD BRG=S15°42'03"W
CHD L=77.76'

S89°08'16"E
'N/R' 48.68'

S29°23'37"E 622.41'

OPEN SPACE C

LOT 11 (ESBD)

LOT 10 (ESBD)

LOT 9 (ESBD)

R=400.00'
L=335.12'
Δ=48°00'09"
CHD BRG=S0°01'17"E
CHD L=325.40'

S15°29'07"E 271.36'

LOT 8 (ESBD)

PROMONTORY
SCENIC VALLEY
SUBDIVISION

665.33'

N65°58'39"E 50.00'

20' SBWRD EASEMENT
ENTRY NO. 01217584
BOOK 2813 PAGE 1240

50.0'
ROW

PAINTED VALLEY
PASS

LOT 7 (ESBD)

LOT 6 (ESBD)

R=245.00'
L=333.30'
Δ=77°56'42"
CHD BRG=N52°28'24"W
CHD L=308.18'

N85°52'44"W 'N/R' 261.38'

LOT 1 (ESBD)

LOT 2 (ESBD)

LOT 3 (ESBD)

OPEN SPACE A

LOT 4 (ESBD)

LOT 5 (ESBD)

OPEN SPACE B

N87°10'20"E 'N/R' 248.28'

S1°26'34"W 1106.87'

N8°11'26"W 662.43'

N15°51'05"E 353.78'

N26°15'26"W 198.67'

N16°06'43"W 328.49'

N2°46'45"E 255.72'

POINT OF
BEGINNING

SS-54-A

BASIS OF BEARING
S88°33'26"E 2665.52'
(BASIS OF BEARING BETWEEN THE NORTHWEST COR
THE NORTH QUARTER COR OF SECTION 25)

2000.20'

NW COR SEC 25,
T1S, R4E, SLB&M
FOUND STONE

24 | 25
23 | 26

LEGEND

- 13 | 24 / 14 | 23 — FOUND SECTION CORNER
- (ID) — INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- (ESBD) — ESTATE BASE DENSITY LOT, SEE GENERAL NOTE 11.
- LOT 3 — LOT NUMBER
- 0000 — STREET ADDRESS
- SBWRD EASEMENT
- SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT

PROMONTORY HORIZON POINT SUBDIVISION

LYING WITHIN SECTION 25
T 1 S, R 4 E, S.L.B.&M,
SUMMIT COUNTY, UTAH

FINAL PLAT
March 17, 2025

SHEET 3 OF 5

RECORDED

NORTH

0 50 100 200 300
SCALE: 1" = 100'

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

path: C:\Users\Kristian\MDS Dropbox\Projects\044_Promontory - Horizon Point\04_Survey\01. Plat\
file name: Promontory - Horizon Point Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

EXHIBIT A.9

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	228.77'	37°26'59"	S5°17'51"E	224.72'
C2	350.00'	64.46'	10°33'09"	S18°42'13"W	64.37'
C3	320.00'	98.01'	17°32'53"	S15°12'21"W	97.62'
C4	320.00'	122.70'	21°58'09"	S4°33'10"E	121.95'
C5	275.00'	121.02'	25°12'54"	S2°55'47"E	120.05'
C6	375.00'	48.38'	7°23'34"	S5°58'53"W	48.35'
C7	375.00'	124.93'	19°05'19"	S7°15'33"E	124.36'
C8	375.00'	30.93'	4°43'31"	S19°09'58"E	30.92'
C9	325.00'	163.19'	28°46'09"	S7°08'40"E	161.48'
C10	335.00'	42.94'	7°20'41"	S3°34'04"W	42.91'
C11	335.00'	108.20'	18°30'18"	S9°21'25"E	107.73'
C12	335.00'	40.24'	6°52'55"	S22°03'02"E	40.21'
C17	325.00'	93.56'	16°29'38"	N1°25'51"E	93.24'
C18	325.00'	143.03'	25°12'54"	N2°55'47"W	141.88'
C19	270.00'	108.19'	22°57'32"	N4°03'28"W	107.47'
C20	375.00'	106.73'	16°18'24"	N13°22'32"W	106.37'
C21	325.00'	83.45'	14°42'46"	N14°10'21"W	83.23'
C22	285.00'	113.04'	22°43'28"	N4°07'19"W	112.30'
C23	375.00'	81.57'	12°27'45"	N1°00'32"E	81.41'
C24	285.00'	30.05'	6°02'25"	N18°30'15"W	30.03'
C31	350.00'	293.23'	48°00'09"	S0°01'17"E	284.73'
C32	320.00'	220.71'	39°31'02"	S4°13'17"W	216.36'
C33	375.00'	204.25'	31°12'24"	S5°55'32"E	201.73'
C34	335.00'	249.30'	42°38'16"	S14°04'43"E	243.58'
C39	375.00'	188.29'	28°46'09"	N7°08'40"W	186.32'
C40	325.00'	177.01'	31°12'24"	N5°55'32"W	174.83'
C41	270.00'	186.22'	39°31'02"	N4°13'17"E	182.55'
C42	375.00'	314.18'	48°00'09"	S0°01'17"E	305.07'
C43	295.00'	203.46'	39°31'02"	S4°13'17"W	199.45'
C44	300.00'	132.03'	25°12'54"	S2°55'47"E	130.96'
C45	350.00'	190.63'	31°12'24"	S5°55'32"E	188.28'
C46	350.00'	175.74'	28°46'10"	S7°08'39"E	173.90'
C47	310.00'	230.69'	42°38'15"	S14°04'44"E	225.40'

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL1	156.77'	S87°10'20"W
BEL2	185.28'	S76°34'22"E
BEL3	113.88'	S2°46'45"W
BEL4	178.35'	N76°34'22"W
BEL5	130.97'	S83°34'05"E
BEL6	70.31'	S8°11'26"E
BEL7	68.82'	S2°46'45"W
BEL8	103.67'	S9°40'40"W
BEL9	92.95'	S43°32'14"W
BEL10	107.46'	N9°40'40"E
BEL11	79.46'	S63°36'35"E
BEL12	130.57'	S80°15'22"W
BEL13	178.02'	N89°53'44"E
BEL14	138.69'	S15°51'05"W
BEL15	169.77'	S89°53'44"W
BEL16	205.59'	N62°02'28"E
BEL17	73.49'	S26°15'26"E
BEL18	113.22'	S15°51'05"W

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL26	35.10'	N64°08'01"W
BEL27	159.88'	N81°07'35"E
BEL28	107.46'	S9°40'40"W
BEL29	40.45'	S79°56'59"W
BEL30	69.46'	N15°29'07"W
BEL31	123.26'	N29°23'37"W
BEL32	25.47'	N29°23'37"W
BEL33	52.71'	N58°05'57"W
BEL34	187.59'	N87°12'48"E
BEL35	142.10'	S81°07'35"W
BEL36	175.54'	N29°20'19"W
BEL37	102.59'	N60°36'23"E
BEL38	30.53'	S55°38'58"E
BEL39	40.11'	N74°44'02"E
BEL40	32.48'	N21°55'00"E
BEL41	83.98'	N74°08'17"E
BEL42	211.45'	S87°12'48"W
BEL43	70.97'	N29°23'37"W

BUILDING ENVELOPES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BEC1	325.00'	167.34'	29°30'05"	N6°16'58"W	165.50'
BEC2	325.00'	34.19'	6°01'38"	N20°57'59"E	34.17'
BEC3	345.00'	83.54'	13°52'27"	N17°02'34"E	83.34'
BEC4	174.35'	76.73'	25°12'54"	S2°55'47"E	76.11'
BEC5	420.64'	5.40'	0°44'09"	S15°10'10"E	5.40'
BEC6	345.00'	53.38'	8°51'56"	N11°06'17"W	53.33'
BEC7	250.00'	110.02'	25°12'54"	N2°55'47"W	109.14'
BEC8	400.00'	19.07'	2°43'54"	N8°18'43"E	19.07'
BEC9	300.00'	136.00'	25°58'28"	N5°44'48"W	134.84'
BEC10	360.00'	21.13'	3°21'44"	N5°33'31"E	21.12'
BEC11	360.00'	80.04'	12°44'20"	N9°39'32"W	79.88'
BEC16	300.00'	65.41'	12°29'31"	S3°25'54"W	65.28'
BEC17	350.00'	43.31'	7°05'26"	S6°07'57"W	43.29'
BEC18	400.00'	84.81'	12°08'52"	S15°27'18"E	84.65'
BEC19	300.00'	61.01'	11°39'08"	S15°42'10"E	60.91'
BEC20	260.00'	82.93'	18°16'28"	S1°53'51"E	82.58'
BEC21	400.00'	65.94'	9°26'42"	S2°31'05"W	65.86'

STORM DRAIN EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
SDC1	325.00'	57.62'	10°09'26"	S4°35'56"W	57.54'
SDC2	325.00'	10.06'	1°46'24"	N1°21'59"W	10.06'
SDC3	284.98'	24.22'	4°52'09"	S19°05'24"E	24.21'
SDC4	285.00'	10.16'	2°02'31"	N15°38'05"W	10.16'

STORM DRAIN EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
SDL1	77.37'	N82°26'36"E
SDL2	10.10'	S15°29'07"E
SDL3	79.85'	S82°26'36"W
SDL4	21.24'	N64°17'17"E
SDL5	134.59'	N81°48'28"E
SDL6	31.17'	N74°08'17"E
SDL7	163.82'	N60°36'23"E
SDL8	10.00'	S29°23'37"E
SDL9	165.00'	S60°36'23"W
SDL10	33.03'	S74°08'17"W
SDL11	133.72'	S81°48'28"W
SDL12	21.48'	S64°17'17"W

LEGEND

- 12 13 / 11 14 — FOUND SECTION CORNER
- ⊕ — SET STREET MONUMENT
- ○ — SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571"
- ● — SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571" OFFSET FROM FRONT CORNERS
- (N/R) — NON-RADIAL
- EP — LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.
- ID — INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- ESBD — ESTATE BASE DENSITY LOT, SEE GENERAL NOTE 11.
- LOT 3 — LOT NUMBER
- 0000 — STREET ADDRESS
- SBWRD EASEMENT
- SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- BOUNDARY LINE
- PROPERTY LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE SWING TIE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT (PUE)

ADDRESS TABLE	
LOT #	STREET ADDRESS
1	0000 Painted Valley Pass
2	0000 Painted Valley Pass
3	0000 Painted Valley Pass
4	0000 Painted Valley Pass
5	0000 Painted Valley Pass
8	0000 Painted Valley Pass
9	0000 Painted Valley Pass
10	0000 Painted Valley Pass

19 30 / 24 25 — 2676.99' — S89°50'58"E — 24 25

SS-52-54-A-PVG3

PROMONTORY LINKS EDGE SUBDIVISION ENTRY NO. 1214239

PLE-16

PLE-17

OPEN SPACE C
10,504 sq. ft.
0.24 acres

R=400.00'
L=335.12'
Δ=48°00'09"
CHD BRG=S0°01'17"E
CHD L=325.40'

S15°29'07"E 271.36'

S89°08'16"E 'N/R' 48.68'

R=270.00'
L=78.03'
Δ=16°33'30"
CHD BRG=S15°42'03"W
CHD L=77.76'

S29°23'37"E 622.41'

N65°58'39"E 50.00'

N87°10'20"E 'N/R' 248.28'

S1°26'34"W 1106.67'

N2°46'45"E 255.72'

N8°11'26"W 662.43'

N15°51'05"E 353.78'

N26°15'26"W 198.67'

POINT OF BEGINNING

PROMONTORY SCENIC VALLEY SUBDIVISION

PAINTED VALLEY PASS (PRIVATE ROAD)

LOT 1 — 0000 — 50,981 sq. ft. — 1.17 acres

LOT 2 — 0000 — 45,167 sq. ft. — 1.04 acres

LOT 3 — 0000 — 74,289 sq. ft. — 1.71 acres

LOT 4 — 0000 — 44,497 sq. ft. — 1.02 acres

LOT 5 — 0000 — 46,333 sq. ft. — 1.06 acres

LOT 8 — 0000 — 48,250 sq. ft. — 1.11 acres

LOT 9 — 0000 — 49,678 sq. ft. — 1.14 acres

LOT 10 — 0000 — 46,656 sq. ft. — 1.07 acres

OPEN SPACE A
26,864 sq. ft.
0.62 acres

OPEN SPACE B
10,840 sq. ft.
0.25 acres

EXISTING 28.0' ROAD

20' SBWRD EASEMENT ENTRY NO. 01217584 BOOK 2813 PAGE 1240

10.0' PUE (TYP)

10.0' STORM DRAIN EASEMENT

50.0' ROW

20.0' PUE

SEE SHEET 5 OF 5

SS-54-A

BASIS OF BEARING
S88°33'26"E 2665.52'
(BASIS OF BEARING BETWEEN THE NORTHWEST COR AND THE NORTH QUARTER COR OF SECTION 25)

NW COR SEC 25, T1S, R4E, SLB&M FOUND STONE

24 25 / 23 26

2000.20'

665.33'

NORTH

0 30 60 120 180

SCALE: 1" = 60'

PROMONTORY HORIZON POINT SUBDIVISION

LYING WITHIN SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT

March 17, 2025

SHEET 4 OF 5

RECORDED

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

path: C:\Users\Kristian\MGS Dropbox\Projects\94A. Promontory - Horizon Point\04_Survey\01. Plat\
file name: Promontory - Horizon Point Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

EXHIBIT A.10

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C13	335.00'	57.92'	9°54'22"	S30°26'40"E	57.85'
C14	550.00'	178.40'	18°35'04"	S26°06'19"E	177.62'
C15	550.00'	214.72'	22°22'07"	S5°37'43"E	213.36'
C16	245.00'	81.49'	19°03'23"	S3°58'21"E	81.11'
C25	600.00'	119.15'	11°22'42"	N29°42'30"W	118.96'
C26	285.00'	69.01'	13°52'23"	N28°27'40"W	68.84'
C27	600.00'	134.63'	12°51'21"	N17°35'29"W	134.34'
C28	600.00'	124.53'	11°53'30"	N5°13'04"W	124.31'
C29	195.00'	330.13'	97°00'05"	N42°56'42"W	292.10'
C30	600.00'	50.55'	4°49'39"	N3°08'31"E	50.54'
C35	550.00'	393.12'	40°57'12"	S14°55'15"E	384.81'
C36	245.00'	414.78'	97°00'05"	S42°56'42"E	366.99'
C37	600.00'	428.86'	40°57'12"	N14°55'15"W	419.79'
C38	285.00'	212.09'	42°38'16"	N14°04'43"W	207.23'
C48	575.00'	410.99'	40°57'12"	S14°55'15"E	402.30'
C49	220.00'	372.46'	97°00'05"	S42°56'42"E	329.54'

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL19	170.48'	S62°02'28"W
BEL20	200.24'	N73°11'13"E
BEL21	114.20'	S16°06'43"E
BEL22	30.38'	S26°15'26"E
BEL23	200.85'	S73°11'13"W
BEL24	158.68'	S85°52'44"E
BEL25	171.94'	S16°06'43"E
BEL44	169.17'	N65°58'51"E
BEL45	122.83'	S15°10'19"E
BEL46	138.25'	S60°36'23"W
BEL47	134.91'	N29°23'37"W
BEL48	260.72'	N78°50'11"E

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL49	287.71'	S65°58'51"W
BEL50	153.90'	N7°33'15"W
BEL51	263.04'	S89°16'19"E
BEL52	257.56'	S78°50'11"W
BEL53	133.69'	N7°33'15"W
BEL54	49.50'	S45°43'41"W
BEL55	201.52'	N0°43'41"E
BEL56	156.80'	N89°16'19"W
BEL93	98.18'	N65°58'51"E
BEL94	115.53'	N15°51'43"W
BEL95	132.29'	S74°08'17"W

BUILDING ENVELOPES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BEC12	360.00'	36.16'	5°45'18"	N32°31'12"W	36.14'
BEC13	525.00'	145.28'	15°51'19"	N27°28'12"W	144.82'
BEC14	525.00'	179.95'	19°38'21"	N41°5'50"W	179.07'
BEC15	270.00'	56.21'	11°55'38"	N0°24'29"W	56.10'
BEC24	625.00'	90.22'	8°16'15"	S17°35'29"E	90.14'
BEC25	625.00'	79.70'	7°18'25"	S5°13'04"E	79.65'
BEC26	170.00'	269.99'	90°59'40"	S39°56'30"E	242.49'
BEC27	625.00'	17.64'	1°37'02"	S4°44'49"W	17.64'
BEC94	260.00'	35.15'	7°44'47"	S31°31'27"E	35.13'
BEC95	625.00'	99.11'	9°05'09"	S30°51'17"E	99.01'

STORM DRAIN EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
SDC5	195.00'	211.66'	62°11'24"	S60°21'03"E	201.42'
SDC6	195.00'	22.84'	6°42'44"	N25°53'59"W	22.83'

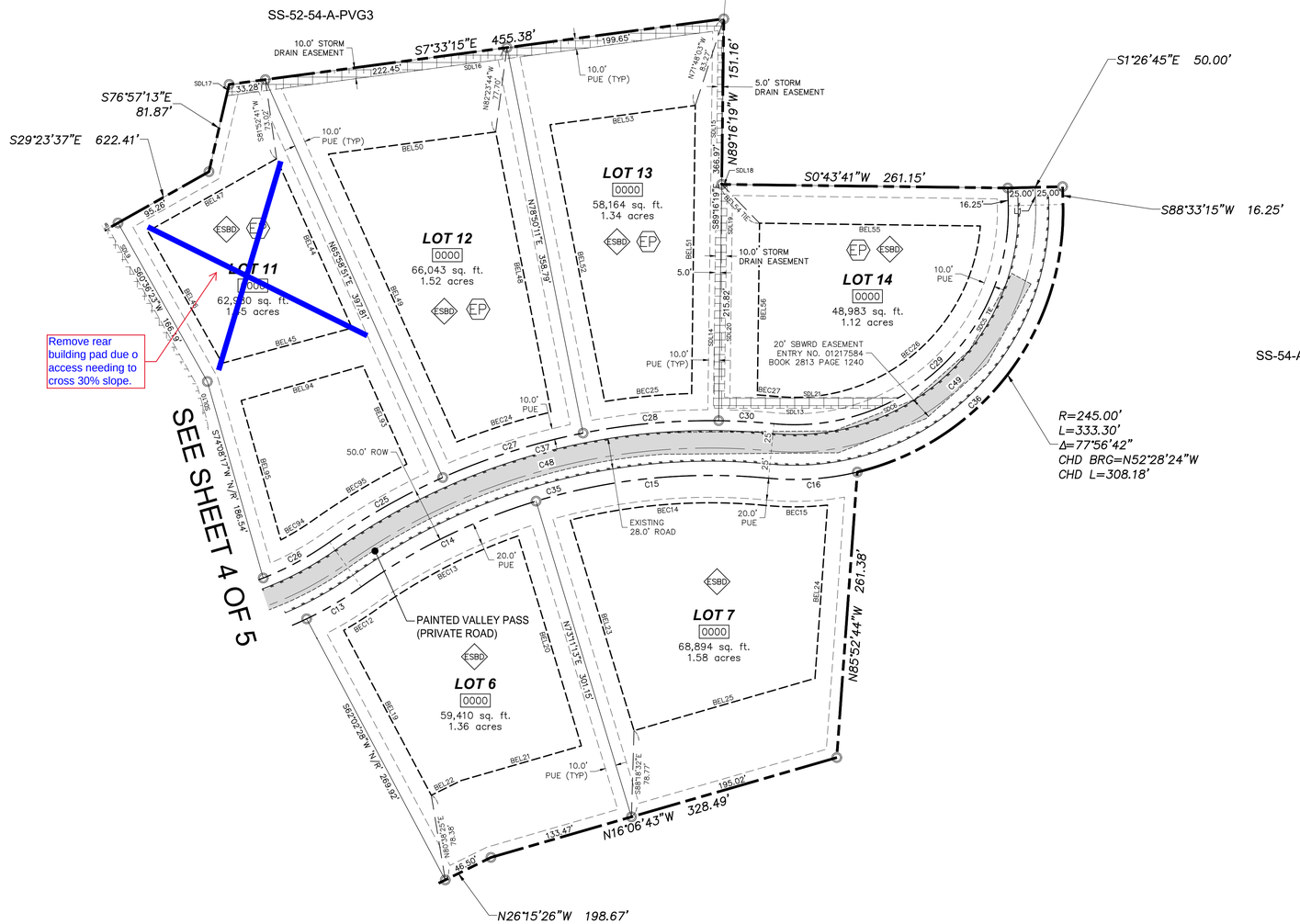
STORM DRAIN EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
SDL9	165.00'	S60°36'23"W
SDL10	33.03'	S74°08'17"W
SDL13	148.96'	N0°04'34"E
SDL14	129.15'	S89°16'19"E
SDL15	215.64'	S89°16'19"E
SDL16	452.63'	N7°33'15"W
SDL17	81.87'	S76°57'13"E
SDL18	5.00'	S0°43'41"W
SDL19	75.32'	N89°16'19"W
SDL20	119.03'	N89°16'19"W
SDL21	159.37'	S0°04'34"W

SS-52-54-A-PVG4

SS-66

SS-52-54-A-PVG3

SS-54-A



LEGEND

12 13 / 11 14 — FOUND SECTION CORNER

SET STREET MONUMENT

SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571"

SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571" OFFSET FROM FRONT CORNERS

(N/R) — NON-RADIAL

EP — LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.

ID — INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.

ESBD — ESTATE BASE DENSITY LOT, SEE GENERAL NOTE 11.

LOT 3 — LOT NUMBER

0000 — STREET ADDRESS

SBWRD EASEMENT

SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT

STORM DRAIN EASEMENT

BOUNDARY LINE

PROPERTY LINE

BUILDING ENVELOPE

BUILDING ENVELOPE SWING TIE

RIGHT-OF-WAY

PUBLIC UTILITY EASEMENT (PUE)

ADDRESS TABLE	
LOT #	STREET ADDRESS
6	0000 Painted Valley Pass
7	0000 Painted Valley Pass
11	0000 Painted Valley Pass
12	0000 Painted Valley Pass
13	0000 Painted Valley Pass
14	0000 Painted Valley Pass

PROMONTORY HORIZON POINT SUBDIVISION

LYING WITHIN SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT

March 17, 2025

SHEET 5 OF 5

NORTH

0 30 60 120 180

SCALE: 1" = 60'

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

RECORDED

path: C:\Users\Kristian\MDS Dropbox\Projects\044. Promontory - Horizon Point\04_Survey\01. Plat\
file name: Promontory - Horizon Point Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To:	Summit County Manager
From:	Amir Caus, AICP, Senior Planner
Date of Meeting:	June 2, 2025
Type of Item:	Final Subdivision Plat – Public Hearing, Possible Action
Process:	Administrative (Recommendation to the County Manager and Final Decision by the County Manager)
File:	25-005

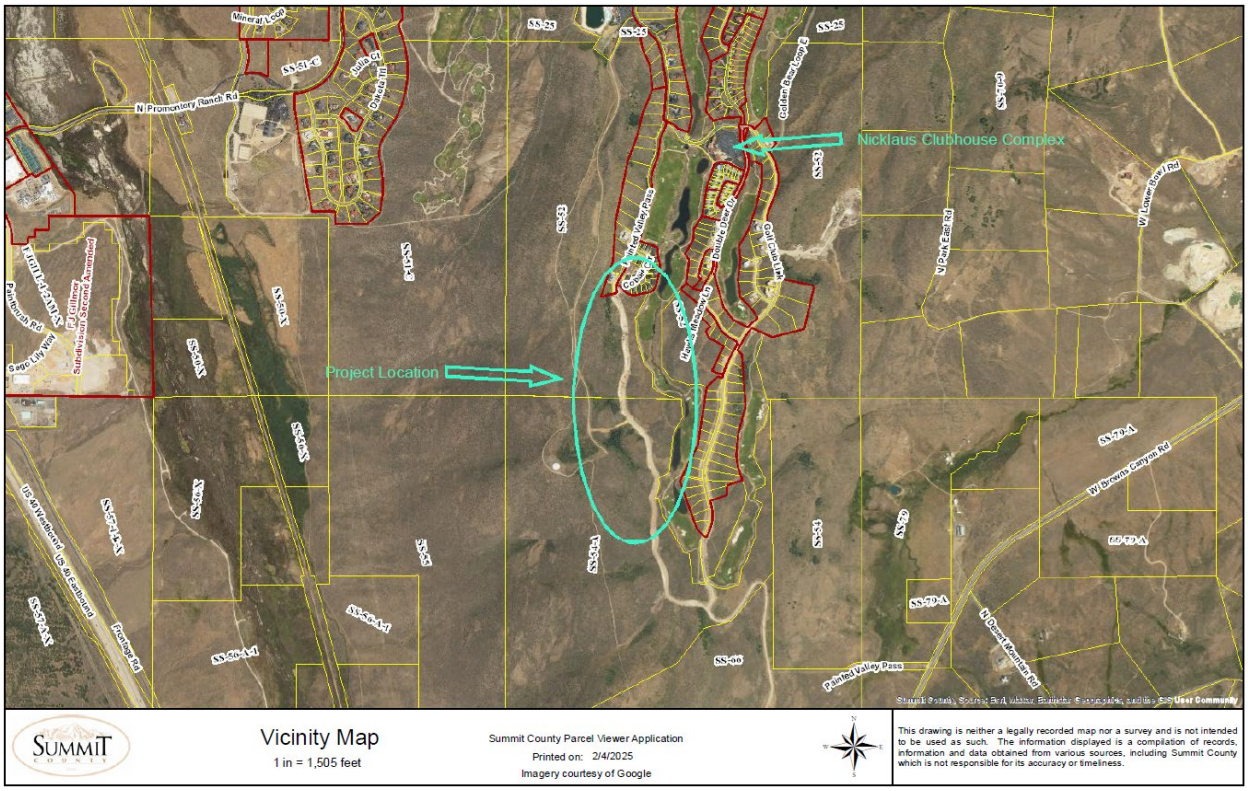
Proposal

The applicant is requesting to allocate 19 units of Estate Base Density and 6 units of Incentive Density (25 lots) with 2 Open Space parcels in the Promontory Specially Planned Area (SPA), located off Painted Valley Pass (South of the Nicklaus Clubhouse Complex), Parcels SS-52 and SS-54-A, Promontory, Summit County, UT.

Project Description

Project Name:	Promontory Scenic Valley Final Subdivision Plat
Applicant(s):	Matthew Idema
Property Owner(s):	Promontory Investments Landco LLC
Location:	Parcels SS-52 and SS-54-A, located off Painted Valley Pass (South of the Nicklaus Clubhouse Complex), Promontory, Summit County, UT
Zone District:	Promontory SPA
Parcel Number and Size:	SS-52 (391.29 acres) and SS-54-A (317.77 acres) – ~37 acres used for the subdivision
Type of Process:	Administrative
Final Land Use Authority:	Summit County Manager

Vicinity Map



Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,481 units have been approved. The development parameters for this project are specifically set forth in the Development Agreement.

On May 1, 2025, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Analysis and Findings

The applicant is using density from the existing pool of density. All building pads have been located outside of critical lands.

Due to a recent increase in the amount of disturbance per lot and to encourage better practices to design homes with the land rather than modifying land to suit the home, Promontory is implementing a limitation on the amount of grading that can take place within each building

pad. While larger building pads do give site flexibility to applicants, the amount of grading will be limited. Promontory has adopted this in their Architectural Guidelines and all subdivisions moving forward will include plat notes for all future subdivisions.

Service Providers

All service provider comments have been addressed.

Promontory Conservancy

Staff has received approval from the Promontory Conservancy for the proposal.

Development Agreement Requirements

The Development Agreement delegates decision making powers to the Board of County Commissioners for all Final Plats. With the change of government that took place, the former Board of County Commissioner's administrative duties diverted to the County Manager and the legislative duties diverted to the County Council. The Final Plat is considered an administrative action. The Eastern Summit County Planning Commission remains as the recommending body.

Recommendation

It is Staff's finding that the request meets the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement. Staff recommends that Summit County Manager review and approve the proposed Promontory Scenic Valley Final Subdivision Plat, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

1. The Promontory Development Agreement was approved on January 2, 2001.
2. The Promontory Development Agreement provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space.
3. Of the 1901 total units in the density pool, 1,481 units have been approved.
4. Promontory Investments Landco LLC is the owner of record of Parcels SS-52 (391.29 acres) and SS-54-A (317.77 acres).
5. The applicant is requesting to allocate 19 units of Estate Base Density and 6 units of Incentive Density (25 lots) with 2 Open Space parcels in the Promontory Specially Planned Area (SPA), located off Painted Valley Pass (South of the Nicklaus Clubhouse Complex), Parcels SS-52 and SS-54-A, Promontory, Summit County, UT.
6. Of the total parcel acreage ~37 acres used for the subdivision.
7. The proposed Final Subdivision Plat is legally described as Promontory Scenic Valley Subdivision.
8. The density is established by the Promontory Development Agreement pool of density.
9. Staff has received approvals from the Promontory Conservancy for the proposal.

10. Public notice of the public hearing was published in *Summit County News.*
11. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the proposed subdivision.
12. Service providers have reviewed the plat for compliance with applicable standards and no project issues have been identified that could not be mitigated.
13. Staff has reviewed the proposed plat for compliance with applicable Development Code standards.
14. Staff has reviewed the proposed plat for compliance with the Promontory Development Agreement standards.
15. On May 1, 2025, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Conclusions of Law:

1. The density for the subdivisions is derived from the existing Promontory Development Agreement density pool.
2. The proposal meets the terms of the Promontory Development Agreement.
3. The proposal meets the applicable standards of the Eastern Summit County Development Code.
4. The proposal meets the applicable standards of the Eastern Summit County General Plan.

Conditions of Approval:

1. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
2. All service provider requirements shall be met.
3. Prior to recordation, the applicant shall include the grading limitation plat notes as per the Promontory Architectural Guidelines.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by Summit County Manager. Notice of the public hearing was published in the newspaper. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Proposal

EXHIBIT A.1

8758 Promontory Ranch Road
Park City, UT 84098
801-763-5100

December 12, 2024

Summit County Community Development
Attn: Amir Caus
P.O. Box 128
60 North Main
Coalville, UT 84017
P: (435) 336-3117
acaus@summitcounty.org

RE: SCENIC VALLEY SUBDIVISION PLAT APPLICATION NARRATIVE

Amir,

This correspondence is intended to outline and describe the purpose and intent of Summit County application for the new Scenic Valley subdivision within Promontory.

We are submitting a plat application for the Scenic Valley subdivision, which consists of 25 single family lots on 36.81 acres. The nature of this application is related to the following permitting for the following:

- Lots fed off the new Painted Valley Pass West infrastructure, currently under construction – permit # 24-CP-02.
- Design and construction of infrastructure for one (1) new cul-de-sac road (Scenic Court)
  - This is a full 50-foot wide private right of way.
- Design and construction of infrastructure for one (1) new shared drive (Valley Trail)
  - This is a shared drive private right of way.
- All drainage and grading in context with the development of 25 new single family residences.
- These lots will be counted against the 1901 lots associated with our masterplan agreement with Summit County, and compliant with the SPA codified in 2002.
- Building envelopes and other appropriate dimensions will be reflected in the final plat for the public hearings for approval.

Promontory appreciates the opportunity to request this new project with Summit County. Should you have any questions or require additional information, please contact us at your earliest convenience.

Thank you,

Matthew D. Idema, P.E.
Director of Development
Promontory Homes

EXHIBIT A.2

PROMONTORY VISTA POINT SUBDIVISION
ENTRY NO. 1188742

PROMONTORY LINKS EDGE SUBDIVISION
ENTRY NO. 1214239

SS-54-A

GOLF CLUB LINK

DOUBLE DEER DRIVE

SS-52

EXISTING LOW PRESSURE SANITARY SEWER LINE (TYP)

20.0' SBWRD EASEMENT 'B'
ENTRY NO. 01198382
BOOK 2765 PAGE 1808

EXISTING RIPRAP OUTLET (TYP)

EXISTING SBWRD MH# 1-4-24-034

COBALT CIRCLE

SS-52-54-A-PVG3

EXISTING 12" DIP WATER LINE

EXISTING SD INLET (TYP)

EXISTING FIRE HYDRANT (TYP)

PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION
ENTRY NO. 1165242

PCVPVS-10

PCVPVS-11

PCVPVS-12

PCVPVS-13

EXISTING SBWRD MH# 1-4-24-035

EXISTING 24" SD PIPE

EXISTING SSMH (TYP)

EXISTING 18" IRRIGATION LINE

EXISTING 18" SD PIPE

EXISTING ASPHALT

EXISTING FIRE HYDRANT (TYP)

EXISTING SD INLET (TYP)

EXISTING 12" HP GAS LINE

PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION
ENTRY NO. 1173438

EXISTING SBWRD MH# 1-4-24-036

PFPS-28

EXISTING 12" GAS LINE

PAINTED VALLEY PASS

PROJECT BENCHMARK:
EXISTING FIRE HYDRANT
TOP OF NUT ELEV: 6909.7'

EXISTING SBWRD MH# 1-4-24-037

SCENIC VALLEY SUBDIVISION BOUNDARY

SS-52

SS-54-A

MIDDLE VALLEY RIDGE ROAD

0 75 150 300 450
Scale: 1" = 150'

NORTH

path: D:\MDS Dropbox\Projects\94. Promontory - Scenic Valley\01_Design\Sketch Plan\
file name: C200 Existing Condition.dwg | plot date: November 14, 2024 | plotted by: ron

PROMONTORY
THE RANCH CLUB

PROMONTORY
SCENIC VALLEY SUBDIVISION
SKETCH PLAN PACKAGE

PROMONTORY INVESTMENTS, LLC.
DOUGLAS FAHRENDORF
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

MULHOLLAND
DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR
CONSTRUCTION

DATE:	November 14, 2024
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	SCENIC VALLEY
ISSUE:	SKETCH PLAN
REVISIONS:	
-	
-	
-	
-	
-	

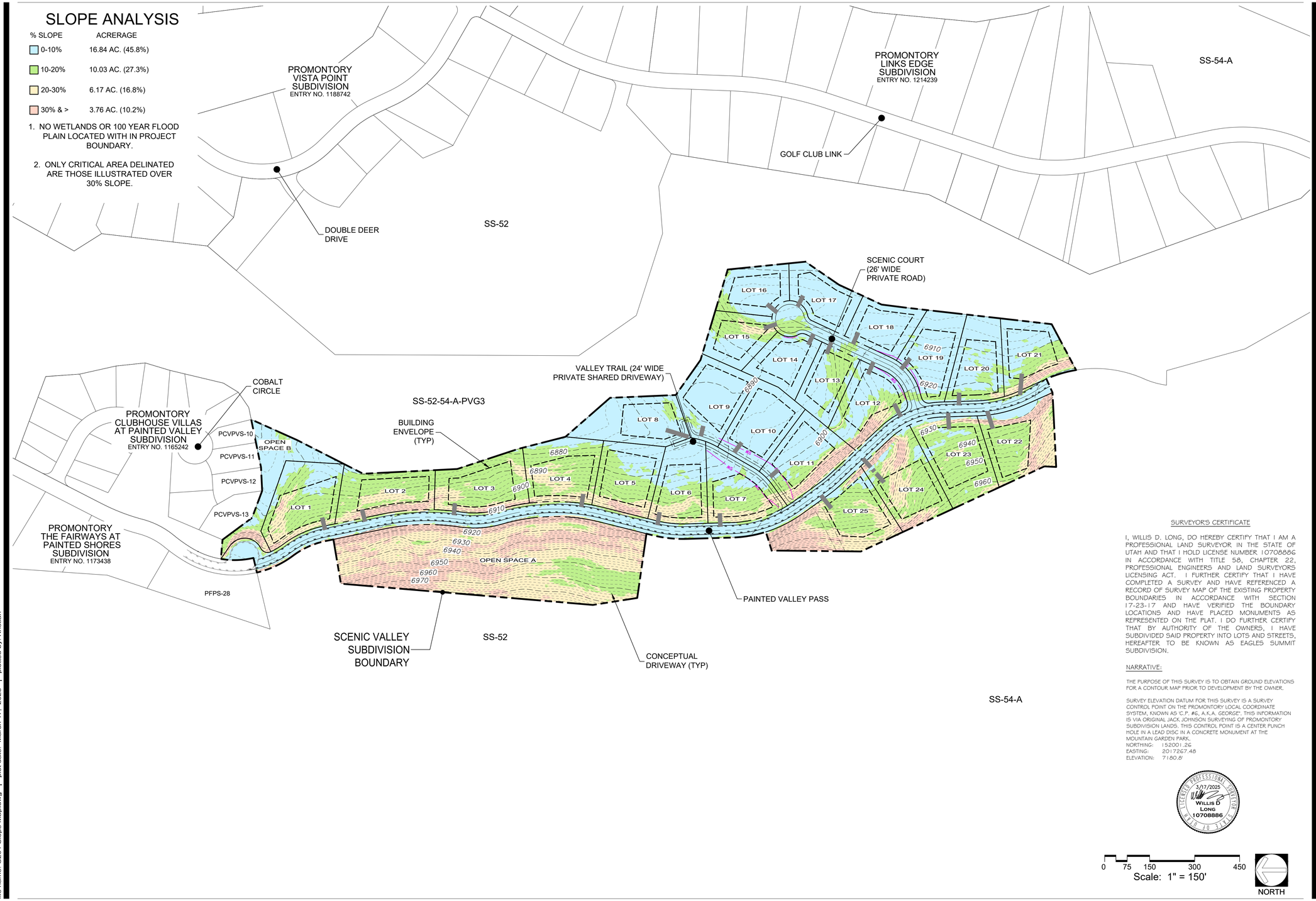
SHEET TITLE:
SCENIC VALLEY
EXISTING
CONDITION PLAN

SHEET:
C200

SLOPE ANALYSIS

% SLOPE	ACRERAGE
0-10%	16.84 AC. (45.8%)
10-20%	10.03 AC. (27.3%)
20-30%	6.17 AC. (16.8%)
30% & >	3.76 AC. (10.2%)

1. NO WETLANDS OR 100 YEAR FLOOD PLAIN LOCATED WITH IN PROJECT BOUNDARY.
2. ONLY CRITICAL AREA DELINATED ARE THOSE ILLUSTRATED OVER 30% SLOPE.



SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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 17-23-17 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 AND STREETS, HEREAFTER TO BE KNOWN AS EAGLES SUMMIT SUBDIVISION.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO OBTAIN GROUND ELEVATIONS FOR A CONTOUR MAP PRIOR TO DEVELOPMENT BY THE OWNER.

SURVEY ELEVATION DATUM FOR THIS SURVEY IS A SURVEY CONTROL POINT ON THE PROMONTORY LOCAL COORDINATE SYSTEM, KNOWN AS C.P. #6, A.K.A. GEORGE". THIS INFORMATION IS VIA ORIGINAL JACK JOHNSON SURVEYING OF PROMONTORY SUBDIVISION LANDS. THIS CONTROL POINT IS A CENTER PUNCH HOLE IN A LEAD DISC IN A CONCRETE MONUMENT AT THE MOUNTAIN GARDEN PARK.
NORTHING: 152001.26
EASTING: 2017267.45
ELEVATION: 7180.8'

3/17/2025
WILLIS D LONG
10708886
LICENSED PROFESSIONAL SURVEYOR
STATE OF UTAH

0 75 150 300 450
Scale: 1" = 150'

NORTH

PROMONTORY
THE RANCH CLUB

PROMONTORY
SCENIC VALLEY SUBDIVISION
SKETCH PLAN PACKAGE

PROMONTORY INVESTMENTS, LLC.
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR
CONSTRUCTION

DATE:	March 17, 2025
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	SCENIC VALLEY
ISSUE:	SKETCH PLAN
REVISIONS:	

SHEET TITLE:
CERTIFIED TOPOGRAPHY & SLOPE ANALYSIS

SHEET:
C201

path: C:\Users\Kristian\MDS Dropbox\Projects\94. Promontory - Scenic Valley\01_Design\Sketch Plan\
file name: C201 Slope Map.dwg | plot date: March 17, 2025 | plotted by: Kristian

LEGEND

- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET
- EXISTING RIP-RAP INLET/OUTLET
- PROPOSED RIP-RAP INLET/OUTLET
- SD — PROPOSED STORM DRAIN PIPE
- (ed) — EXISTING STORM DRAIN PIPE
- SF — SILT FENCE

PROMONTORY VISTA POINT SUBDIVISION
ENTRY NO. 1188742

PROMONTORY LINKS EDGE SUBDIVISION
ENTRY NO. 1214239

SS-54-A

GOLF CLUB LINK

DOUBLE DEER DRIVE

SS-52

SCENIC COURT (PRIVATE ROAD)

VALLEY TRAIL (PRIVATE SHARED DRIVEWAY)

COBALT CIRCLE

SS-52-54-A-PVG3

PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION
ENTRY NO. 1165242

PCVPVS-10
PCVPVS-11
PCVPVS-12
PCVPVS-13

OPEN SPACE B

PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION
ENTRY NO. 1173438

PFPS-28

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

PROPOSED SD INLET
PROPOSED SD PIPE
PROPOSED RIPRAP OUTLET
3' WIDE DITCH
CONSTRUCT DRAINAGE SWALE (TYP)
EXISTING RIPRAP OUTLET (TYP)
EXISTING SD INLET (TYP)
EXISTING 18" SD PIPE
EXISTING 24" SD PIPE
STABILIZED CONSTRUCTION ENTRANCE

OPEN SPACE A

PAINTED VALLEY PASS

SCENIC VALLEY SUBDIVISION BOUNDARY

MIDDLE VALLEY RIDGE ROAD

6880 6890 6900 6910 6920 6930 6940 6950 6960 6970 6980 6990 7000 7010 7020 7030

42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00

0 75 150 300 450
Scale: 1" = 150'

NORTH

path: C:\Users\Kristian\MDS Dropbox\Projects\94- Promontory - Scenic Valley\01_Design\Sketch Plan\
file name: C202 Grading Plan.dwg | plot date: March 17, 2025 | plotted by: Kristian

PROMONTORY
THE RANCH CLUB

PROMONTORY INVESTMENTS, LLC.
DAVID FISCHER, MANAGER
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY SCENIC VALLEY SUBDIVISION SKETCH PLAN PACKAGE

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR CONSTRUCTION

DATE:	March 17, 2025
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	SCENIC VALLEY
ISSUE:	SKETCH PLAN
REVISIONS:	-
	-
	-
	-
	-
	-

SHEET TITLE:
SCENIC VALLEY GRADING PLAN

SHEET:
C202

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING AIR-VAC
- EXISTING IRRIGATION LINE
- EXISTING WATER LINE
- EXISTING PVC WATER LINE
- EXISTING GATE VALVE
- EXISTING SSMH
- EXISTING LPJM
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING LOW PRESSURE SEWER LINE
- EXISTING LOW PRESSURE SEWER LINE

PROMONTORY VISTA POINT SUBDIVISION
ENTRY NO. 1188742

PROMONTORY LINKS EDGE SUBDIVISION
ENTRY NO. 1214239

SS-52

SS-54-A

GOLF CLUB LINK

DOUBLE DEER DRIVE

SCENIC COURT (PRIVATE ROAD)

VALLEY TRAIL (PRIVATE SHARED DRIVEWAY)

SS-52-54-A-PVG3

COBALT CIRCLE

PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION
ENTRY NO. 1165242

PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION
ENTRY NO. 1173438

OPEN SPACE A

OPEN SPACE B

PAINTED VALLEY PASS

MIDDLE VALLEY RIDGE ROAD

SCENIC VALLEY SUBDIVISION BOUNDARY

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

PROPOSED LPJM
PROPOSED FIRE HYDRANT
PROPOSED 2" HDPE LPSS LINE
PROPOSED 8" PVC C900 WATER LINE
EXISTING 10" PVC SANITARY SEWER LINE
EXISTING 18" HDPE 4710 DR21 IRRIGATION LINE
EXISTING 18" IRRIGATION LINE
EXISTING SSMH (TYP)
EXISTING TEMPORARY WASHOUT VALVE (TYP)
EXISTING 12" DIP WATER LINE
EXISTING 3" LPSS LINE
EXISTING FIRE HYDRANT (TYP)
EXISTING FIRE HYDRANT (TYP)
EXISTING IRRIGATION VALVE
EXISTING SBWRD MH# 1-4-24-035
EXISTING SBWRD MH# 1-4-24-036
PCVPVS-10
PCVPVS-11
PCVPVS-12
PCVPVS-13
PFPS-28

20.0' SBWRD EASEMENT 'B'
ENTRY NO. 01198382
BOOK 2765 PAGE 1808

PROJECT BENCHMARK:
EXISTING FIRE HYDRANT
TOP OF NUT ELEV: 6909.7'

0 75 150 300 450
Scale: 1" = 150'

NORTH

PROMONTORY
THE RANCH CLUB

PROMONTORY INVESTMENTS, LLC.
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY SCENIC VALLEY SUBDIVISION SKETCH PLAN PACKAGE

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

REVIEW SET
NOT FOR CONSTRUCTION

DATE:	March 17, 2025
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	SCENIC VALLEY
ISSUE:	SKETCH PLAN
REVISIONS:	

SHEET TITLE:
SCENIC VALLEY MASTER UTILITY PLAN

SHEET:
C203

path: C:\Users\Kristian\MDS Dropbox\Projects\94. Promontory - Scenic Valley\01_Design\Sketch Plan\
file name: C203 Master Utility Plan.dwg | plot date: March 17, 2025 | plotted by: Kristian

EXHIBIT A.6

GENERAL NOTES:

1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and all amendments and supplements thereto ("Declaration") recorded in the office of the Summit County Recorder in Coalville, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of the Promontory Conservancy, an association of Promontory property owners (the "Association"). The use of any Promontory lot is governed by the terms of the Declaration and Supplemental Declaration. Each lot is subject to all easements set forth in these plat notes and in the Declaration and Supplemental Declaration.

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 ("Design Guidelines") and any Supplemental Design Guidelines which may be promulgated there under from time to time, which Design Guidelines and Supplemental Design Guidelines incorporate or include lighting, landscaping, grading, signage, and other guidelines. The Design Guidelines require the establishing of strict limits of disturbance for any construction activity. Certain lots in visually sensitive areas may be subject to Supplemental Design Guidelines for Sensitive Areas ("Supplemental Design Guidelines") as provided in the "Development Agreement" (defined in note 9 below). The Declarant or Architectural Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."

3. 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. Further, lot owners shall have no rights, expectations, or guarantees with respect to the physical condition, layout or use of any Golf Course, or any right to use, occupy or exercise any degree of control over any portion of any Golf Course or any improvements thereto, by virtue of their ownership of one or more Promontory lots or their membership in the Association. At the discretion of the Declarant or the Promontory Club, any Golf Course may be used for golf tournaments attended by the general public without any prior notice to or consent of lot owners. Declarant hereby reserves over each lot an easement permitting golf balls, golf clubs, golf cart paths and parts thereof, as provided more fully in the Declaration. Errant golf balls may land on any lot. The portions of lots not covered by residential improvements may be entered into by the operator of the adjacent Golf Course for maintenance purposes and may be subject to irrigation over-spray from the Golf Course. Under no circumstances shall any of the following persons be held liable for any damages or injury resulting from errant golf balls, golf clubs, or parts thereof, or the exercise of this easement: Declarant; the Association or its board, officers or members (in their capacity as such); The Promontory Club or its board, officers, owners or members (in their capacity as such); any successor or assign of the Declarant, the Association, or The Promontory Club, successors-in-title of the golf course or assigns; builders (in their capacity as such); or any officer, director, or partner of any of the foregoing, or any officer, director, employee, or agent of any partner.

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. Building envelopes may be established in the Design Guidelines and Supplemental Design Guidelines and modified by the Declarant, or the Architectural Review Committee, with the consent of the Declarant, in the exercise of the Declarant's (and if applicable Architectural Review Committee's) sole discretion, provided such building envelope shall incorporate all applicable building setbacks under the Development Agreement (defined in note 9 below) and shall comply with any additional setback requirements provided for in this final plat. The maximum height of any structure is established by the Design Guidelines, or the Supplemental Design Guidelines as applicable. Maximum building heights are measured vertically from existing natural grade. Owners of lots shall have no rights, expectations or guarantees with respect to the final location of a building site on any lot, the particular view from any lot, the location, scale, or height or other design features, or any improvements that may be approved for construction on any lot.

5. The combination of two adjacent lots into a single lot may be permitted in certain areas as, determined by the Declarant or Design Reviewer, in the exercise of the Declarant's or Design Reviewer's sole discretion. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line or extends beyond the boundaries of the Design Reviewer's predetermined building envelope on either lot, it will be necessary to have the revised building envelope approved by the Design Reviewer in connection with the approval of a specific house plan (in the exercise of its sole such discretion). Further, the combination of lots or modification of a building site on any lot, the particular view from any lot, the location, scale, or height or other design features, or any improvements that may be approved for construction on any lot.

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 that may be permitted or required on each lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer.

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 (SBSRD). All lots are subject to assessments and fees of all the foregoing districts.

9. 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 Developer ("Development Agreement"), as amended. The Development Agreement governs uses and imposes regulations applicable within Promontory.

10. Declarant 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." The maximum building floor area of a home designated an "estate lot" within this Plat is 8,000 square feet and the maximum building floor area of a home designated "incentive density" within this plat is 8,000 square feet; the minimum for an "estate lot" is 3,500 square feet and the minimum for an "incentive density" is 3,500. This may be further limited by the Design Guidelines and any applicable Supplemental Design Guidelines. The maximum building floor area of a home straddling two lots, may be increased to a square footage not to exceed 12,000 square feet for the combination of two "estate lots" and 12,000 square feet for the combination of two "incentive density" lots if approved by the Design Reviewer, in the exercise of its sole discretion, in connection with the approval of a specific house plan. Within Promontory, floor area is measured as net livable area, but floor area does not include the interiors of walls, garages or unconditioned storage or mechanical spaces.

11. "Estate lots" comprising at least one acre in size may be designated by the developer as "base density" under the Development Agreement and are indicated as such on this plat by the symbol "ESBD." All lots either not meeting "estate lot" qualifications or estate lots not designated as "base density" will constitute "incentive density" under the Development Agreement and are indicated as such on this plat by the symbol "ID." Pursuant to the terms of the Development Agreement, any owner utilizing or converting an "incentive density" lot to permanent occupancy as defined in the Development Agreement is subject to an obligation to pay Summit County a one-time conversion fee ($10,000 in 2001 dollars, subject to CPI adjustment as defined in the Development Agreement) as a precondition to the change of use to permanent occupancy. All owners may be required to submit an affidavit declaring the owner's permanent or part-year occupancy status.

12. [intentionally blank]

13. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay $3,000 to Summit County at the time of lot purchase for an agricultural preservation contribution. Those contributions may be held by Summit County in trust and used to acquire title to or conserve easements on agricultural properties in Summit County or otherwise to preserve or enhance agricultural operations in Summit County.

14. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay $500 to Summit County at the time of building permit for an affordable housing program contribution. Those contributions may be held by Summit County in trust and used to provide affordable housing outside of the boundaries of Promontory.

15. All roads within Promontory are private and will be maintained by the Association subject to the terms of Recordation. Private driveways serving individual residences and the landscaping on each lot shall be the maintenance responsibility of the lot owner. Guardhouses, gates, landscaping, signage and other similar facilities may be constructed within the road rights of way or adjoining Common Area parcels. Private driveways and other improvements serving more than one lot shall be the shared maintenance responsibility of the owners of the lots served thereby, provided the Association may, in its sole discretion, undertake the maintenance of such shared facilities and establish special assessments applicable to the benefited lots to cover the costs of such maintenance. At the time of any resurfacing of roads within Promontory, the Association shall be responsible to adjust wastewater manholes to grade, according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of the adjustments and inspection by SBWRD is required. Common area tracts are not to be construed to be dedicated for the use of the general public but are declared common areas for the use and enjoyment of the Association.

16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory. In addition, the Development Agreement contemplates that the Association will contribute $200,000 toward certain trail connections across Interstate 80 and Highway 248 upon the occurrence of certain preconditions. These contributions will be covered by Association assessments.

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. Home plans must utilize existing grade to the greatest extent possible in conformance with the Design Guidelines.

19. 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. Declarant hereby reserves over each lot for the benefit of the Declarant, the Association and the Promontory Club an easement for irrigation, drainage, stream flow, water over-spray (which may include raw water and/or treated effluent) across any portion of any lot from the irrigation system serving the golf course(s) or other landscaping at Promontory. Under no circumstances shall Declarant, the Association, MRWSSD or the owner of the golf course(s) be held liable for any damages or injury resulting from such irrigation, drainage or over-spray or the exercise of this easement.

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. 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), on a non-exclusive basis. Parking on such Common Driveway Easements is prohibited at all times. No use may be made of any Common Driveway Easement that would preclude or unreasonably restrict access to any lots served by such Common Driveway Easements. Following initial construction, the Association shall be responsible for upkeep, maintenance and repair of the Common Driveway Easement areas, the cost of which shall be assessed by the Association to all owners of the lots in this subdivision as a benefitted assessment, in accordance with the terms of the Declaration. At the time of any resurfacing of the driveways, the Association shall be responsible to raise manholes to grade, according to SBWRD specifications.

22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.

23. All lots are subject to a public and private non-exclusive utility and drainage easements as shown on the plat. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in notes 28, 29, 31, and 36. Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road right of way and open spaces shown on this plat are subject to Declarant's right to grant easements for utilities. All lots are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in notes 28, 29, 31, and 36. Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road right of way and open spaces shown on this plat are subject to Declarant's right to grant easements for utilities.

GENERAL NOTES (CONTINUED):

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, which lines and pumps are the responsibility of the individual. Several areas of Promontory are likely to require lift stations or sections of low pressure system lines that utilize a series of grinder pumps. These lift stations shall be the sole financial responsibility of the Association. The Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement. Certain of the lots in this plat may be expected to require installation of an ejector pump for connection of a home on that lot to the sewer system. Such lots are indicated by the notation "EP" on the plat.

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, which may include low-flow toilets, drip irrigation systems, the use of drought tolerant plant materials and other requirements, as established from time to time.

28. Ranch Club Trail, Promontory Ranch Road, Nicklaus Valley Road (Golf Club Link), and Painted Valley Pass 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. The legal descriptions of these Roads may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage holders.

29. 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. These easements are in addition to easements specifically described on the plat. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specifications approved by Summit County. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. The legal descriptions of these easements may be modified by subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortgage holders.

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, dated January 16, 2001, regarding infrastructure construction or bonding for the same.

31. The following listed service providers are given a non-exclusive utility easements across the 10 foot or 5 foot private utility and drainage easements (as described in note 23), the roads shown on the plat, Promontory Ranch Road and Painted Valley Pass (as described in note 28), and such other corridors as may be specified on the Plat or by separate recorded easement signed by the Declarant: Rocky Mountain Power; AllWest Telecommunications; Dominion Energy; SBWRD; and MRWSSD.

32. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shake roofing material will be permitted. The exterior base material of each structure shall be non-combustible with a minimum height of four feet from finished grade.

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. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access is not maintained, PCFSD reserves the right to stop work until required roads are placed back in service.

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. In the event that the fire protection water supply is not maintained, PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. (UFC 901.2 and 901 4.3)

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. In some instances, PCFSD may require building exteriors to be Fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.

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 Easement (PUE's) identified on the plat and are hereby granted the right to install the necessary or desirable facilities for 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 PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE. Rocky Mountain Power approves this plat solely for the purpose of confirming that the plat contains public utility easements. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of electric utility service.

37. 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.

38. 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 plats.

39. 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. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

a) a recorded easement or right-of way,
b) the law applicable to prescriptive rights,
c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
d) any other provision of law.

40. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.

41. Lots 8-10 and Lots 13-18 are designated as Low-Pressure Sewer System Lots. The purchasers of these lots are hereby notified that wastewater service to these lots will be provided by a Low-Pressure Sewer System. The Private Low-Pressure Sewer Lateral to these lots consists of a low-pressure grinder pump station and low-pressure discharge line and appurtenances. The Private Low-Pressure Lateral System, which is the private property of each lot owner, connects to the Snyderville Basin Water Reclamation District's (SBWRD) Public Low-Pressure Sewer System. Purchasers of the Low-Pressure Sewer System Lots shall be solely responsible for all costs of the Private Low-Pressure Lateral System related to or arising from the installation, operation, maintenance, repair and replacement of the Private Low-Pressure Sewer Lateral System. SBWRD shall have no liability or responsibility for Private Low-Pressure Sewer Lateral Systems, including any costs arising from or relating to installation, operation, maintenance, repair and replacement and matters arising from freezing or incorrect installation.

42. 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 Recorder's Office. The recorded notices shall serve as notification to all future lot owners of the responsibilities associated with the Private Low-Pressure Sewer Lateral System serving the lot.

43. The Developer acknowledges services for the 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.

44. The maximum grade of any driveway may not exceed 10 percent. However, 12 percent grades may be allowed for a maximum of 250 lineal feet. The minimum width of any driveway shall be 12 feet. All driveways over 150 feet must include a PCFD approved turn-around for emergency vehicles where the driveway meets the building pad and every 400 feet for long driveways. The minimum unobstructed vertical clearance on any driveway shall be 13 feet 6 inches.

SPECIAL NOTES

1. Declarant 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 Promontory Ranch Road, Painted Valley Pass and Golf Club Links in this plat. The grant of easement is subject to the general note 31.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Know all men by these presents that the undersigned is the owner of the herein described tract of land having caused the same to be subdivided into lots and streets hereafter to be known as "Promontory Eagle's Summit Subdivision," and does hereby dedicate to the Promontory Conservancy, Inc., a Utah non profit 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, Park City Fire Service District and Mountain Regional Special Service District, a non-exclusive easement over roads, private driveways, private trails, tracts, indicated open space and amenity tracts and all other areas shown on this plat for the purpose of providing utility installation, maintenance, use and eventual replacement.

Executed this_____ day of _____, 20____.
PROMONTORY INVESTMENTS LANDCO, LLC, an Arizona limited liability company

By: Kelli S. Brown
Its: General Manager

By: Kelli S. Brown, General Manager

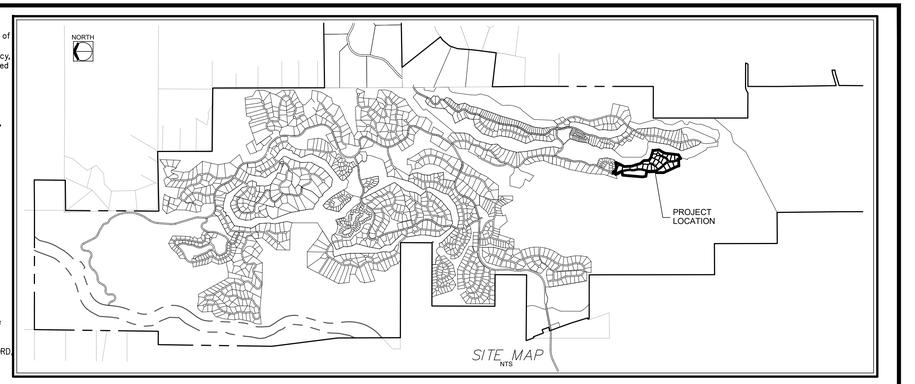
ACKNOWLEDGMENT:

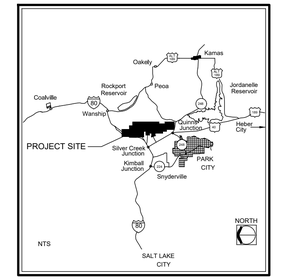
STATE OF UTAH)
COUNTY OF SUMMIT)

On this the_____day of _____, 20____, personally appeared before me, Kelli S. Brown, 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 the PROMONTORY INVESTMENTS LANDCO, LLC 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: _____





VICINITY MAP

PROMONTORY SCENIC VALLEY SUBDIVISION LEGAL DESCRIPTION:

A parcel of land located in the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows:

Beginning at a point which is South 88°33'26" East 2000.20 feet along the section line and South 01°26'34" West 1106.67 feet from the Northwest Corner of Section 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 02°46'45" East 39.50 feet; thence North 24°53'12" West 674.22 feet; thence North 00°35'57" East 297.55 feet; thence North 72°44'28" East 65.07 feet to a point on a 425.00 foot radius non-tangent curve to the right, the center of which bears North 72°44'28" East; thence Northerly 115.76 feet along the arc of said curve through a central angle of 15°36'20" (chord bears North 09°27'22" West 115.40 feet); thence North 01°39'12" West 150.10 feet to a point on a 425.00 foot radius curve to the right, the center of which bears North 88°20'48" East; thence Northerly 116.94 feet along the arc of said curve through a central angle of 15°45'56" (chord bears North 06°13'46" East 116.57 feet); thence North 14°07'24" East 18.91 feet; thence North 81°50'45" West 216.41 feet; thence North 08°55'53" West 149.77 feet; thence North 04°49'17" East 843.08 feet; thence North 80°23'20" East 149.69 feet; thence North 11°42'23" West 26.41 feet to a point on a 275.00 foot radius curve to the left, the center of which bears South 78°17'37" West; thence Northwesterly 120.26 feet along the arc of said curve through a central angle of 25°03'24" (chord bears North 24°14'05" West 119.31 feet) to a point on a 325.00 foot radius reverse curve to the right, the center of which bears North 53°14'13" East; thence Northwesterly 133.75 feet along the arc of said curve through a central angle of 23°34'45" (chord bears North 24°58'25" West 132.81 feet); thence North 76°48'58" East 50.00 feet to a point on a 275.00 foot radius non-tangent curve to the right, the center of which bears North 76°48'58" East; thence Northerly 109.44 feet along the arc of said curve through a central angle of 22°48'06" (chord bears North 01°46'59" West 108.72 feet); thence South 85°09'07" East 64.26 feet; thence South 36°34'19" East 122.71 feet; thence South 69°31'05" East 96.11 feet; thence North 87°14'24" East 78.27 feet; thence North 78°26'03" East 162.99 feet; thence South 24°10'23" West 166.98 feet; thence South 27°01'03" West 247.83 feet; thence South 02°52'52" East 314.06 feet; thence South 18°14'41" East 215.38 feet; thence South 14°22'04" East 161.44 feet; thence South 41°09'49" East 197.27 feet; thence South 02°28'02" East 219.47 feet; thence South 54°46'17" East 142.83 feet; thence South 73°16'39" East 315.14 feet; thence South 05°44'28" East 260.25 feet; thence South 34°29'17" West 135.54 feet; thence South 24°56'11" West 157.01 feet; thence South 07°14'55" West 88.35 feet; thence South 06°27'04" West 482.37 feet; thence South 61°55'56" West 173.36 feet to a point on a 400.00 foot radius non-tangent curve to the left, the center of which bears South 80°49'21" West; thence Northerly 103.64 feet along the arc of said curve through a central angle of 14°50'42" (chord bears North 16°36'00" West 103.35 feet); thence South 65°58'39" West 50.00 feet; thence South 87°10'20" West 248.28 feet to the Point of Beginning.

Containing 1,603,255 square feet or 36.81 acres, more or less.

Creating 25 Lots and 2 Open Spaces.

Basis of Bearing:
South 88°33'26" East between the Northwest Corner and the North Quarter Corner of Section 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE:

I, Michael W. Purdy, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 334571 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 17-23-17 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 and streets, hereafter to be known as Promontory Links Edge Subdivision.

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PURDY STATE OF UTAH
PRELIMINARY

Michael W. Purdy, PLS 334571

SHEET INDEX

PAGE	SHEET NAME
1 OF 5	COVER SHEET
2 OF 5	ACCESS EASEMENTS LEGAL
3 OF 5	BOUNDARY PLAT (SCALE = 1:100)
4 OF 5	PARTIAL PLAT (SCALE = 1:60)
5 OF 5	PARTIAL PLAT (SCALE = 1:60)

PROMONTORY SCENIC VALLEY SUBDIVISION

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 24 & NORTHWEST QUARTER OF SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT
March 17, 2025
SHEET 1 OF 5

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20___

BY- _____

TITLE- _____

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS _____ DAY OF _____, 20___,

_____
SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY, OF _____, 20___,

_____
BY: JEFF WARD GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

ROCKY MOUNTAIN POWER

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

_____
AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

MOUNTAIN REGIONAL WATER SSD

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED IN THIS PLAT, AND HAS REVIEWED SAID PLAT FOR CONFORMANCE TO DISTRICT RULES AND REGULATIONS.

APPROVED THIS _____ DAY OF _____, 20___,

DATE _____ AUTHORIZED AGENT _____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20___,

BY: _____

DATE _____ SUMMIT COUNTY PUBLIC WORKS DIRECTOR

PUBLIC WORKS

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

S.B.S.R.D.

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

_____
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

COUNTY TREASURER

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY TREASURER THIS_____ DAY OF _____ 20___

_____
SUMMIT COUNTY TREASURER

PARK CITY FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

_____ _____
DATE PARK CITY FIRE MARSHAL

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

_____ _____
DATE SUMMIT COUNTY ENGINEER

GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20____ ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-4-6.

_____
SUMMIT COUNTY MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20___

_____
SUMMIT COUNTY ATTORNEY

RECORDED

ENTRY NO _____.
STATE OF UTAH COUNTY OF SUMMIT
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF:

_____
COUNTY RECORDER

path: C:\Users\Kristian\MGS Dropbox\Projects\24. Promontory - Scenic Valley\24_Survey\01. Plat\
file name: Promontory - Scenic Valley Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

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 17°21'51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle OF 34°45'11"; thence South 17°52'58" 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 Southeasterly 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°53'12" 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 01°50'51" East; thence Northeasterly along the arc of said curve 434.96 feet through a central angle OF 35°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 Northeasterly along the arc of said curve 591.74 feet though 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 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 bear 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly along the arc of said curve 144.95 feet through a central angle OF 35°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 Southeasterly 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 Southeasterly 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 Southeasterly 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 Southwesterly 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 Southwesterly 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 Southeasterly 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 Southeasterly 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°39'59" East; thence Southeasterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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°54'26" East; thence Southeasterly 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 Southeasterly 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 left, the center of which bears South 49°37'24" West; thence Southeasterly 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 Southeasterly along the arc of said curve 388.76 feet through a central angle OF 35°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 Southeasterly 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 Southwesterly 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 Southeasterly 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 Southeasterly 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 Southeasterly 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 bear North 57°51'50" East; thence Southeasterly along the arc of said curve 273.07 feet through a central angle OF 32°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 Southeasterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Westerly along the arc of said curve 288.79 feet through a central angle OF 35°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 Southwesterly 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 Southwesterly along the arc of said curve 576.66 feet through a central angle OF 35°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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'26" 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 Southwesterly 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 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 Northeasterly 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 Northeasterly alone 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 Northeasterly 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 Northeasterly 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 radius curve to the left, the center of which bears Northeasterly 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 Northeasterly 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 35°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 Northeasterly 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 Northeasterly 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.

ACCESS EASEMENT NO. 3: (PAINTED VALLEY PASS)
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 located North 89°11'05" West 2406.90 feet and South 2121.36 feet from the Northeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°11'05" West 5232.98 feet between the Northwest Corner and the Northeast Corner of said Section 13, both corners being found monuments) said point being on the center line of Promontory Ranch Road (a.k.a. Access Easement No. 1) and running thence South 44°19'43" East 121.16 feet to a point of curvature of a 217.00 foot radius curve to the right, the center of which bears South 48°13'46" West, thence along the arc of said curve 140.16 feet through a central angle of 37°00'22"; thence South 03°50'43" East 262.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 86°09'17" West, thence along the arc of said curve 238.45 feet through a central angle of 34°09'20"; thence South 30°18'37" West 157.39 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 59°41'23" East, thence along the arc of said curve 171.83 feet through a central angle of 24°36'44"; thence South 05°41'53" West 47.47 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears South 84°18'07" West, thence along the arc of said curve 153.08 feet through a central angle of 26°59'11"; thence South 32°41'04" West 195.38 feet to a point of curvature of a 247.00 foot radius curve to the left, the center of which bears South 56°42'46" East, thence along the arc of said curve 140.85 feet through a central angle of 32°40'17"; thence South 02°34'23" West 41.05 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears North 87°25'37" West, thence along the arc of said curve 218.92 feet through a central angle of 50°10'19"; thence South 52°44'42" West 309.34 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 37°15'18" East, thence along the arc of said curve 169.24 feet through a central angle of 12°55'45" to a point of compound curvature of a 265.00 foot radius curve to the left, the center of which bears South 50°11'03" East, thence along the arc of said curve 173.69 feet through a central angle of 37°33'16" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°44'19" West, thence along the arc of said curve 201.52 feet through a central angle of 28°51'55"; thence South 30°47'49" West 206.88 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 59°12'11" East, thence along the arc of said curve 218.02 feet through a central angle of 45°25'29" to a point of compound curvature of a 385.00 foot radius curve to the left, the center of which bears North 75°22'20" East, thence along the arc of said curve 264.48 feet through a central angle of 39°21'37"; thence South 53°59'17" East 100.94 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 36°00'43" West, thence along the arc of said curve 397.79 feet through a central angle of 45°35'00"; thence South 08°24'17" East 188.50 feet to a point of curvature of a 1275.00 foot radius curve to the left, the center of which bears North 81°35'43" East, thence along the arc of said curve 59.98 feet through a central angle of 2°41'43"; thence South 11°06'00" East 99.26 feet to a point of curvature of a 750.00 foot radius curve to the right, the center of which bears South 78°54'00" West, thence along the arc of said curve 196.22 feet through a central angle of 14°59'24"; thence South 04°12'32" West 403.04 feet to a point of curvature of a 575.00 foot radius curve to the right, the center of which bears North 85°47'28" West, thence along the arc of said curve 213.39 feet through a central angle of 21°15'46"; thence South 25°28'18" West 64.72 feet to a point of curvature of a 350.00 foot radius curve to the left, the center of which bears South 64°31'42" East, thence along the arc of said curve 173.27 feet through a central angle of 28°21'54" to a point of reverse curvature of a 375.00 foot radius curve to the right, the center of which bears South 87°06'24" West, thence along the arc of said curve 150.66 feet through a central angle of 23°01'09"; thence South 20°07'33" West 258.06 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears South 69°52'27" East, thence along the arc of said curve 116.85 feet through a central angle of 26°46'50"; thence South 06°39'17" East 119.58 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 83°20'43" West, thence along the arc of said curve 155.45 feet through a central angle of 25°26'53"; thence South 18°47'36" West 97.52 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears North 71°12'24" West, thence along the arc of said curve 141.87 feet through a central angle of 20°19'17" to a point of reverse curvature of a 225.00 foot radius curve to the left, the center of which bears South 50°53'07" East, thence along the arc of said curve 186.77 feet through a central angle of 47°33'34"; thence South 08°26'41" East 53.13 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 81°33'19" West, thence along the arc of said curve 155.36 feet through a central angle of 35°36'23"; thence South 27°09'42" West 359.92 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 62°50'18" East, thence along the arc of said curve 150.69 feet through a central angle of 12°20'03" to a point of reverse curvature of a 250.00 foot radius curve to the right, the center of which bears North 75°10'21" West, thence along the arc of said curve 108.45 feet through a central angle of 24°51'14" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears South 50°19'07" East, thence along the arc of said curve 79.68 feet through a central angle of 9°07'51" to a point of compound curvature of a 300.00 foot radius curve to the left, the center of which bears South 59°26'58" East, thence along the arc of said curve 50.06 feet through a central angle of 9°33'36" the point of terminus.

ACCESS EASEMENT NO. 4: (GOLF CLUB LINK)
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 bears South 89°33'14" East along the Section Line 2344.70 feet and South 1201.49 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on Spine 3 Road Access Easement No. 3 and running thence South 76°01'53" East 54.91 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 13°58'07" West, thence along the arc of said curve 169.95 feet through a central angle of 48°41'15"; thence South 27°20'38" East 66.20 feet to a point of curvature of a 210.00 foot radius curve to the left, the center of which bears North 62°39'22" East, thence along the arc of said curve 156.82 feet through a central angle of 42°47'14"; thence South 70°07'52" East 53.83 feet to a point of curvature of a 235.00 foot radius curve to the left, the center of which bears North 19°52'08" East, thence along the arc of said curve 270.96 feet through a central angle of 66°03'51"; thence North 43°48'17" East 187.32 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears South 46°11'43" East, thence along the arc of said curve 198.04 feet through a central angle of 50°25'51"; thence South 85°45'52" East 272.71 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 04°14'08" West, thence along the arc of said curve 216.96 feet through a central angle of 62°09'15"; thence South 23°36'37" East 99.96 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 66°23'23" East, thence along the arc of said curve 138.62 feet through a central angle of 19°51'21" to a point of reverse curvature of a 700.00 foot radius curve to the right, the center of which bears South 46°32'02" West, thence along the arc of said curve 136.94 feet through a central angle of 11°12'31" to the point of terminus.

ACCESS EASEMENT: (DOUBLE DEER DRIVE)
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 located South 89°33'14" East 3,508.78 feet and South 1,240.09 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5,306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on the center line of Nicklaus Valley Road Access Easement No. 4 and running thence South 04°14'08" West 85.01 feet to a point on a 600.00 foot radius non-tangent curve to the left, the center of which bears South 85°45'53" East; thence Southerly 276.18 feet along the arc of said curve through a central angle of 26°22'25" (chord bears South 08°57'06" East 273.75 feet) to a point on a 500.00 foot radius reverse curve to the right, the center of which bears South 67°51'42" West; thence Southerly 360.43 feet along the arc of said curve through a central angle of 41°18'10" (chord bears South 01°29'13" East 352.68 feet); ; thence South 19°09'50" West 72.55 feet to a point on a 1,250.00 foot radius non-tangent curve to the right, the center of which bears North 70°50'09" West; thence Southwesterly 339.55 feet along the arc of said curve through a central angle of 15°33'50" (chord bears South 26°56'46" West 338.51 feet); to a point on a 850.00 foot radius reverse curve to the left, the center of which bears South 55°16'19" East; thence Southerly 365.98 feet along the arc of said curve through a central angle of 24°40'10" (chord bears South 22°23'36" West 363.16 feet) to the Point of Terminus.

PROMONTORY
SCENIC VALLEY
SUBDIVISION

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 24 & NORTHWEST QUARTER OF SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT
March 17, 2025

SHEET 2 OF 5

RECORDED

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

path: C:\Users\Kristian\MDS Dropbox\Projects\94. Promontory - Scenic Valley\04_Survey\01. Plat\
file name: Promontory - Scenic Valley Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

PROMONTORY VISTA POINT SUBDIVISION AMENDMENT
ENTRY NO. 1215399

PROMONTORY HAWKS PASS SUBDIVISION
ENTRY NO. _____

PROMONTORY VISTA POINT SUBDIVISION
ENTRY NO. 1188742

SS-52

19 | 30
24 | 25 NE COR SEC 25, T1S, R4E, SLB&M FOUND REBAR & CAP ILLEGIBLE

PROMONTORY LINKS EDGE SUBDIVISION
ENTRY NO. 1214239

2676.99'
S89°50'58"E

NORTH 1/4 COR SEC 25, T1S, R4E, SLB&M FOUND REBAR & CAP "CORNERPOINT 334571"

24 | 25

S5°44'28"E 260.25'
S34°29'17"W 135.54'
S24°56'11"W 157.01'
S7°14'55"W 88.35'
S6°27'04"W 482.37'
S61°55'56"W 'N/R' 173.36'

S73°16'39"E 315.14'
S54°46'17"E 142.83'
S2°28'02"E 219.47'
S41°09'49"E 197.27'
S14°22'04"E 161.44'
S18°14'41"E 215.38'
S2°52'52"E 314.06'
S27°01'03"W 247.83'
S24°10'23"W 166.98'
N78°26'03"E 162.99'

LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21
LOT 15 | LOT 14 | LOT 13 | LOT 12
LOT 9 | LOT 10 | LOT 11 | LOT 22 | LOT 23 | LOT 24 | LOT 25
LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

20' SBWRD EASEMENT ENTRY NO. 01198382 BK. 2765 PG 1808

R=400.00'
L=103.64'
Δ=14°50'42"
CHD BRG=N16°36'00"W
CHD L=103.35'

S65°58'39"W 50.00'
S87°10'20"W 248.28'

POINT OF BEGINNING

N2°46'45"E 39.50'
N24°53'12"W 674.22'
N0°35'57"E 297.55'
N72°44'28"E 65.07'

R=425.00'
L=115.76'
Δ=15°36'20"
CHD BRG=N9°27'22"W
CHD L=115.40'

N1°39'12"W 150.10'
R=425.00'
L=116.94'
Δ=15°45'56"
CHD BRG=N6°13'46"E
CHD L=116.57'
N14°07'24"E 18.91'

N81°50'45"W 216.41'
N8°55'53"W 149.77'
N4°49'17"E 843.08'
N80°23'20"E 149.69'
N11°42'23"W 26.41'

R=275.00'
L=120.26'
Δ=25°03'24"
CHD BRG=N24°14'05"W
CHD L=119.31'

R=325.00'
L=133.75'
Δ=23°34'45"
CHD BRG=N24°58'25"W
CHD L=132.81'

N76°48'58"E 50.00'
R=275.00'
L=109.44'
Δ=22°48'06"
CHD BRG=N1°46'59"W
CHD L=108.72'

S85°09'07"E 'N/R' 64.26'
S36°34'19"E 122.71'
S69°31'05"E 96.11'
N87°14'24"E 78.27'

PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION
ENTRY NO. 1165242

PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION
ENTRY NO. 1173438

OPEN SPACE A
OPEN SPACE B

SS-52-54-A-PVG3
SS-52
SS-54-A

20' SBWRD EASEMENT ENTRY NO. 01217584 BOOK 2813 PAGE 1240
50.0' ROW
PAINTED VALLEY PASS (PRIVATE ROAD)
2000.20'
40.0' SHARED DRIVEWAY EASEMENT & PUE
S1°26'34"W 1106.67'
25.0' WATER EASEMENT ENTRY NO. 01231358 BOOK 2849 PAGE 0675
5.0'
665.33'

BASIS OF BEARING
S88°33'26"E 2665.52'
(BASIS OF BEARING BETWEEN THE NORTHWEST COR AND THE NORTH QUARTER COR OF SECTION 25)

NW COR SEC 25, T1S, R4E, SLB&M FOUND STONE
24 | 25
23 | 26

NORTH
0 50 100 200 300
SCALE: 1" = 100'

LEGEND

13 | 24
14 | 23 FOUND SECTION CORNER

ID INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.

ESBD ESTATE BASE DENSITY LOT, SEE GENERAL NOTE 11.

LOT 1 LOT NUMBER

SBWRD EASEMENT

WATER EASEMENT

SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT

PROMONTORY SCENIC VALLEY SUBDIVISION

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 24 & NORTHWEST QUARTER OF SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT

March 17, 2025

SHEET 3 OF 5

RECORDED

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

path: C:\Users\Kristian\MDS Dropbox\Projects\04. Promontory - Scenic Valley\04_Survey\05. Plat\
file name: Promontory - Scenic Valley Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

EXHIBIT A.9

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	725.00'	254.52'	20°06'53"	S1°38'57"E	253.22'
C2	340.00'	145.96'	24°35'47"	S3°53'24"E	144.84'
C3	625.00'	330.52'	30°18'01"	S1°02'17"E	326.69'
C4	25.00'	39.29'	90°02'21"	N18°59'16"E	35.37'
C5	60.00'	125.05'	119°24'56"	N41°7'59"E	103.62'
C6	325.00'	142.13'	25°03'24"	N24°14'05"W	141.00'
C7	275.00'	51.51'	10°43'53"	N31°23'51"W	51.43'
C8	775.00'	180.88'	13°22'20"	N5°01'13"W	180.47'
C9	675.00'	106.08'	9°00'14"	N11°41'10"W	105.97'
C10	290.00'	124.49'	24°35'47"	N3°53'24"W	123.54'
C11	775.00'	91.20'	6°44'32"	N5°02'14"E	91.15'
C12	675.00'	208.38'	17°41'18"	N1°39'36"E	207.56'
C13	675.00'	42.51'	3°36'29"	N12°18'29"E	42.50'
C52	675.00'	356.97'	30°18'01"	S1°02'17"E	352.82'
C53	775.00'	272.08'	20°06'53"	S1°38'57"E	270.68'
C54	300.00'	123.46'	23°34'45"	S24°58'25"E	122.59'
C55	300.00'	131.20'	25°03'24"	S24°14'05"E	130.15'
C56	750.00'	263.30'	20°06'53"	S1°38'57"E	261.95'
C57	315.00'	135.23'	24°35'47"	S3°53'24"E	134.19'
C58	650.00'	343.75'	30°18'01"	S1°02'17"E	339.75'

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.61'	N55°24'29"W
L2	76.00'	S63°58'06"W

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL1	198.29'	N18°36'54"W
BEL2	142.71'	S80°54'19"E
BEL3	27.71'	S11°42'23"E
BEL4	46.82'	S63°58'06"W
BEL5	125.20'	N70°27'05"W
BEL6	224.69'	N2°52'52"W
BEL7	83.39'	S88°20'03"E
BEL8	76.50'	S11°42'23"E
BEL9	105.41'	N81°02'09"W
BEL10	53.44'	S31°16'16"W
BEL11	32.88'	N2°52'52"W
BEL12	180.82'	N18°14'41"W
BEL13	128.90'	N82°48'43"E
BEL14	86.87'	N88°20'03"W
BEL15	128.75'	N14°22'04"W
BEL16	88.66'	N1°55'14"W

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL17	144.80'	S79°29'57"E
BEL18	103.23'	S82°48'43"W
BEL19	164.54'	N10°30'03"E
BEL20	168.05'	S75°52'36"E
BEL21	123.50'	S14°06'44"W
BEL22	158.37'	N79°29'57"W

BUILDING ENVELOPES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BEC1	345.00'	150.88'	25°03'24"	S24°14'05"E	149.68'
BEC2	255.00'	27.74'	6°13'59"	S33°38'48"E	27.73'
BEC3	795.01'	164.63'	11°51'53"	S5°46'26"E	164.34'
BEC4	695.00'	63.55'	5°14'21"	S13°34'08"E	63.53'
BEC5	270.00'	115.90'	24°35'43"	S3°53'27"E	115.01'
BEC6	795.00'	47.04'	3°23'26"	S6°42'42"W	47.04'
BEC7	695.00'	174.56'	14°23'27"	S1°39'23"W	174.10'
BEC8	695.00'	30.71'	2°31'56"	S13°24'57"W	30.71'

LEGEND

- 12 13 / 11 14 — FOUND SECTION CORNER
- ⊕ — SET STREET MONUMENT
- ● — FOUND & ACCEPTED 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED: "CORNERPOINT 334571"
- ○ — SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571"
- (N/R) — NON-RADIAL
- EP — LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.
- LP — E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41.
- ID — INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- ESBD — ESTATE BASE DENSITY LOT, SEE GENERAL NOTE 11.
- **LOT 3** — LOT NUMBER
- 0000 — STREET ADDRESS
- SBWRD EASEMENT
- SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- BOUNDARY LINE
- PROPERTY LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE SWING TIE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT (PUE)

PCVPVS-7
PCVPVS-8
PCVPVS-9
PCVPVS-10
PCVPVS-11
PCVPVS-12
PCVPVS-13
PCVPVS-14
PCVPVS-15

PROMONTORY CLUBHOUSE VILLAS AT PAINTED VALLEY SUBDIVISION
ENTRY NO. 1165242

PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION
ENTRY NO. 1173438
PFPS-28

SS-52-54-A-PVG3

SS-52

S24°10'23"W 166.98'
N78°26'03"E 162.96'
S27°01'03"W 247.83'
S3°26'06"W 195.08'
N87°14'24"E 78.27'
S69°31'05"E 96.11'
S36°34'19"E 122.71'
S85°09'07"E 'N/R' 64.26'
S2°52'52"E 314.06'
S18°14'41"E 215.38'
S14°22'04"E 161.44'
S5°41'24"W 336.07'
N70°27'05"W 249.81'
N80°23'20"E 149.69'
N11°42'23"W 26.41'
N4°49'17"E 843.08'
N8°55'53"W 149.77'
N81°50'45"W 216.41'
N79°52'36"W 248.87'
N76°48'58"E 50.00'

R=325.00' L=133.75' Δ=23°34'45" CHD BRG=N24°58'25"W CHD L=132.81'
R=275.00' L=109.44' Δ=22°48'06" CHD BRG=N1°46'59"W CHD L=108.72'
R=275.00' L=120.26' Δ=25°03'24" CHD BRG=N24°14'05"W CHD L=119.31'

OPEN SPACE B
38,575 sq. ft.
0.89 acres

OPEN SPACE A
237,717 sq. ft.
5.46 acres

LOT 1 0000 — 54,224 sq. ft. — 1.24 acres
LOT 2 0000 — 45,761 sq. ft. — 1.05 acres
LOT 3 0000 — 49,984 sq. ft. — 1.15 acres
LOT 4 0000 — 49,735 sq. ft. — 1.14 acres
LOT 5 0000 — 46,224 sq. ft. — 1.06 acres

PAINTED VALLEY PASS (PRIVATE ROAD)

10.0' PUE (TYP)
10.0' STORM DRAIN EASEMENT
5.0'
50.0' ROW
28.0' EXISTING ROAD
20' SBWRD EASEMENT ENTRY No. 01217584 BOOK 2813 PAGE 1240

SEE SHEET 5 OF 5

ADDRESS TABLE	
LOT #	STREET ADDRESS
1	0000 Painted Valley Pass
2	0000 Painted Valley Pass
3	0000 Painted Valley Pass
4	0000 Painted Valley Pass
5	0000 Painted Valley Pass

PROMONTORY
SCENIC VALLEY
SUBDIVISION

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 24 & NORTHWEST QUARTER OF SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT
March 17, 2025

SHEET 4 OF 5

RECORDED

NORTH

0 30 60 120 180
SCALE: 1" = 60'

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

path: C:\Users\Kristian\MCS Dropbox\Projects\04. Promontory - Scenic Valley\04_Survey\01. Plat\
file name: Promontory - Scenic Valley Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian

EXHIBIT A.10

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL23	177.61'	N88°20'48"E
BEL24	52.33'	S1°39'12"E
BEL25	168.60'	N75°52'36"W
BEL26	109.78'	N1°39'12"W
BEL27	93.93'	N16°51'39"W
BEL28	29.47'	N29°59'24"E
BEL29	62.16'	N54°06'33"E
BEL30	57.77'	S1°39'12"E
BEL31	117.73'	S88°20'48"W
BEL32	156.51'	N2°28'02"W
BEL33	107.47'	N70°53'21"E
BEL34	57.75'	S20°05'35"E
BEL35	148.00'	S5°41'24"W
BEL36	100.48'	N84°18'36"W
BEL37	37.14'	S66°05'25"W
BEL38	150.27'	N23°46'31"E
BEL39	191.78'	S60°00'36"E
BEL40	166.58'	S43°37'07"W
BEL41	136.83'	N54°46'17"W
BEL42	34.41'	S84°27'06"W
BEL43	55.13'	N23°46'31"E
BEL44	93.49'	N39°15'58"E
BEL45	184.71'	S53°25'13"E
BEL46	125.87'	S29°59'24"W
BEL47	192.59'	N60°00'36"W
BEL48	39.27'	N84°02'13"W
BEL49	137.76'	N41°48'56"E
BEL50	189.96'	S44°59'15"E
BEL51	111.38'	S47°34'28"W
BEL52	179.24'	N53°25'13"W
BEL53	177.01'	N64°59'12"W
BEL54	60.93'	N25°00'48"E
BEL55	23.62'	N72°36'40"E
BEL56	106.52'	S22°50'15"E
BEL57	65.68'	S56°14'08"E
BEL58	75.23'	S39°15'58"W

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL59	41.78'	S35°20'40"E
BEL60	159.62'	N64°59'12"W
BEL61	99.67'	N25°00'48"E
BEL62	184.94'	S64°59'12"E
BEL63	102.84'	S39°15'58"W
BEL64	51.86'	S11°34'20"E
BEL65	121.67'	N46°55'11"W
BEL66	31.15'	N25°00'48"E
BEL67	157.24'	S64°59'12"E
BEL68	35.99'	S39°15'58"W
BEL69	97.25'	S23°46'31"W
BEL70	39.05'	S56°31'50"W
BEL71	150.76'	N6°20'20"E
BEL72	142.69'	S46°55'11"E
BEL73	93.38'	S23°46'31"W
BEL74	99.47'	N73°16'39"W
BEL75	36.09'	S50°29'26"W
BEL76	152.33'	N5°44'28"W
BEL77	77.88'	N88°54'51"E
BEL78	139.77'	S6°20'20"W
BEL79	86.42'	N73°16'39"W
BEL80	48.51'	S50°42'39"W
BEL81	41.05'	N11°00'08"W
BEL82	72.30'	S88°54'51"W
BEL83	104.09'	N34°29'17"E
BEL84	60.65'	N24°56'11"E
BEL85	106.81'	S64°59'12"E
BEL86	90.30'	S25°00'48"W
BEL87	36.03'	S58°39'01"W
BEL88	41.14'	N24°56'11"E
BEL89	22.77'	N6°27'04"E
BEL90	143.08'	S58°26'22"E
BEL91	133.64'	S25°00'48"W
BEL92	106.89'	N64°59'12"W
BEL93	111.80'	N6°32'49"E

BUILDING ENVELOPES LINE TABLE		
LINE	LENGTH	BEARING
BEL94	217.94'	S75°24'48"E
BEL95	29.44'	S72°36'40"W
BEL96	116.42'	N58°26'22"W
BEL97	96.56'	N4°16'50"E
BEL98	167.85'	N87°05'14"E
BEL99	80.68'	S1°47'15"E
BEL100	193.50'	N75°24'48"W
BEL101	27.85'	N67°39'22"W
BEL102	110.96'	N73°22'07"E
BEL103	77.83'	S24°01'21"E
BEL104	40.32'	S6°11'26"W
BEL105	163.55'	S87°05'14"W
BEL106	138.93'	N4°29'29"E
BEL107	34.22'	S71°32'33"E
BEL108	168.20'	S72°41'44"W
BEL109	147.49'	N12°13'34"W
BEL110	160.06'	S86°26'22"E
BEL111	90.08'	S20°51'33"E
BEL112	141.20'	S24°53'12"E
BEL113	213.79'	S62°28'49"W
BEL114	105.29'	N1°47'15"W
BEL115	155.69'	N72°39'33"E
BEL116	45.58'	N36°27'21"E
BEL117	147.61'	S24°53'12"E
BEL118	148.82'	S57°30'11"W
BEL119	160.37'	N27°31'11"W
BEL120	155.04'	N62°28'49"E
BEL121	47.45'	N32°34'24"E
BEL122	100.79'	S24°53'12"E
BEL123	76.89'	S3°09'33"W
BEL124	102.67'	S62°15'14"W
BEL125	7.34'	S54°33'42"W
BEL126	32.02'	N35°53'27"W
BEL127	65.52'	N43°07'49"W
BEL128	188.92'	N57°30'11"E

LINE TABLE		
LINE	LENGTH	BEARING
L3	88.05'	S20°05'35"E
L4	6.30'	S9°27'28"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C14	250.00'	45.38'	10°24'04"	S14°39'30"W	45.32'
C15	375.00'	103.19'	15°45'56"	N6°13'46"E	102.86'
C16	250.00'	44.20'	10°07'52"	S24°55'28"W	44.15'
C17	200.00'	84.19'	24°07'10"	S42°02'58"W	83.57'
C18	375.00'	197.62'	30°11'37"	N16°45'01"W	195.34'
C19	250.00'	89.59'	20°31'55"	S19°43'26"W	89.11'
C20	200.00'	23.00'	6°35'23"	S33°17'05"W	22.99'
C21	387.00'	48.90'	7°14'22"	N39°30'38"W	48.87'
C22	375.00'	26.47'	4°02'38"	N33°52'08"W	26.46'
C23	200.00'	61.19'	17°31'47"	S45°20'40"W	60.95'
C24	125.00'	103.84'	47°35'52"	S48°48'44"W	100.88'
C25	25.00'	35.60'	81°35'03"	N66°35'49"W	32.67'
C26	315.00'	95.25'	17°19'31"	N34°28'03"W	94.89'
C27	60.00'	75.44'	72°02'07"	S7°03'46"W	70.56'
C28	25.00'	23.55'	53°58'05"	S1°58'15"E	22.69'
C29	60.00'	55.77'	53°15'31"	S69°42'35"W	53.79'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C30	60.00'	86.47'	82°34'31"	N42°22'24"W	79.18'
C31	25.00'	23.55'	53°58'05"	N51°59'50"E	22.69'
C32	60.00'	83.85'	80°04'02"	N38°56'52"E	77.19'
C33	175.00'	20.00'	6°32'51"	N28°17'13"E	19.99'
C34	315.00'	39.06'	7°06'16"	N5°20'23"W	39.03'
C35	25.00'	35.56'	81°30'10"	N31°51'34"E	32.64'
C36	175.00'	125.38'	41°03'01"	N52°05'09"E	122.72'
C37	375.00'	94.50'	14°26'16"	N9°00'23"W	94.25'
C38	375.00'	51.03'	7°47'50"	N20°07'26"W	50.99'
C39	425.00'	164.93'	22°14'06"	S12°54'18"E	163.90'
C40	265.00'	112.87'	24°24'17"	S13°59'24"E	112.02'
C42	265.00'	78.34'	16°56'17"	S34°39'41"E	78.06'
C43	425.00'	138.20'	18°37'54"	S26°34'30"E	137.60'
C44	437.00'	55.22'	7°14'22"	S39°30'38"E	55.18'
C45	425.00'	253.96'	34°14'14"	N18°46'20"W	250.20'
C46	265.00'	191.22'	41°20'34"	S22°27'32"E	187.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C48	375.00'	145.53'	22°14'06"	S12°54'18"E	144.62'
C49	175.00'	145.38'	47°35'52"	S48°48'44"W	141.23'
C50	60.00'	301.53'	287°56'10"	S64°59'12"E	70.59'
C51	375.00'	224.08'	34°14'14"	S18°46'20"E	220.76'
C59	400.00'	110.06'	15°45'56"	S6°13'46"W	109.72'
C60	400.00'	239.02'	34°14'14"	S18°46'20"E	235.48'
C61	412.00'	52.06'	7°14'22"	S39°30'38"E	52.02'
C62	290.00'	209.25'	41°20'34"	S22°27'32"E	204.74'
C63	290.00'	130.53'	25°47'18"	S30°14'10"E	129.43'
C64	290.00'	78.73'	15°33'16"	S9°33'53"E	78.49'
C65	400.00'	226.10'	32°23'09"	S17°58'50"E	223.10'
C66	250.00'	30.73'	7°02'33"	S30°39'08"E	30.71'
C67	150.00'	124.61'	47°35'52"	S48°48'44"W	121.06'

LEGEND

- 12 13 / 11 14 — FOUND SECTION CORNER
- ⊕ — SET STREET MONUMENT
- ○ — SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571"
- ● — SET 5/8" DIAMETER REBAR W/ YELLOW PLASTIC CAP STAMPED "CORNERPOINT 334571" OFFSET FROM FRONT CORNERS
- (N/R) — NON-RADIAL
- EP — LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 25.
- LP — E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41.
- ID — INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- ESBD — ESTATE BASE DENSITY LOT, SEE GENERAL NOTE 11.
- **LOT 3** — LOT NUMBER
- 0000 — STREET ADDRESS
- SBWRD EASEMENT
- WATER EASEMENT
- SHARED DRIVEWAY & PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- BOUNDARY LINE
- PROPERTY LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE SWING TIE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT (PUE)

SS-52-54-A-PVG3

NORTH 1/4 COR SEC 25, T1S, R4E, SLB&M FOUND REBAR & CAP "CORNERPOINT 334571"

LOT 16 0000 — 33,769 sq. ft. 0.78 acres
LOT 17 0000 — 34,617 sq. ft. 0.79 acres
LOT 18 0000 — 32,698 sq. ft. 0.75 acres
LOT 15 0000 — 32,750 sq. ft. 0.75 acres
LOT 14 0000 — 32,744 sq. ft. 0.75 acres
LOT 13 0000 — 32,621 sq. ft. 0.75 acres
LOT 19 0000 — 43,548 sq. ft. 1.00 acres
LOT 20 0000 — 43,744 sq. ft. 1.00 acres
LOT 21 0000 — 43,151 sq. ft. 0.99 acres
LOT 9 0000 — 48,612 sq. ft. 1.12 acres
LOT 12 0000 — 44,064 sq. ft. 1.01 acres
LOT 8 0000 — 49,585 sq. ft. 1.14 acres
LOT 10 0000 — 46,970 sq. ft. 1.08 acres
LOT 11 0000 — 50,514 sq. ft. 1.16 acres
LOT 22 0000 — 52,868 sq. ft. 1.21 acres
LOT 23 0000 — 56,418 sq. ft. 1.30 acres
LOT 6 0000 — 45,225 sq. ft. 1.04 acres
LOT 7 0000 — 46,479 sq. ft. 1.07 acres
LOT 24 0000 — 57,284 sq. ft. 1.32 acres
LOT 25 0000 — 69,075 sq. ft. 1.59 acres

ROAD A (PRIVATE ROAD) — 50.0' ROW
26.0' PROPOSED ROAD
28.0' EXISTING ROAD
PAINTED VALLEY PASS (PRIVATE ROAD)
DRIVEWAY A (PRIVATE SHARED DRIVEWAY)
40.0' SHARED DRIVEWAY EASEMENT & PUE
24.0' PROPOSED ROAD
10.0' STORM DRAIN EASEMENT
10.0' PUE (TYP)
15.0' PUE
20.0' SBWRD EASEMENT ENTRY NO. 01198382 BOOK 2765 PAGE 1808
20' SBWRD EASEMENT ENTRY No. 01217584 BOOK 2813 PAGE 1240
25.0' WATER EASEMENT ENTRY NO. 01231358 BOOK 2849 PAGE 0675

S5°44'28"E 260.25' (204.93')
S34°29'17"W 135.54'
S24°56'11"W 157.01'
S7°14'55"W 88.35'
S6°27'04"W 482.37' (112.12')
S73°16'39"E 315.14'
S5°44'17"E 142.83'
S2°28'02"E 219.47'
S41°09'49"E 197.27'
S5°41'24"W 336.07' (127.94')
S61°55'56"W 'N/R' 173.36'
S65°58'39"W 50.00'
S87°10'20"W 248.28'
N2°46'45"E 39.50'
N24°53'12"W 674.22' (184.30')
N0°35'57"E 297.55'
N1°39'12"W 150.10'
N87°50'45"W 216.41'
N14°07'24"E 18.91'
R=400.00' L=103.64' Δ=14°50'42" CHD BRG=N16°36'00"W CHD L=103.35'
R=425.00' L=116.94' Δ=15°45'56" CHD BRG=N6°13'46"E CHD L=116.57'

BASIS OF BEARING S88°53'26"E 2665.52' (BASIS OF BEARING BETWEEN THE NORTHWEST COR THE NORTH QUARTER COR OF SECTION 25)

NW COR SEC 25, T1S, R4E, SLB&M FOUND STONE

SEE SHEET 4 OF 5

SS-52

SS-54-A

POINT OF BEGINNING

ADDRESS TABLE	
LOT #	STREET ADDRESS
6	0000 Painted Valley Pass
6	0000 Driveway A
7	0000 Driveway A
7	0000 Painted Valley Pass
8	0000 Driveway A
9	0000 Driveway A
10	0000 Driveway A
11	0000 Driveway A
11	0000 Painted Valley Pass
12	0000 Painted Valley Pass
12	0000 Road A
13	0000 Road A
14	0000 Road A
15	0000 Road A
16	0000 Road A
17	0000 Road A
18	0000 Road A
19	0000 Painted Valley Pass
19	0000 Road A
20	0000 Painted Valley Pass
21	0000 Painted Valley Pass
22	0000 Painted Valley Pass
23	0000 Painted Valley Pass
24	0000 Painted Valley Pass
25	0000 Painted Valley Pass

STORM DRAIN EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
SDL1	39.43'	S43°07'49"E
SDL2	38.25'	S48°59'16"W
SDL3	10.00'	S41°00'44"E
SDL4	38.62'	N48°59'16"E
SDL5	18.56'	S43°07'49"E
SDL6	24.51'	N48°59'16"E
SDL7	42.46'	N1°09'17"W
SDL8	43.46'	N1°09'17"W
SDL9	28.82'	N48°59'16"E

BUILDING ENVELOPES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
BEC9	355.00'	104.80'	16°54'54"	S6°48'15"W	104.42'
BEC10	160.00'	67.35'	24°07'10"	N42°02'58"E	66.86'
BEC11	355.00'	145.29'	23°26'59"	S13°22'42"E	144.28'
BEC12	105.00'	87.23'	47°35'52"	N48°48'44"E	84.74'
BEC14	80.00'	69.83'	50°00'39"	N3°56'58"W	67.63'
BEC15	5.00'	4.71'	53°58'05"	N1°58'15"W	4.54'
BEC16	80.00'	12.86'	9°12'36"	N69°42'35"E	12.85'
BEC17	80.00'	53.79'	38°31'36"	S42°22'24"E	52.79'
BEC18	5.00'	4.71'	53°58'05"	S51°59'50"W	4.54'
BEC19	80.00'	81.04'	58°02'34"	S49°57'36"W	77.62'
BEC20	335.00'	35.46'	6°03'54"	S5°51'34"E	35.44'
BEC21	5.00'	7.11'	81°30'10"	S31°51'34"W	6.53'
BEC22	195.00'	119.68'	35°09'49"	S55°01'45"W	117.81'
BEC23	355.00'	73.71'	11°53'50"	S7°44'10"E	73.58'
BEC24	420.00'	54.18'	7°23'28"	S20°19'37"E	54.14'
BEC27	230.00'	77.10'	19°12'23"	N11°23'27"W	76.74'
BEC28	462.00'	58.38'	7°14'22"	N39°30'38"W	58.34'

NORTH

0 30 60 120 180

SCALE: 1" = 60'

PROMONTORY SCENIC VALLEY SUBDIVISION

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 24 & NORTHWEST QUARTER OF SECTION 25 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT

March 17, 2025

SHEET 5 OF 5

RECORDED

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

path: C:\Users\Kristian\MDS Dropbox\Projects\94. Promontory – Scenic Valley\04. Survey\01. Plat\
file name: Promontory – Scenic Valley Final Plat.dwg | plot date: March 17, 2025 | plotted by: Kristian