



## STAFF REPORT

**To:** Summit County Manager  
**From:** Amir Caus, County Planner  
**Date of Meeting:** July 17, 2014  
**Type of Item:** Promontory Nicklaus West Subdivisions, Phases 1-7, Final Plats - Public Hearing, Possible Action  
**Process:** Administrative

**RECOMMENDATION:** Staff has reviewed the application for compliance with all standards in the Eastern Summit County Development Code and the Promontory Development Agreement and has found that it meets the minimum required for approval. Staff recommends that the Summit County Manager review the proposed Final Plats, conduct a public hearing and vote to approve the proposed Nicklaus West Subdivisions 1-7, pursuant to the findings of fact, conclusions of law and conditions of approval found in this Staff Report.

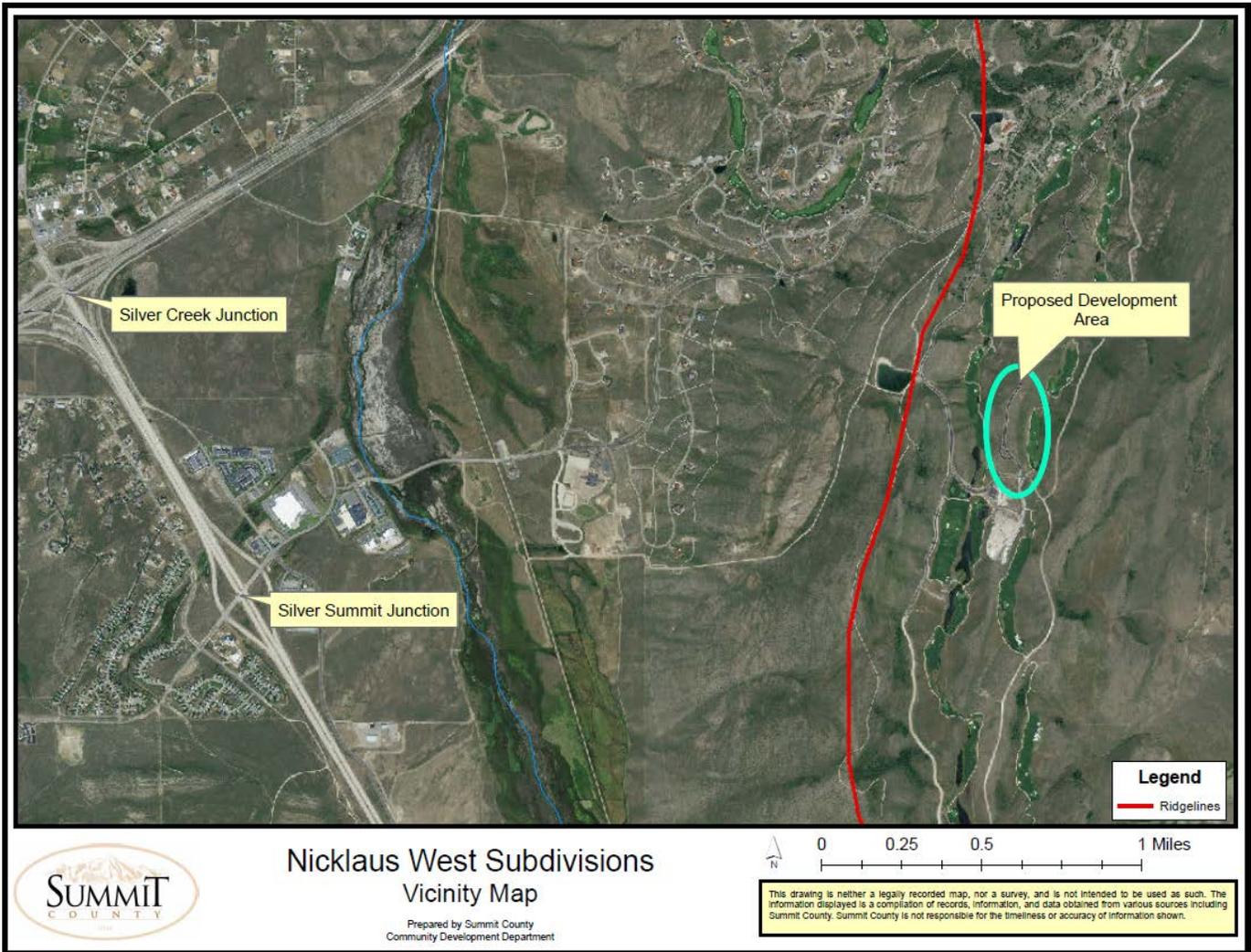
### Project Description

**Project Name:** Nicklaus West Subdivisions (Phases 1-7)  
**Applicant(s):** Rich Sonntag  
**Property Owner(s):** Promontory Investments LLC  
**Location:** Parcels SS-52 & SS-25 (located off of Nicklaus Valley Rd. and Golden Bear Loop, Promontory, Summit County, UT)  
**Zone District:** Promontory SPA  
**Parcel Number and Size:** SS-52 (639.93 acres) & SS-25 (518.58 acres)  
**Type of Process:** Administrative  
**Final Land Use Authority:** Summit County Manager

### Proposal

The applicant, Rich Sonntag, is requesting to receive approvals for seven (7) plats for the Nicklaus West Subdivisions. The total development accounts for 111 single family lots.

## Vicinity Map



## Background

The Promontory Development Agreement was approved on January 2, 2001 and was subsequently amended in August 2005. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6500 acres with no less than 3900 acres remaining as passive open space. Of the 1601 total units in the density pool, 1072 have been platted. An amendment in 2005 allowed for an additional 300 "resort units." The applicant plans on using the "resort unit" density for the Nickalus West Subdivisions.

The Nicklaus West Subdivision was originally approved on November 29, 2006 as a single phase with 89 lots. The developer never recorded the plat, but has requested on an annual basis that the mylar recordation be extended as per Section 4.6.4 of the Promontory Development Agreement as amended.

The applicant wishes to phase the project and has proposed a new layout of the Nicklaus West development. The new layout is similar to the 2006 approval with the exception of the lot

difference of 22 additional lots for the new proposal. The proposed project consists of 111 residential lots, configured in 7 phases on a total of 88.29 acres. The phases are laid out as follow;

- Phase 1 – 23 Lots
- Phase 2 – 17 Lots
- Phase 3 – 10 Lots
- Phase 4 – 15 Lots
- Phase 5 – 8 Lots
- Phase 6 – 19 Lots
- Phase 7 – 19 Lots

Lots will range from 0.34 to 1.36 acres in size.

The development parameters for this project are specifically set forth in the Development Agreement.

## **Analysis and Findings**

### **Promontory Conservancy and Architectural Review Committee**

Staff has received approvals from the Promontory Conservancy and Architectural Review Committee 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.

### **Phasing**

The applicant is proposing to receive approvals for the proposed 7 phases as separate plats to allow for a more controlled platting and development. In 2004, the applicant amended the development agreement to allow for continuous requests for plat recordation extensions. At this time the applicant does not plan on platting or developing the requested subdivisions and wishes to be ready for an uncertain market. Please refer to the extension language below.

*4.6.4 Extension of Time Limit. In order to allow Developer to master plan the community, the Planning Director may grant one (1) year extensions to the recordation deadlines for any*

*approved final plats, provided the Developer is in compliance with the Promontory SPA Plan at the time it requests any such extension.*

## **Recommendation**

It is staff's finding that the amendment request meets the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement. Staff recommends that the Summit County Manager review and approve the proposed Nicklaus West Subdivision Final Subdivision Plats 1-7, according to the following findings of fact, conclusions of law and conditions of approval:

### **Findings of Fact:**

1. The Promontory Development Agreement was approved on January 2, 2001 and was subsequently amended in August 2005. It provided for 885 estate lots as part of a base density and 716 incentive density lots.
2. The proposed Nicklaus West Subdivisions would be taken from the Incentive Density pool of entitlements.
3. Promontory Investments LLC is the owner of record of parcels SS-52 (639.93 acres) & SS-25 (518.58 acres).
4. The development parameters for this project are specifically set forth in the Promontory Development Agreement.
5. The proposed Final Plat is legally described as Nicklaus West Subdivision Phase 1-7.
6. The proposed project consists of 111 residential lots, configured in 7 phases on a total of 88.29 acres.
7. The density is established by the Promontory Development Agreement pool of density.
8. The Promontory Conservancy and Architectural Review Committee reviewed the Nicklaus West Subdivision Final Plats, and have positively recommended the project to Summit County.
9. Public notice of the public hearing was published in the July 4, 2014 issue of *The Summit County News*.
10. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels on July 1, 2014.
11. Service providers have reviewed the plats for compliance with applicable standards and no project issues have been identified that could not be mitigated.
12. Staff has reviewed the proposed plats for compliance with applicable Development Code standards.
13. Staff has reviewed the proposed plats for compliance with the Promontory Development Agreement standards.
14. On June 19, 2014, the Eastern Summit County Planning Commission forwarded a positive recommendation to the Summit County Manager.

### **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. The Nicklaus West Subdivision (File #060528) shall be closed immediately with the approval of the current proposal.
2. No construction permits shall be issued on Phases 3 and 5 until all the roads are installed and approved by Summit County Engineering and Park City Fire Service District and all the fire hydrants are installed and approved by Mountain Regional Water.
3. No construction permits shall be issued on Phase 7, Lots 84, 85, 86, 87, 88 89, and 90 until all the roads are installed and approved by Summit County Engineering and Park City Fire Service District and all the fire hydrants are installed and approved by Mountain Regional Water.
4. All other service provider requirements shall be met.
5. 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.

### **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 Summit County News. 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 – Proposed Plats

Exhibit B – Phasing Illustration

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("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 or the Nicklaus Promontory Property Owners Association ("Association"). The use of any Promontory lot is governed by the terms of the Declaration. Each lot is subject to all easements set forth in these plat notes and in the 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."

GENERAL NOTES (CONTINUED):

- 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. Principal resident, guest, and construction vehicle access shall be maintained through Tallgate Canyon (via Interstate 80) and the western community entrance (Via U.S. Highway 40) rather than through Brown's Canyon.
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these presents: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Nicklaus West Phase 7", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.
Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Water District, a non-exclusive easement over roads, private driveways, 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 \_\_\_\_\_, 2014

PROMONTORY DEVELOPMENT, L.L.C., an Arizona limited liability company

By: Richard A. Sonntag
Its: Managing Director

By: Richard A. Sonntag, Managing Director

ACKNOWLEDGMENT:

STATE OF UTAH )
COUNTY OF SUMMIT )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, Richard A. Sonntag, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the PROMONTORY DEVELOPEMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_

LIENHOLDER'S CONSENT TO RECORD:

Known all men by these presents, that the undersigned holds a lien on the hereon described tract of land, known as the "Nicklaus West Phase 7":

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

F. FRANCIS NAJAFI FAMILY TRUST

By: F. Francis Najafi
Its: Trustee

FFN INVESTMENTS, LLC, an Arizona limited liability company

By: F. Francis Najafi
Its: Authorized Signer

F. Francis Najafi, Trustee and Authorized Signer

ACKNOWLEDGMENT:

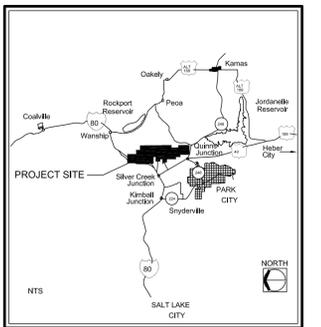
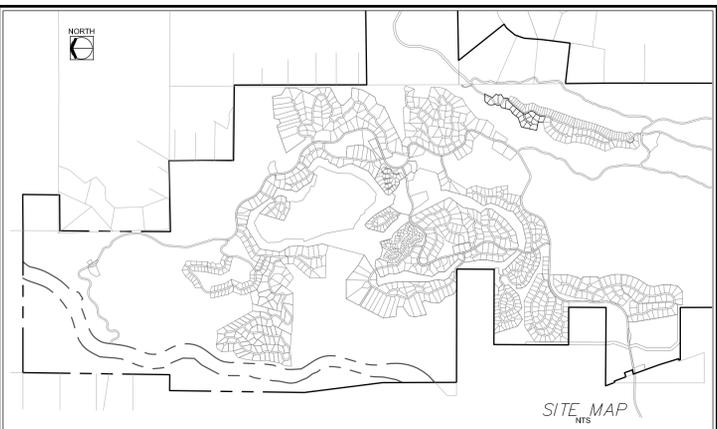
STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, F. Francis Najafi, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the F. FRANCIS NAJAFI FAMILY TRUST and FFN INVESTMENTS, LLC to execute the foregoing LIENHOLDER'S CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_



SHEET INDEX

Table with 2 columns: PAGE and SHEET NAME. Rows include: 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 = 1:50), 5 OF 5 PARTIAL PLAT (SCALE = 1:50)

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, certify that I am a Registered Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that a boundary survey has been made of the land shown on this plat and described hereon and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law as of the date of survey, \_\_\_\_\_, 20\_\_\_\_.

Russell E. Campbell

Date

PROMONTORY NICKLAUS WEST PHASE 7 LEGAL DESCRIPTION:

A parcel of land located in the east half of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears South 00°35'51" East along the east line of said Section 13 916.89 feet and West 339.07 feet from the Northeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°35'51" East 5,311.76 feet between the Northeast Corner of said Section 13 and Southeast Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 23°05'58" West 206.27 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears North 64°50'02" West; thence southwesterly 106.04 feet along the arc of said curve through a central angle of 18°41'41"; thence South 46°08'21" East 190.45 feet; thence South 20°23'59" West 84.11 feet; thence South 09°36'55" East 109.70 feet; thence South 57°49'22" West 171.42 feet to a point of curvature of a 150.00 foot radius non-tangent curve to the right; thence southerly 188.84 feet along the arc of said curve through a central angle of 72°07'51" (chord bears South 03°53'17" West 176.61 feet); thence North 50°02'47" West 50.00 feet to a point of curvature of a 100.00 foot radius non-tangent curve to the right; thence southwesterly 10.73 feet along the arc of said curve through a central angle of 06°08'45" (chord bears South 43°01'36" West 10.72 feet) to a point of reverse curvature of a 4,025.00 foot radius curve to the left, the center of which bears South 43°54'02" East; thence southwesterly 691.04 feet along the arc of said curve through a central angle of 09°50'13" to a point of compound curvature of a 155.00 foot radius curve to the left, the center of which bears South 53°44'15" East; thence southerly 215.83 feet along the arc of said curve through a central angle of 79°46'55" to a point of reverse curvature of a 175.00 foot radius curve to the right, the center of which bears South 49°28'50" West; thence southerly 273.87 feet along the arc of said curve through a central angle of 89°40'00" to a point of reverse curvature of a 425.00 foot radius curve to the left, the center of which bears South 43°51'10" East; thence southerly 357.55 feet along the arc of said curve through a central angle of 48°12'09" to a point of reverse curvature of a 375.00 foot radius curve to the right, the center of which bears South 87°56'42" West; thence southerly 53.20 feet along the arc of said curve through a central angle of 08°07'43"; thence North 67°06'34" West 225.30 feet; thence North 05°16'49" East 174.23 feet; thence North 79°32'38" West 305.31 feet; thence North 11°57'16" East 555.88 feet; thence North 70°21'16" East 351.28 feet; thence North 37°55'59" East 261.93 feet; thence North 64°36'14" East 95.19 feet; thence North 37°03'45" East 82.22 feet; thence North 13°16'06" East 292.10 feet; thence North 67°37'49" East 111.03 feet to a point of curvature of a 195.00 foot radius non-tangent curve to the right; thence northerly 218.60 feet along the arc of said curve through a central angle of 64°13'49" (chord bears North 09°44'43" East 207.33 feet); thence North 48°08'22" West 49.95 feet; thence North 02°08'24" West 156.12 feet; thence North 38°28'11" East 192.70 feet; thence North 87°19'16" East 271.46 feet to the Point of Beginning.

Containing 813,842 square feet or 18.68 acres, more or less.

PROMONTORY NICKLAUS WEST PHASE 7 SUBDIVISION

LYING WITHIN SECTION 13, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

PRELIMINARY PLAT

MAY 2014

SHEET 1 OF 5

BASELINE SURVEYING, Inc

1058 EAST 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152

DATE: MAY 08, 2014 11:11 AM FILED BY: BILSON

Approval table with 6 columns: S.B.S.R.D., ROCKY MOUNTAIN POWER, MOUNTAIN REGIONAL WATER DISTRICT, S.B.W.R.D., PLANNING COMMISSION, PUBLIC WORKS. Each column contains approval text and signature lines for various officials including County Assessor, Fire Service District, Engineer, Governing Body, Planning Commission, and Public Works Director.

**ACCESS EASEMENT NO. 1: (PROMONTORY RANCH ROAD)**

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

Beginning at a point which is North 89°42'38" West along the Section line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast Closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 172°15'11" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 54°45'11"; thence South 175°25'58" East 56.62 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears North 72°07'02" East; thence Southeasterly along the arc of said curve 445.50 feet through a central angle of 17°01'02"; 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 69°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 55°22'51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to South 53°32'00" East; thence Northeasterly along the arc of said curve 591.74 feet through a central angle of 84°45'36" 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 11°31'44"; thence North 09°41'54" East 148.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northeasterly along the arc of said curve 389.47 feet through a central angle of 143°58'01"; thence South 28°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 55°22'01" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 86°59'45" East; thence 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 Southwestery along the arc of said curve 129.99 feet through a central angle of 10°38'24"; thence South 33°10'03" West 258.32 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 58°49'57" East; thence Southwestery along the arc of said curve 347.82 feet through a central angle of 28°08'09"; thence South 04°41'54" West 81.80 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 right, 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 368.76 feet through a central angle of 5°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 Southeasterly 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 52°09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence 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 Southwestery along the arc of said curve 158.27 feet through a central angle of 13°26'05" to a point of reverse curvature of a 1375.00 foot radius curve to the left, the center of which bears South 55°30'30" East; thence Southwestery along the arc of said curve 658.56 feet through a central angle of 27°26'31" to a point of reverse curvature of a 350.00 foot radius curve to the right, the center of which bears North 82°57'09" West; thence Southwestery along the arc of said curve 156.63 feet through a central angle of 25°38'26"; thence South 32°41'25" West 396.06 feet to a point of curvature of a 925.00 foot radius curve to the right, the center of which bears North 57°18'35" West; thence Southwestery along the arc of said curve 471.27 feet through a central angle of 29°11'29"; thence South 61°52'54" West 590.62 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 28°07'06" West; thence Westerly along the arc of said curve 288.79 feet through a central angle of 55°09'17"; thence North 62°57'49" West 531.88 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 27°02'11" West; thence Southwestery along the arc of said curve 855.07 feet through a central angle of 97°59'03"; thence South 19°03'08" West 160.57 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 70°56'52" West; thence Southwestery along the arc of said curve 576.66 feet through a central angle of 55°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" East along the Section Line 2118.93 feet from the Southwest Corner of said Section 13; thence South 74°07'10" West 23.37 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 15°52'50" East; thence Southwestery along the arc of said curve 24.79 feet through a central angle of 02°22'01"; thence South 71°45'09" West 198.60 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 18°14'51" West; thence Southwestery along the arc of said curve 211.52 feet through a central angle of 20°11'54"; thence North 88°02'57" West 1206.78 feet to a point of curvature of a 800.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence Southwestery along the arc of said curve 1317.81 feet through a central angle of 94°22'51"; thence South 82°25'48" East 321.83 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 87°34'12" West; thence Southwestery along the arc of said curve 224.47 feet through a central angle of 10°43'04"; thence South 08°17'16" West 200.42 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 81°42'44" East; thence Southerly along the arc of said curve 203.57 feet through a central angle of 15°33'07"; thence South 07°15'51" East 185.53 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 82°44'09" West; thence Southerly along the arc of said curve 79.81 feet through a central angle of 09°08'44" to the South Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°45'21" East along the Section Line 207.87 feet from the South Quarter Corner of said Section 14; thence continuing Southerly along the arc of said last mentioned curve 178.03 feet through a central angle of 20°24'04"; thence South 22°16'56" West 178.56 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°43'04" West; thence Southwestery along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'26" 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 Southwestery along the arc of said curve 138.83 feet through a central angle of 07°57'15"; thence South 78°58'11" West 943.91 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 11°01'49" West; thence Southwestery along the arc of said curve 214.98 feet through a central angle of 12°19'03"; thence North 88°42'46" West 145.43 feet to the East Line of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 00°34'53" East along the Section Line 1042.67 feet from the Northeast Corner of said Section 22; thence North 88°42'46" West 494.23 feet to a point of curvature of a 993.00 foot radius curve to the left, the center of which bears South 01°17'14" West; thence Southwestery along the arc of said curve 461.64 feet through a central angle of 26°38'11"; thence South 64°39'03" West 544.89 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 25°20'57" West; thence Southwestery along the arc of said curve 187.39 feet through a central angle of 35°47'22"; thence North 79°33'35" West 197.19 feet to the point of terminus.

Together with an easement more particularly described as follows:

Beginning at a point which is South 00°24'17" West along the Section Line 2634.64 feet and West 1025.20 feet from the Northeast Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°24'17" West 5268.15 feet between said Northeast Corner and the Southeast Corner of said Section 35); and running thence South 27°41'38" West 60.00 feet; thence North 62°18'22" West 187.74 feet; thence North 28°11'37" West 92.77 feet; thence North 09°39'06" West 175.40 feet; thence North 63°39'55" East 60.00 feet; thence South 36°13'26" East 140.25 feet; thence South 32°52'03" East 240.83 feet to the point of beginning.

Containing 1.01 acres more or less.

M:\01\_M05191\_Exp\03\_Promontory\13\_Nicklaus West\103\_Survey\FIG 001.dwg Plot Date: May 08, 2014 11:04:11 AM Plotted by: Brian

**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 Northeasterly 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 Northeasterly 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 73.84 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 along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northeasterly along the arc of said curve 614.09 feet through a central angle of 7°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 Northeasterly along the arc of said curve 457.83 feet through a central angle of 21°35'36"; 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 77°02'46" 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 12°04'14" West; thence Northeasterly 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 14°018'42"; 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 55°38'15"; thence North 65°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East; thence 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 (also 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°13'48" 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 282.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 88°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°55'44" 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 198.50 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 North 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" West; 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 the point of terminus.

**ACCESS EASEMENT NO. 4: (NICKLAUS VALLEY 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 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 69°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.

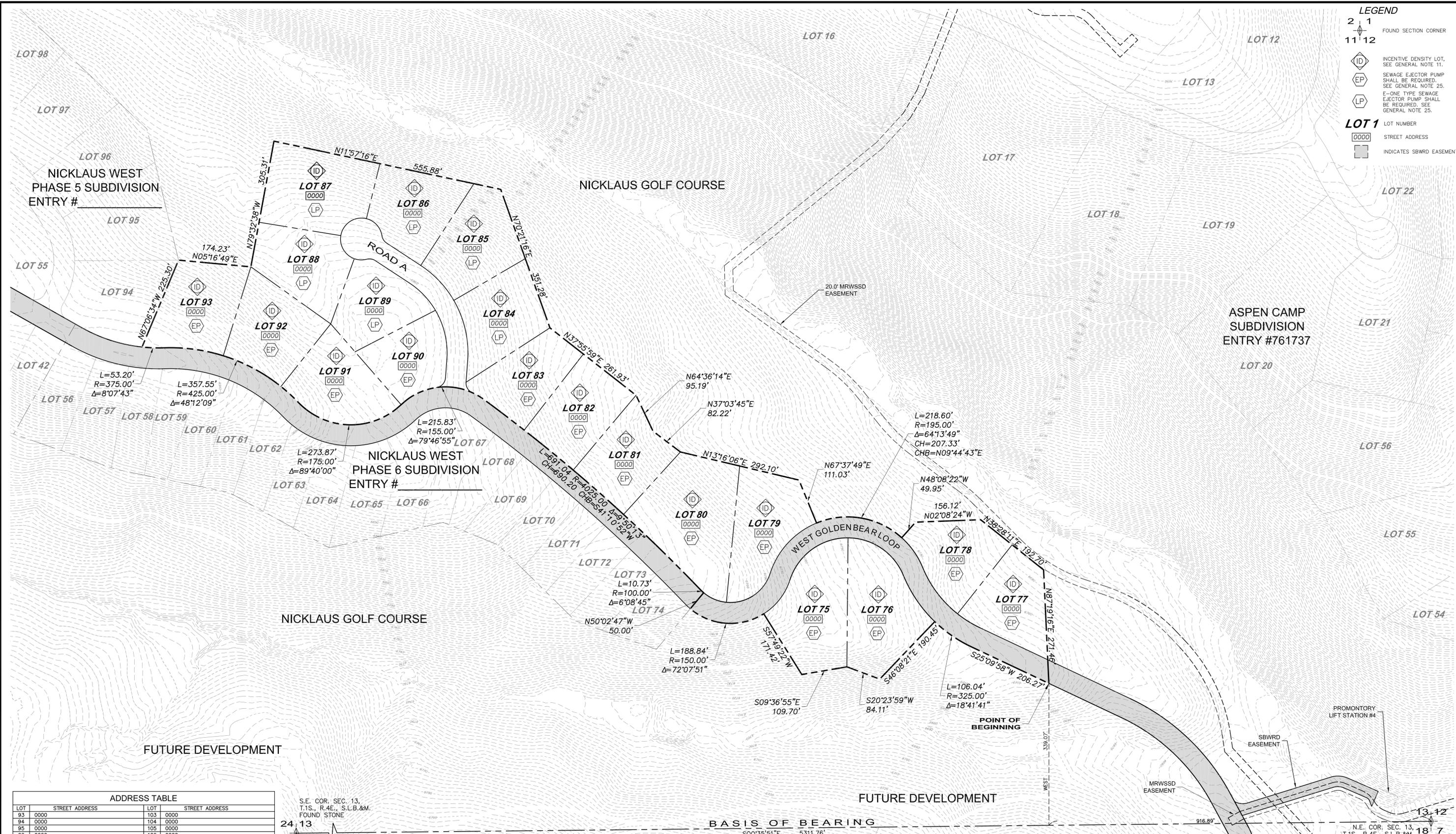
**ACCESS EASEMENT NO. 5: (WEST GOLDEN BEAR LOOP)**

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 3504.75 feet and South 1240.41 feet from the Southwest Corner of Section 13, 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 Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Nicklaus Valley Road Phase 1 Access Easement No. 4 and running thence North 04°14'08" East 90.19 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 85°45'52" West; thence along the arc of said curve 228.23 feet through a central angle of 58°07'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 36°07'03" East; thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 08°57'37" East 446.46 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 83°02'23" East; thence along the arc of said curve 269.40 feet through a central angle of 30°52'15" to a point of reverse curvature of a 1200.00 foot radius curve to the left, the center of which bears North 52°10'08" West; thence along the arc of said curve 634.85 feet through a central angle of 30°18'43"; thence North 07°31'09" East 343.45 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 82°28'51" East; thence along the arc of said curve 410.40 feet through a central angle of 19°35'43" to a point of reverse curvature of a 800.00 foot radius curve to the left, the center of which bears North 62°53'08" West; thence along the arc of said curve 211.60 feet through a central angle of 15°09'18" to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears South 78°02'26" East; thence along the arc of said curve 243.81 feet through a central angle of 17°27'42"; thence North 29°25'16" East 234.58 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 60°34'44" West; thence along the arc of said curve 219.74 feet through a central angle of 31°28'34" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°56'42" East; thence along the arc of said curve 336.51 feet through a central angle of 48°12'08" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 43°51'10" West; thence along the arc of said curve 313.00 feet through a central angle of 89°40'00" to a point of reverse curvature of a 130.00 foot radius curve to the right, the center of which bears North 46°28'50" East; thence along the arc of said curve 181.02 feet through a central angle of 79°46'55" to a point of compound curvature of a 4000.00 foot radius curve to the right, the center of which bears South 53°44'15" East; thence along the arc of said curve

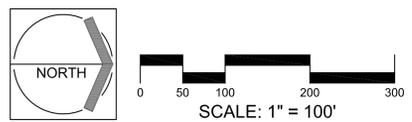
**LEGEND**

- 2 1 FOUND SECTION CORNER
- 11 12
- ID INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.
- EP SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 25.
- LP E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 25.
- LOT 1** LOT NUMBER
- 0000 STREET ADDRESS
- INDICATES SBWRD EASEMENT



**ADDRESS TABLE**

LOT	STREET ADDRESS	LOT	STREET ADDRESS
93	0000	103	0000
94	0000	104	0000
95	0000	105	0000
96	0000	106	0000
97	0000	107	0000
98	0000	108	0000
99	0000	109	0000
100	0000	110	0000
101	0000	111	0000
102	0000		



S.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE

**BASIS OF BEARING**  
S00°35'51"E 5311.76'  
(BASIS OF BEARING BETWEEN THE NORTHEAST  
AND SOUTHEAST COR. OF SECTION 13)

N.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE

LOT 2  
PROMONTORY, L.L.C.

LOT 1  
PROMONTORY, L.L.C.

PROMONTORY  
NICKLAUS WEST PHASE 7  
SUBDIVISION

**SHEET 3 OF 5**

LYING WITHIN SECTION 13,  
T 1 S., R 4 E., S.L.B.&M.,  
SUMMIT COUNTY, UTAH  
PRELIMINARY PLAT

RECORDED

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

MAY 2014

File: M:\05\_2013\05\_2013\_Promontory\13 Nicklaus West\103\_Survey  
File name: Promontory Nicklaus West Phase 7 Plat.dwg | plot date: May 09, 2014 | plotted by: Brian

**LEGEND**

2 1  
11' 12" FOUND SECTION CORNER

ID INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.

EP SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 25.

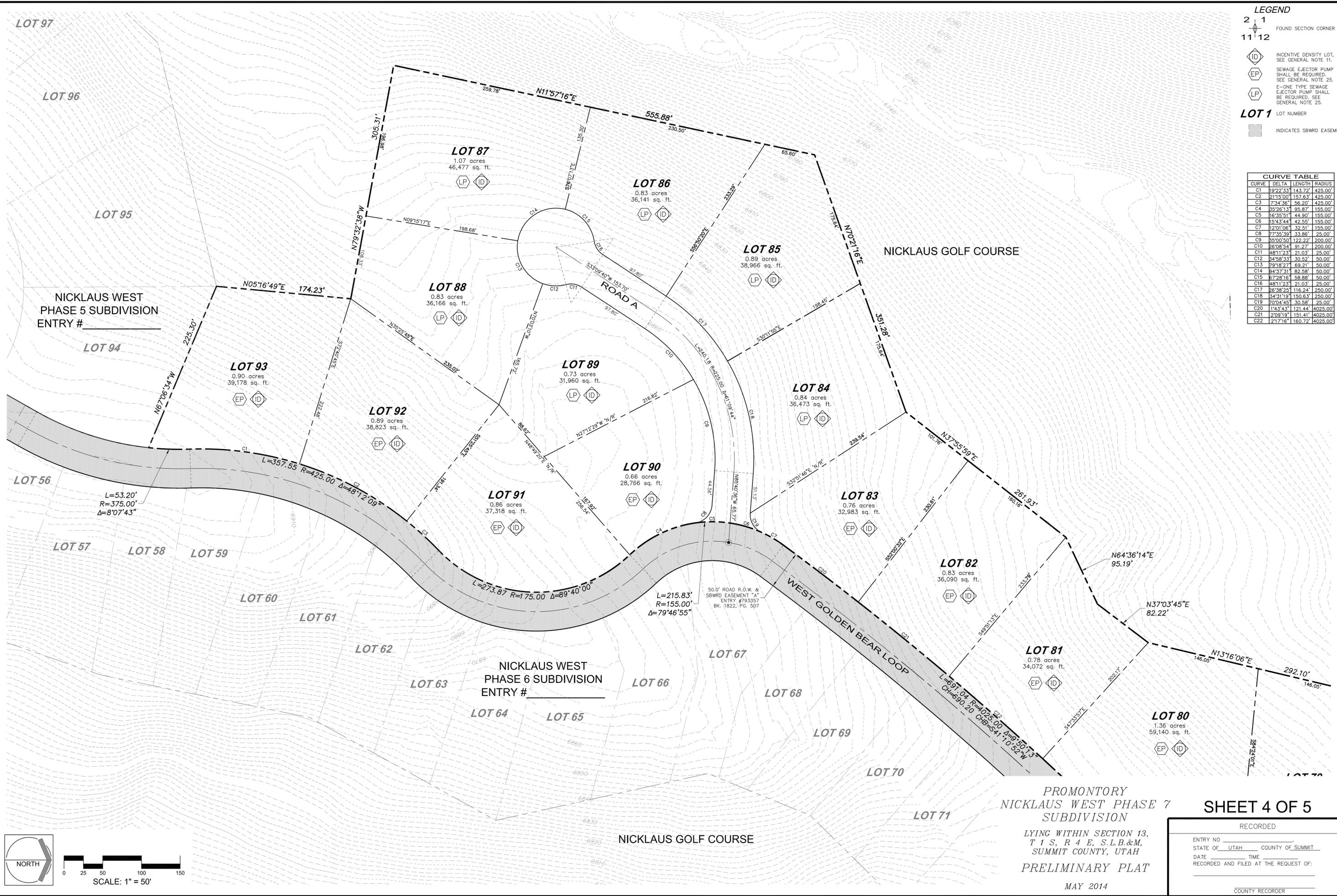
LP E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 25.

**LOT 1** LOT NUMBER

INDICATES SBWRD EASEMENT

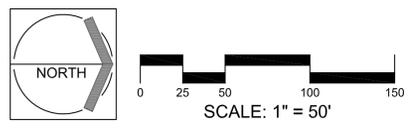
**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS
C1	19°22'33"	143.72'	425.00'
C2	21°15'00"	157.63'	425.00'
C3	7°34'36"	56.20'	425.00'
C4	35°26'13"	95.87'	155.00'
C5	16°58'31"	44.90'	155.00'
C6	15°43'44"	42.55'	155.00'
C7	12°01'06"	32.51'	155.00'
C8	77°35'39"	33.86'	25.00'
C9	35°00'50"	122.22'	200.00'
C10	26°08'54"	91.27'	200.00'
C11	48°11'23"	21.03'	25.00'
C12	14°58'31"	30.52'	50.00'
C13	79°18'27"	69.21'	50.00'
C14	94°37'31"	82.58'	50.00'
C15	67°28'16"	58.88'	50.00'
C16	48°11'23"	21.03'	25.00'
C17	26°38'25"	116.24'	250.00'
C18	34°31'19"	150.63'	250.00'
C19	7°04'45"	30.52'	25.00'
C20	1°43'43"	121.44'	4025.00'
C21	2°09'19"	151.41'	4025.00'
C22	2°17'16"	160.72'	4025.00'



**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS
C1	19°22'33"	143.72'	425.00'
C2	21°15'00"	157.63'	425.00'
C3	7°34'36"	56.20'	425.00'
C4	35°26'13"	95.87'	155.00'
C5	16°58'31"	44.90'	155.00'
C6	15°43'44"	42.55'	155.00'
C7	12°01'06"	32.51'	155.00'
C8	77°35'39"	33.86'	25.00'
C9	35°00'50"	122.22'	200.00'
C10	26°08'54"	91.27'	200.00'
C11	48°11'23"	21.03'	25.00'
C12	14°58'31"	30.52'	50.00'
C13	79°18'27"	69.21'	50.00'
C14	94°37'31"	82.58'	50.00'
C15	67°28'16"	58.88'	50.00'
C16	48°11'23"	21.03'	25.00'
C17	26°38'25"	116.24'	250.00'
C18	34°31'19"	150.63'	250.00'
C19	7°04'45"	30.52'	25.00'
C20	1°43'43"	121.44'	4025.00'
C21	2°09'19"	151.41'	4025.00'
C22	2°17'16"	160.72'	4025.00'



PROMONTORY  
NICKLAUS WEST PHASE 7  
SUBDIVISION

LYING WITHIN SECTION 13,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH

PRELIMINARY PLAT

MAY 2014

**SHEET 4 OF 5**

RECORDED

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

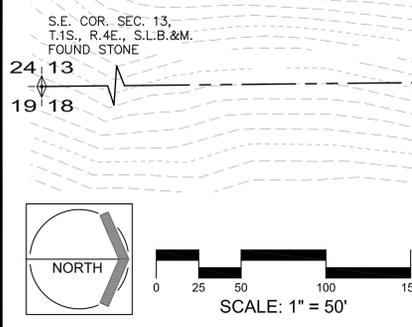
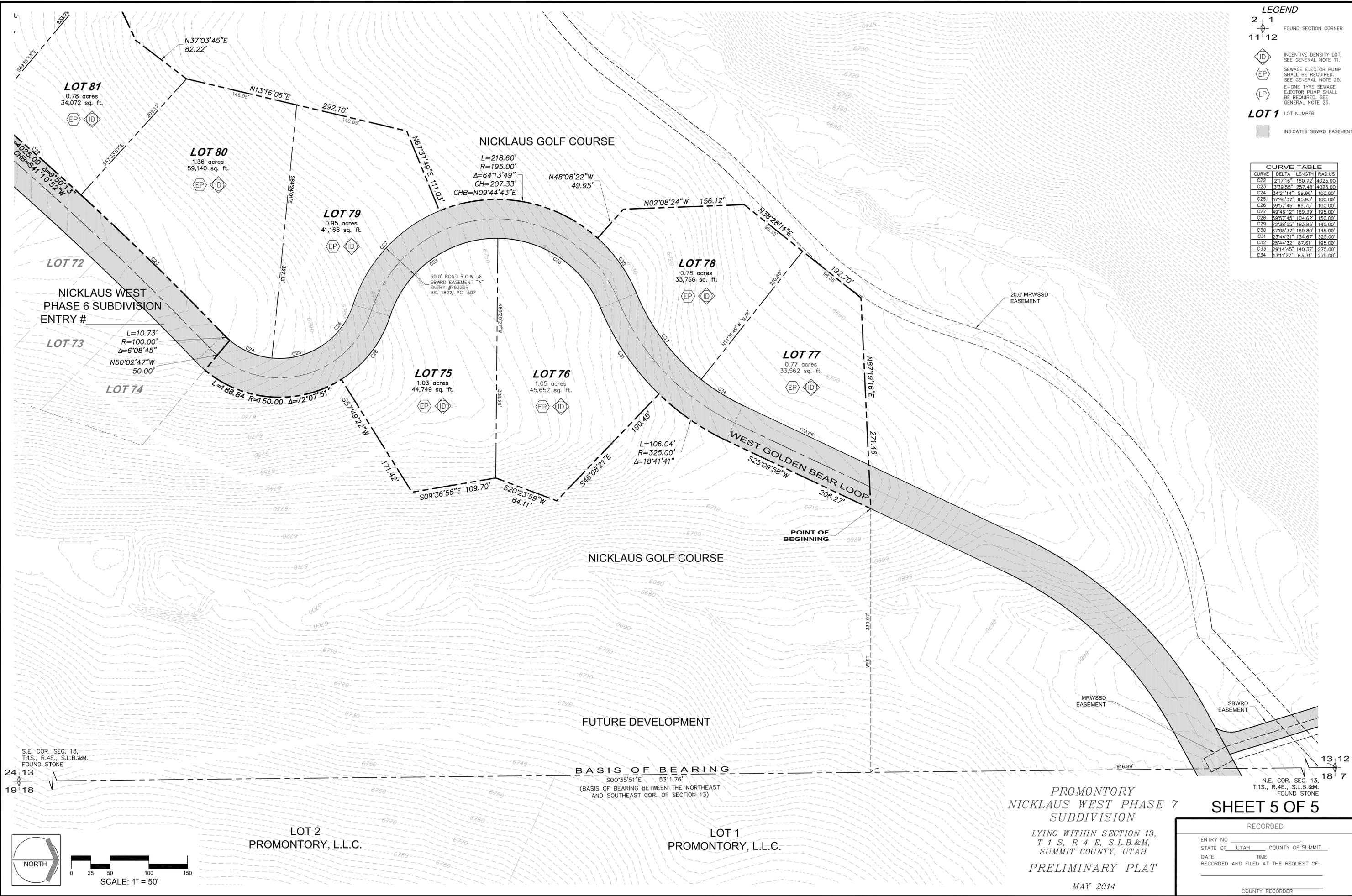
M:\05\_2015\05\_2015\_Promontory\13 Nicklaus West\103\_Summit  
File name: Promontory Nicklaus West Phase 7 Plat.dwg | Plot date: May 09, 2014 | plotted by: Brian

LEGEND

- 2 1 FOUND SECTION CORNER
- 11' 12'
- ID INCENTIVE DENSITY LOT. SEE GENERAL NOTE 11.
- EP SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 25.
- LP E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 25.
- LOT 1 LOT NUMBER
- INDICATES SBWRD EASEMENT

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C22	217°16'	160.72'	4025.00'
C23	3°39'55"	257.48'	4025.00'
C24	34°21'14"	59.96'	100.00'
C25	37°46'37"	65.93'	100.00'
C26	39°57'45"	69.75'	100.00'
C27	49°46'12"	169.39'	195.00'
C28	39°57'45"	104.62'	150.00'
C29	72°38'55"	183.85'	145.00'
C30	37°05'37"	169.80'	145.00'
C31	23°44'31"	134.67'	125.00'
C32	25°44'32"	87.61'	195.00'
C33	29°14'45"	140.37'	275.00'
C34	13°11'27"	63.31'	275.00'



**PROMONTORY NICKLAUS WEST PHASE 7 SUBDIVISION**

LYING WITHIN SECTION 13, T.1 S., R.4 E., S.L.B.&M., SUMMIT COUNTY, UTAH

**PRELIMINARY PLAT**

MAY 2014

**SHEET 5 OF 5**

RECORDED

ENTRY NO. \_\_\_\_\_

STATE OF UTAH COUNTY OF SUMMIT

DATE \_\_\_\_\_ TIME \_\_\_\_\_

RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

COUNTY RECORDER

File: M:\05\_M0510\_Eno\103\_Promontory\13\_Nicklaus West\103\_Survey.dwg  
 File name: Promontory Nicklaus West Phase 7 Plat.dwg | plot date: May 09, 2014 | plotted by: Brian

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("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 or the Jordanville Basin Water Reclamation District ("Association"). The use of any Promontory lot is governed by the terms of the Declaration. Each lot is subject to all easements set forth in these plat notes and in the 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, 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 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. 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 officers or members (in their capacity as such); The Promontory Club or its officers, owners or members (in their capacity as such); any other owner of any golf course, its successors, 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 or director 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. The Design Guidelines 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, in the exercise of the Declarant's sole discretion. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line, it will be necessary to have the reviewed building envelope approved by the Design Reviewer in connection with the approval of a specific house plan. The approval or disapproval of the Design Reviewer may be made in the exercise of its sole discretion. Further, the combination of lots may 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.
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 (SBRSD). 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"). 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 4,000 square feet, the minimum for an "estate lot" is 3,500 square feet and the minimum for an "incentive density" is 2,500. 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 (as described in note 5), may be increased to a square footage not to exceed 12,000 square feet for the combination of two "estate lots" and 6,000 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 house plan. Within Promontory, the maximum building floor area shall be net livable area, but floor area does not include the interiors of walls, garages or unconditioned storage or mechanical spaces.
11. Most but not all "estate lots" comprising at least one acre in size may be designated by the developer as "base density" under the Development Agreement and are indicated as such on this plat by the symbol "ESBD." All lots not meeting "estate lot" qualifications and "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. Some units located within this plat are Resort Units, which are defined as units which are tightly clustered and either single family attached, detached, zero lot line or condominium setup on lots that are equal to or less than one half acre and are indicated as such on this plat by the symbol "R." Both Incentive Density Units and Resort Units within this plat shall qualify for overnight and short-term rentals. Resort Units are ineligible to qualify for permanent resident status based on the Resort Unit ownership. Resort Units shall be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period. Pursuant to the terms of the Development Agreement, any owner utilizing or converting a Resort Unit 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.
13. The Development Agreement requires that a purchaser of a residential lot shall pay \$3,000 to Summit County at the time of lot purchase for an agricultural preservation contribution. These 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 shall pay \$500 to Summit County at the time of building permit for an affordable housing program contribution. These 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 raise manholes to grade, according to SBWRD specifications. 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.

GENERAL NOTES (CONTINUED):

- 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. Principal resident, guest, and construction vehicle access shall be maintained through Tallgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon.
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.
23. All lots (except to the extent designated for clustered or zero lot line Resort Unit development which would be incompatible with such lot line easements) 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 27, 28, 30, and 35, 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.
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, Painted Valley Pass, Nicklaus Valley Road, and Nicklaus Club Drive 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 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, special 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 easement across the 10 foot private utility and drainage easements (as described in note 22), the roads shown on the plat, Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road, and Nicklaus Club Drive (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: PACIFICORP; AllWest Telecommunications; Questar Gas; 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.
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 breaking 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 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 which the PUE.
37. The Common Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the lots served by such Common Driveway Easements (and their respective tenants, guests and invitees), on a non-exclusive basis. Parking on such Common Driveway Easements is prohibited at all times. No use may be made of any such 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 parcel 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.

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 Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road and Nicklaus Club Drive in this plat. The grant of easement is subject to the general note 31.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these present: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Nicklaus West Phase 6", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.

Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Water Special Service District, a non-exclusive easement over roads, private driveways, 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 \_\_\_\_\_, 2014

PROMONTORY DEVELOPMENT, L.L.C., an Arizona limited liability company

By: Richard A. Sonntag
Its: Managing Director

By: Richard A. Sonntag, Managing Director

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF SUMMIT )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, Richard A. Sonntag, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the PROMONTORY DEVELOPEMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_

LIENHOLDER'S CONSENT TO RECORD:

Known all men by these present, that the undersigned holds a lien on the hereon described tract of land, known as the "Nicklaus West Phase 6":

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

F. FRANCIS NAJAFI FAMILY TRUST

By: F. Francis Najafi
Its: Trustee

FFN INVESTMENTS, LLC, an Arizona limited liability company

By: F. Francis Najafi
Its: Authorized Signer

F. Francis Najafi, Trustee and Authorized Signer

ACKNOWLEDGMENT:

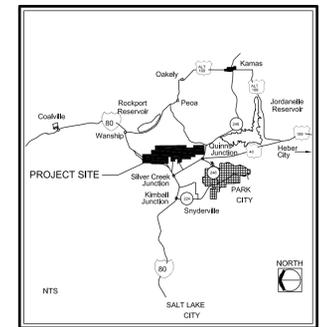
STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) ss.

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, F. Francis Najafi, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the F. FRANCIS NAJAFI FAMILY TRUST and FFN INVESTMENTS, LLC to execute the foregoing LIENHOLDER'S CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_



SHEET INDEX

Table with 2 columns: PAGE and SHEET NAME. Rows include 1 OF 3 COVER SHEET, 2 OF 3 ACCESS EASEMENTS LEGAL, and 3 OF 3 BOUNDARY PLAT (SCALE = 1:50).

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, certify that I am a Registered Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that a boundary survey has been made of the land shown on this plat and described hereon and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law as of the date of survey, \_\_\_\_\_, 20\_\_\_\_\_.

Russell E. Campbell

Date

PROMONTORY NICKLAUS WEST PHASE 6 LEGAL DESCRIPTION:

A parcel of land located in the east half of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 00'35'51" West along the east line of said Section 13, 2,668.10 feet and West 681.24 feet from the Southeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00'35'51" East 5,311.76 feet between the Northeast Corner of said Section 13 and Southeast Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 28'50'12" West 274.38 feet; thence South 11'27'34" West 276.56 feet; thence South 18'56'52" West 259.18 feet; thence North 60'34'44" West 301.73 feet; thence North 29'25'16" East 17.42 feet to a point of curvature of a 375.00 foot radius curve to the left, the center of which bears North 60'34'44" West; thence northerly 206.01 feet along the arc of said curve through a central angle of 31'28'35" to a point of reverse curvature of a 425.00 foot radius curve to the right, the center of which bears North 87'56'41" East; thence northerly 357.55 feet along the arc of said curve through a central angle of 48'12'09" to a point of reverse curvature of a 175.00 foot radius curve to the left, the center of which bears North 43'51'10" West; thence northerly 273.87 feet along the arc of said curve through a central angle of 89'40'00" to a point of reverse curvature of a 155.00 foot radius curve to the right, the center of which bears North 46'28'50" East; thence northerly 215.83 feet along the arc of said curve through a central angle of 79'46'55" to a point of compound curvature of a 4,025.00 foot radius curve to the right, the center of which bears North 53'44'15" East; thence northeasterly 891.04 feet along the arc of said curve through a central angle of 09'50'13" to a point of reverse curvature of a 100.00 foot radius curve to the left, the center of which bears North 43'54'02" West; thence northeasterly 10.73 feet along the arc of said curve through a central angle of 06'08'45"; thence South 50'02'47" East 176.48 feet; thence South 19'20'06" West 205.68 feet; thence South 44'23'10" West 258.93 feet; thence South 22'10'34" West 142.96 feet; thence South 12'26'19" East 280.35 feet to the Point of Beginning.

Containing 476,382 square feet or 10.94 acres, more or less.

PROMONTORY NICKLAUS WEST PHASE 6 SUBDIVISION

LYING WITHIN SECTION 13, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

PRELIMINARY PLAT

MAY 2014

SHEET 1 OF 3

BASELINE SURVEYING, Inc

1058 EAST 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152

**ACCESS EASEMENT NO. 1: (PROMONTORY RANCH ROAD)**

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

Beginning at a point which is North 89°42'38" West along the Section line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast Closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 172°15'11" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 54°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 17°01'02"; 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 69°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 55°22'51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to South 53°32'00" East; thence Northeasterly along the arc of said curve 591.74 feet through a central angle of 84°45'36" 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 11°31'44"; thence North 09°41'54" East 148.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northeasterly along the arc of said curve 389.47 feet through a central angle of 143°58'01"; thence South 28°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 55°22'01" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 86°59'45" East; thence 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 Southwestterly along the arc of said curve 129.99 feet through a central angle of 10°38'24"; thence South 33°10'03" West 258.32 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 58°49'57" East; thence Southwestterly along the arc of said curve 347.82 feet through a central angle of 28°09'10"; thence South 04°41'54" West 81.80 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 18°58'06" 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 right, 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 368.76 feet through a central angle of 5°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 Southeasterly 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 52°09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence 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 Southwestterly 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 Southwestterly 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°57'09" West; thence Southwestterly 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 Southwestterly 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 55°09'17"; thence North 62°57'49" West 531.88 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 27°02'11" West; thence Southwestterly 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 Southwestterly along the arc of said curve 576.66 feet through a central angle of 55°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" East along the Section Line 2118.93 feet from the Southwest Corner of said Section 13; thence South 74°07'10" West 23.37 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 15°52'50" East; thence Southwestterly 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 Southwestterly 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 Southwestterly along the arc of said curve 1317.81 feet through a central angle of 94°22'51"; thence South 82°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 Southwestterly 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 Southwestterly 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 Southwestterly 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 Southwestterly 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 Southwestterly 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 Southwestterly 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.

M:\01\_M05191\_Exp\03\_Promontory\11\_Nicklaus\_West\03\_Survey\FIG 101.dwg Plot Date: May 08, 2014 11:11:11 AM Plotted by: Brian

**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 73.84 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northwesterly along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northwesterly along the arc of said curve 614.09 feet through a central angle of 7°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°35'36"; 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 77°02'46" 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 12°07'14" 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 14°018'42"; 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 55°38'15"; thence North 65°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East; thence 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 (also 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°13'48" 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 282.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 88°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°55'44" 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 198.50 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 North 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" West; 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 the point of terminus.

**ACCESS EASEMENT NO. 4: (NICKLAUS VALLEY 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 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 69°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°35'51"; 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 NO. 5: (WEST GOLDEN BEAR LOOP)**

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 3504.75 feet and South 1240.41 feet from the Southwest Corner of Section 13, 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 Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Nicklaus Valley Road Phase 1 Access Easement No. 4 and running thence North 04°14'08" East 90.19 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 85°45'52" West; thence along the arc of said curve 228.23 feet through a central angle of 58°07'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 36°07'03" East; thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 08°57'37" East 446.46 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 83°02'23" East; thence along the arc of said curve 269.40 feet through a central angle of 30°52'15" to a point of reverse curvature of a 1200.00 foot radius curve to the left, the center of which bears North 52°10'08" West; thence along the arc of said curve 634.85 feet through a central angle of 30°18'43"; thence North 07°31'09" East 343.45 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 82°28'51" East; thence along the arc of said curve 410.40 feet through a central angle of 19°35'43" to a point of reverse curvature of a 800.00 foot radius curve to the left, the center of which bears North 62°53'08" West; thence along the arc of said curve 211.60 feet through a central angle of 15°09'18" to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears South 78°02'26" East; thence along the arc of said curve 243.81 feet through a central angle of 17°27'42"; thence North 29°25'16" East 234.58 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 60°34'44" West; thence along the arc of said curve 219.74 feet through a central angle of 31°28'34" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°56'42" East; thence along the arc of said curve 336.51 feet through a central angle of 48°12'08" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 43°51'10" West; thence along the arc of said curve 313.00 feet through a central angle of 89°40'00" to a point of reverse curvature of a 130.00 foot radius curve to the right, the center of which bears North 46°28'50" East; thence along the arc of said curve 181.02 feet through a central angle of 79°46'55" to a point of compound curvature of a 4000.00 foot radius curve to the right, the center of which bears South 53

**LEGEND**

2 1  
11'12 FOUND SECTION CORNER

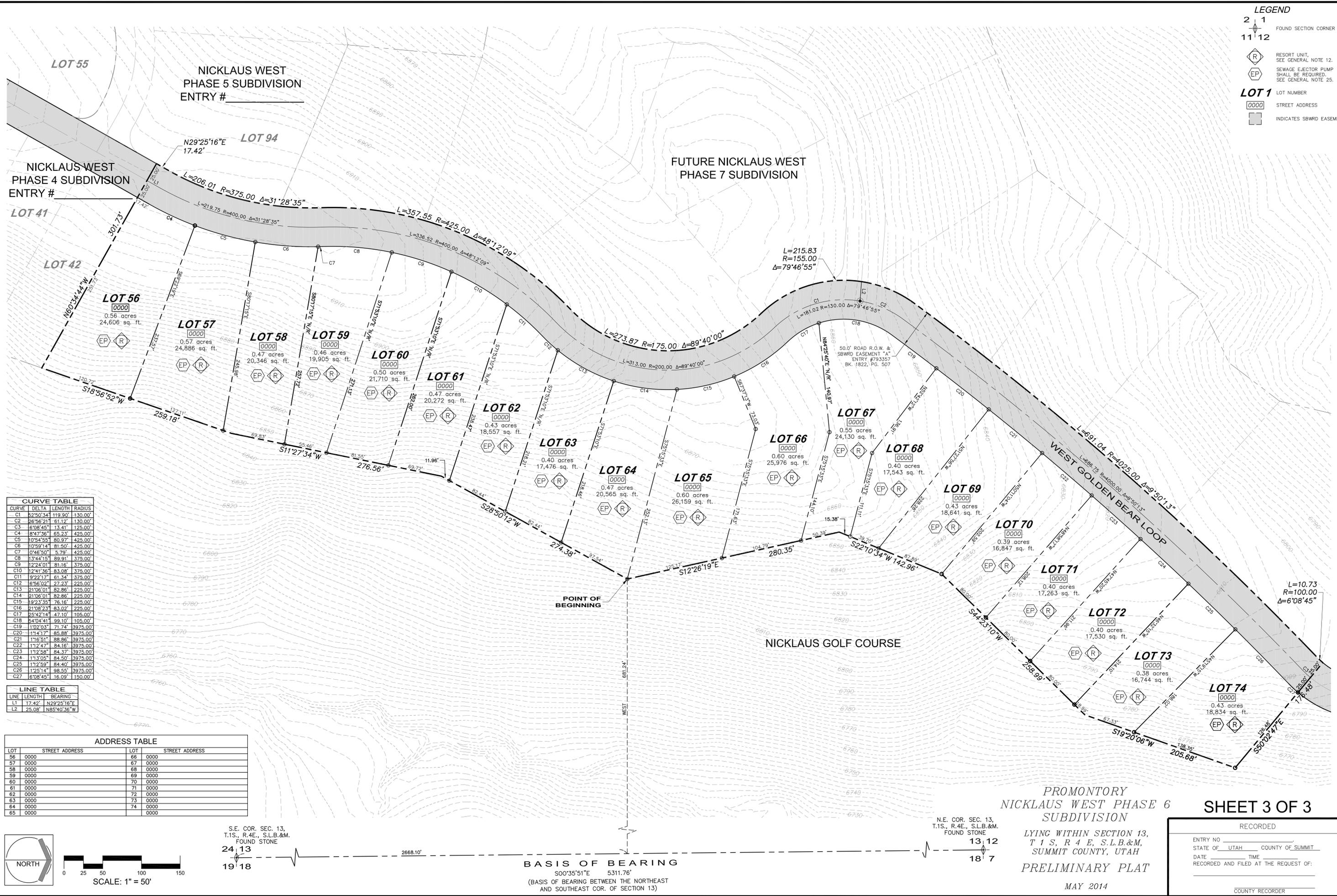
(R) RESORT UNIT, SEE GENERAL NOTE 12.

(EP) SEWAGE EJECTOR PUMP SHALL BE REQUIRED, SEE GENERAL NOTE 25.

**LOT 1** LOT NUMBER

(0000) STREET ADDRESS

▭ INDICATES SBWRD EASEMENT



**CURVE TABLE**

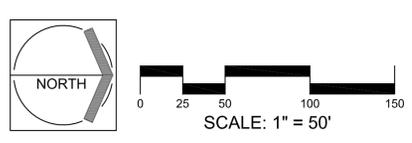
CURVE	DELTA	LENGTH	RADIUS
C1	52°50'34"	119.90'	130.00'
C2	26°56'21"	61.12'	130.00'
C3	6°08'45"	13.41'	125.00'
C4	8°47'36"	65.23'	425.00'
C5	10°54'55"	80.97'	425.00'
C6	10°59'14"	81.50'	425.00'
C7	0°46'50"	5.79'	425.00'
C8	13°44'15"	89.91'	375.00'
C9	12°24'01"	81.16'	375.00'
C10	12°41'36"	83.08'	375.00'
C11	9°22'17"	61.34'	375.00'
C12	6°56'02"	27.23'	225.00'
C13	21°06'01"	82.86'	225.00'
C14	21°06'01"	82.86'	225.00'
C15	19°23'35"	76.16'	225.00'
C16	21°09'23"	83.02'	225.00'
C17	25°42'14"	47.10'	105.00'
C18	54°04'41"	99.10'	105.00'
C19	1°02'03"	71.74'	3975.00'
C20	11°41'17"	85.88'	3975.00'
C21	11°41'17"	85.88'	3975.00'
C22	11°24'47"	84.16'	3975.00'
C23	11°24'47"	84.16'	3975.00'
C24	11°30'05"	84.50'	3975.00'
C25	11°24'47"	84.16'	3975.00'
C26	1°25'14"	98.55'	3975.00'
C27	6°08'45"	16.09'	150.00'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	17.42'	N29°25'16"E
L2	25.08'	N89°40'36"W

**ADDRESS TABLE**

LOT	STREET ADDRESS	LOT	STREET ADDRESS
56	0000	66	0000
57	0000	67	0000
58	0000	68	0000
59	0000	69	0000
60	0000	70	0000
61	0000	71	0000
62	0000	72	0000
63	0000	73	0000
64	0000	74	0000
65	0000		0000



S.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE  
24 13  
19 18

**BASIS OF BEARING**  
S00°35'51"E 5311.76'  
(BASIS OF BEARING BETWEEN THE NORTHEAST  
AND SOUTHEAST COR. OF SECTION 13)

N.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE  
13 12  
18 7

PROMONTORY  
NICKLAUS WEST PHASE 6  
SUBDIVISION

LYING WITHIN SECTION 13,  
T 1 S, R 4 E, S.L.B.&M,  
SUMMIT COUNTY, UTAH  
PRELIMINARY PLAT

MAY 2014

**SHEET 3 OF 3**

RECORDED

ENTRY NO \_\_\_\_\_

STATE OF UTAH COUNTY OF SUMMIT

DATE \_\_\_\_\_ TIME \_\_\_\_\_

RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

COUNTY RECORDER

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("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 from the date of the Declaration. Promontory property owners (the "Association"). The use of any Promontory lot is governed by the terms of the Declaration. Each lot is subject to all easements set forth in these plat notes and in the 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 carts paths and parts thereof, as provided more fully in the Declaration. 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 officers or members (in their capacity as such); The Promontory Club or its officers, owners or members (in their capacity as such); any other owner of any golf course, its successors, 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 or director 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. Building envelopes 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, in the exercise of the Declarant's sole discretion. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line, 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. The approval or disapproval of the Design Reviewer may be made in the exercise of its sole discretion. Further, the combination of lots may 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.
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 Recreational District (SBRSD). 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"). 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 4,000 square feet, the minimum for an "estate lot" is 3,500 square feet and the minimum for an "incentive density" is 2,500. This may be further limited by the Design Reviewer and any applicable Supplemental Design Guidelines. The maximum building floor area of a home straddling two lots (as described in note 5), may be increased to a square footage not to exceed 12,000 square feet for the combination of two "estate lots" and 6,000 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. Most but not all "estate lots" comprising at least one acre in size may be designated by the developer as "base density" under the Development Agreement and are indicated as such on this plat by the symbol "ESBD." All lots not meeting "estate lot" qualifications and "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. Some units located within this plat are Resort Units, which are defined as units which are tightly clustered and either single family attached, detached, zero lot line or condominium setup on lots that are equal to or less than one half acre and are indicated as such on this plat by the symbol "R." Both Incentive Density Units and Resort Units within this plat shall qualify for overnight and short-term rentals. Resort Units are ineligible to qualify for permanent resident status based on the Resort Unit ownership. Resort Units shall be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period. Pursuant to the terms of the Development Agreement, any owner utilizing or converting a Resort Unit 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.
13. The Development Agreement requires that a purchaser of a residential lot shall pay \$3,000 to Summit County at the time of lot purchase for an agricultural preservation contribution. These 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 shall pay \$500 to Summit County at the time of building permit for an affordable housing program contribution. These 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 driveway services to 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 raise monies to grade, according to SBWRD specifications. 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.

GENERAL NOTES (CONTINUED):

- 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. Principal resident, guest, and construction vehicle access shall be maintained through Tallgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon.
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.
23. All lots (except to the extent designated for clustered or zero lot line Resort Unit development which would be incompatible with such lot line easements) 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 27, 28, 30, and 35, 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 the 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.
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, Painted Valley Pass, Nicklaus Valley Road, and Nicklaus Club Drive 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 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 easement across the 10 foot private utility and drainage easements (as described in note 22), the roads shown on the plat, Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road, and Nicklaus Club Drive (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: PACIFICORP; AllWest Telecommunications; Questar Gas; SBWRD; and MRWSSD.
32. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shoke roofing material will be permitted.
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 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.
37. The Common Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the lots served by such Common Driveway Easements (and their respective tenants, guests and invitees), on a non-exclusive basis. Parking on such Common Driveway Easements is prohibited at all times. No use may be made of any such 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 parcel 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 monies to grade, according to SBWRD specifications.

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 Ranch Club Trail, Promontory Ranch Road, Painted Valley Pass, Nicklaus Valley Road and Nicklaus Club Drive in this plat. The grant of easement is subject to the general note 31.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these present: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Nicklaus West Phase 5", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.

Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Water Special Service District, a non-exclusive easement over roads, private driveways, 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 \_\_\_\_\_, 2014

PROMONTORY DEVELOPMENT, L.L.C., an Arizona limited liability company

By: Richard A. Sonntag
Its: Managing Director

By: Richard A. Sonntag, Managing Director

ACKNOWLEDGMENT:

STATE OF UTAH ( )
COUNTY OF SUMMIT ( )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, Richard A. Sonntag, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the PROMONTORY DEVELOPEMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_

LIENHOLDER'S CONSENT TO RECORD:

Known all men by these present, that the undersigned holds a lien on the hereon described tract of land, known as the "Nicklaus West Phase 5":

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

F. FRANCIS NAJAFI FAMILY TRUST

By: F. Francis Najafi
Its: Trustee

FFN INVESTMENTS, LLC, an Arizona limited liability company

By: F. Francis Najafi
Its: Authorized Signer

F. Francis Najafi, Trustee and Authorized Signer

ACKNOWLEDGMENT:

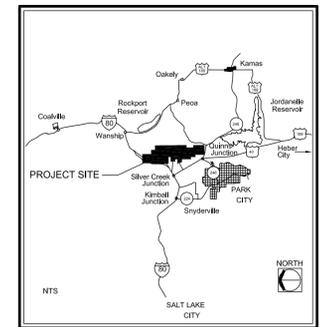
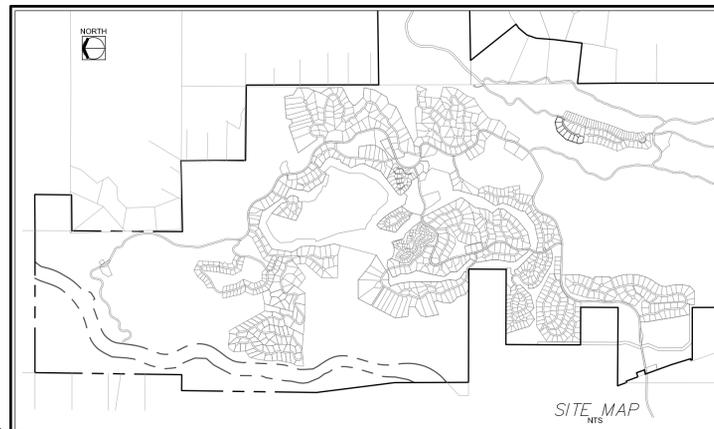
STATE OF \_\_\_\_\_ ( )
COUNTY OF \_\_\_\_\_ ( ) ss:

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, F. Francis Najafi, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the F. FRANCIS NAJAFI FAMILY TRUST and FFN INVESTMENTS, LLC to execute the foregoing LIENHOLDER'S CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_



SHEET INDEX

Table with 2 columns: PAGE and SHEET NAME. Rows include: 1 OF 3 COVER SHEET, 2 OF 3 ACCESS EASEMENTS LEGAL, 3 OF 3 BOUNDARY PLAT (SCALE = 1:50)

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, certify that I am a Registered Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that a boundary survey has been made of the land shown on this plat and described hereon and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law as of the date of survey, \_\_\_\_\_, 20\_\_\_\_.

Russell E. Campbell

Date

PROMONTORY NICKLAUS WEST PHASE 5 LEGAL DESCRIPTION:

A parcel of land located in the southeast quarter of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:
Beginning at a point which bears North 00°35'51" West along the east line of said Section 13 1,590.15 feet and West 1,781.76 feet from the Southeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°35'51" East 5,311.76 feet between the Northeast Corner of said Section 13 and Southeast Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 20°12'14" West 79.83 feet to a point of curvature of a 25.00 foot radius curve to the left, the center of which bears South 69°47'46" East; thence southerly 21.03 feet along the arc of said curve through a central angle of 48°12'23" to a point of reverse curvature of a 50.00 foot radius curve to the right, the center of which bears South 62°00'51" West; thence southwesterly 113.88 feet along the arc of said curve through a central angle of 130°29'34"; thence South 12°30'26" West 152.20 feet; thence North 80°13'04" West 209.99 feet; thence North 14°09'16" West 143.71 feet; thence North 17°40'24" East 489.67 feet; thence North 43°12'17" West 433.07 feet; thence North 76°23'52" East 322.39 feet; thence South 67°06'34" East 225.30 feet to a point of curvature of a 375.00 foot radius non-tangent curve to the right; thence southerly 152.81 feet along the arc of said curve through a central angle of 23°20'52" (chord bears South 17°44'50" West 151.76 feet); thence South 29°25'16" West 142.13 feet to a point of curvature of a 25.00 foot radius non-tangent curve to the left; thence northerly 39.27 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 15°34'44" West 35.36 feet); thence North 60°34'44" West 6.73 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South 29°29'16" West; thence westerly 158.37 feet along the arc of said curve through a central angle of 60°29'40" to a point of compound curvature of a 775.00 foot radius curve to the left, the center of which bears South 31°04'24" East; thence southwesterly 523.77 feet along the arc of said curve through a central angle of 38°43'22" to the Point of Beginning.

Containing 393,938 square feet or 9.04 acres, more or less.

PROMONTORY NICKLAUS WEST PHASE 5 SUBDIVISION

LYING WITHIN SECTION 13, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

PRELIMINARY PLAT MAY 2014

SHEET 1 OF 3

BASELINE SURVEYING, Inc

1058 EAST 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152

Table with 6 columns: S.B.S.R.D., ROCKY MOUNTAIN POWER, MOUNTAIN REGIONAL WATER DISTRICT, S.B.W.R.D., PLANNING COMMISSION, PUBLIC WORKS. Each column contains approval text and signatures.

2014\_MAY14\_MCS101\_25x35103\_Promontory11\_Nicklaus\_West103\_Survey File name: Promontory Nicklaus West Phase 5 Plat.dwg "1" [plot date] May 08, 2014 11:11 plotted by: Brian

**ACCESS EASEMENT NO. 1: (PROMONTORY RANCH ROAD)**

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

Beginning at a point which is North 89°42'38" West along the Section line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast Closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 172°15'11" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 54°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 17°01'02"; 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 Northerly 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 Northerly 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 69°52'16" East; thence Northerly 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 Northerly along the arc of said curve 434.96 feet through a central angle of 55°22'51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to South 53°32'00" East; thence Northerly along the arc of said curve 591.74 feet through a central angle of 84°45'36" 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 Northerly along the arc of said curve 350.38 feet through a central angle of 11°31'44"; thence North 09°41'54" East 148.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northerly along the arc of said curve 389.47 feet through a central angle of 14°35'01"; thence South 28°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 55°22'01" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 86°59'45" East; thence 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 58°49'57" East; thence Southwesterly along the arc of said curve 347.82 feet through a central angle of 28°08'09"; thence South 04°41'54" West 81.80 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 right, 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 368.76 feet through a central angle of 55°41'11"; thence South 52°52'23" East 117.83 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 37°07'37" West; thence 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 Southeasterly 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 bears North 57°51'50" East; thence Southeasterly along the arc of said curve 273.07 feet through a central angle of 52°09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence 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°57'09" 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 55°09'17"; thence North 62°57'49" West 531.88 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 27°02'11" West; thence 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 55°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" East along the Section Line 2118.93 feet from the Southwest Corner of said Section 13; thence South 74°07'10" West 23.37 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 15°52'50" East; thence 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 82°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 Northerly along the arc of said curve 262.68 feet through a central angle of 37°37'34"; thence North 09°59'43" West 73.84 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northwesterly along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northwesterly along the arc of said curve 614.09 feet through a central angle of 7°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°35'36"; 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 77°02'46" 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 12°07'14" West; thence Northwesterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northwesterly along the arc of said curve 489.78 feet through a central angle of 14°018'42"; 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 Northwesterly along the arc of said curve 560.25 feet through a central angle of 80°15'02"; thence North 33°03'10" East 338.89 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 56°56'50" East; thence Northwesterly along the arc of said curve 386.52 feet through a central angle of 88°34'59"; thence South 58°21'51" East 51.34 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 31°38'09" East; thence Southeasterly along the arc of said curve 388.42 feet through a central angle of 55°38'15"; thence North 65°59'54" East 196.78 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East; thence Northwesterly along the arc of said curve 357.77 feet through a central angle of 20°29'55"; thence North 86°29'49" East 173.12 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 03°30'11" West; thence Northwesterly along the arc of said curve 377.97 feet through a central angle of 21°39'21"; thence North 64°50'28" East 213.82 to the point of terminus.

**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°13'48" 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 282.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 88°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°55'44" 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 198.50 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 North 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" West; 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 the point of terminus.

**ACCESS EASEMENT NO. 4: (NICKLAUS VALLEY 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 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 69°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°35'51"; 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 NO. 5: (WEST GOLDEN BEAR LOOP)**

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

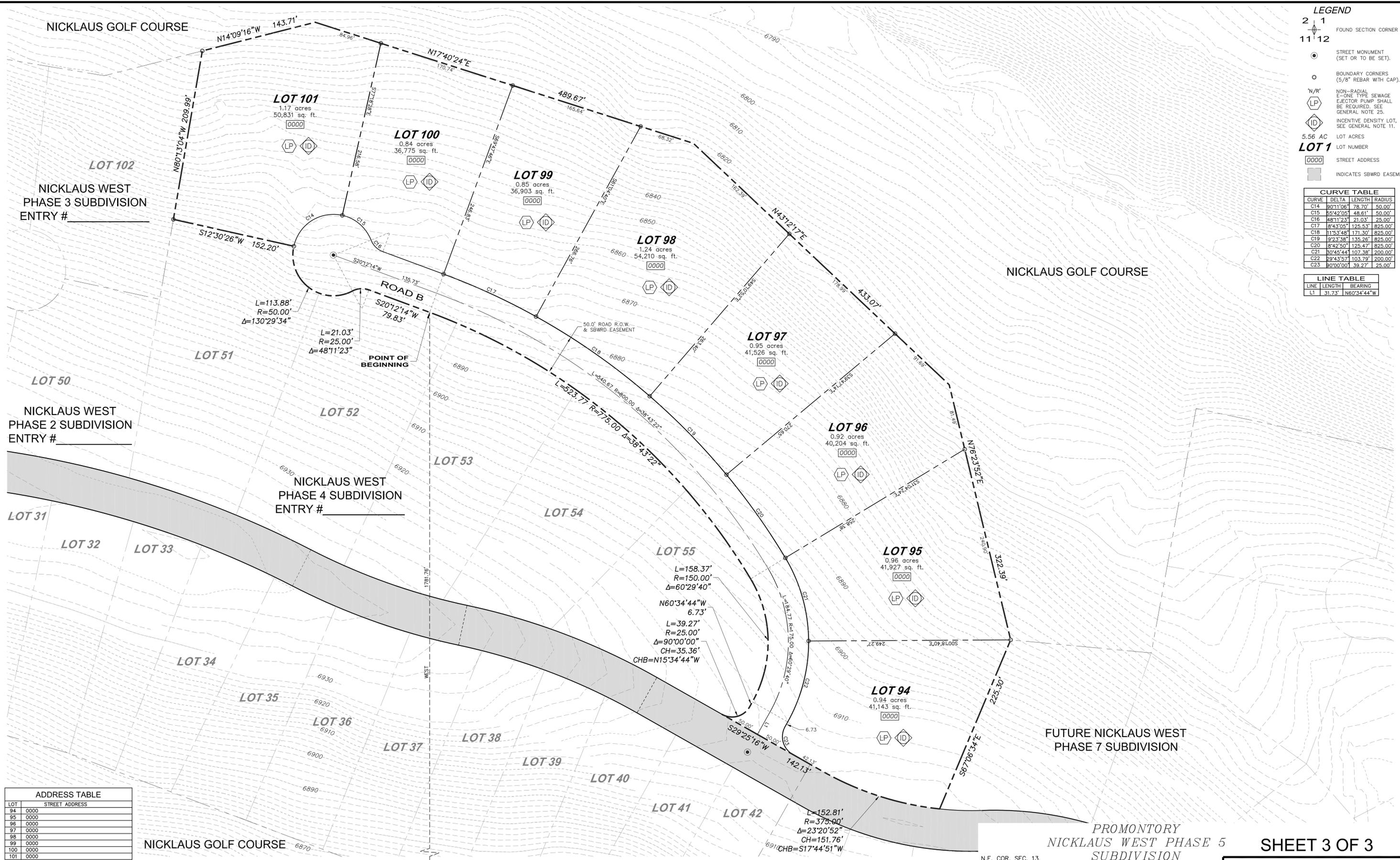
Beginning at a point which bears South 89°33'14" East along the Section Line 3504.75 feet and South 1240.41 feet from the Southwest Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Nicklaus Valley Road Phase 1 Access Easement No. 4 and running thence North 04°14'08" East 90.19 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 85°45'52" West; thence along the arc of said curve 228.23 feet through a central angle of 58°07'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 36°07'03" East; thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 08°57'37" East 446.46 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 83°02'23" East; thence along the arc of said curve 269.40 feet through a central angle of 30°52'15" to a point of reverse curvature of a 1200.00 foot radius curve to the left, the center of which bears North 52°10'08" West; thence along the arc of said curve 634.85 feet through a central angle of 30°18'43"; thence North 07°31'09" East 343.45 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 82°28'51" East; thence along the arc of said curve 410.40 feet through a central angle of 19°35'43" to a point of reverse curvature of a 800.00 foot radius curve to the left, the center of which bears North 62°53'08" West; thence along the arc of said curve 211.60 feet through a central angle of 15°09'18" to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears South 78°02'26" East; thence along the arc of said curve 243.81 feet through a central angle of 17°27'42"; thence North 29°25'16" East 234.58 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 60°34'44" West; thence along the arc of said curve 219.74 feet through a central angle of 31°28'34" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°56'42" East; thence along the arc of said curve 336.51 feet through a central angle of 48°12'08" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 43°51'10" West; thence along the arc of said curve 313.00 feet through a central angle of 89°40'00" to a point of reverse curvature of a 130.00 foot radius curve to the right, the center of which bears North 46°28'50" East; thence along the arc of said curve 181.02 feet through a central angle of 79°46'55" to a point of compound curvature of a 4000.00 foot radius curve to the right, the center of which bears South 53°44'15" East; thence along the arc of said curve 686.75 feet through a central angle of 9°50'13" to a point of reverse curvature of a 1

LEGEND

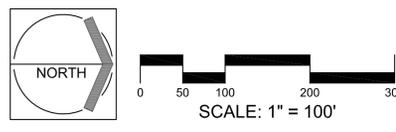
- 2 1 FOUND SECTION CORNER
- 11 12
- STREET MONUMENT (SET OR TO BE SET)
- BOUNDARY CORNERS (5/8" REBAR WITH CAP)
- N/R' NON-RADIAL E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED, SEE GENERAL NOTE 25.
- LP INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- ID
- 5.56 AC LOT ACRES
- LOT 1 LOT NUMBER
- 0000 STREET ADDRESS
- INDICATES SBWRD EASEMENT

CURVE	DELTA	LENGTH	RADIUS
C14	90°11'06"	78.70'	50.00'
C15	55°42'05"	48.61'	50.00'
C16	48°11'23"	21.03'	25.00'
C17	8°43'05"	125.53'	825.00'
C18	11°53'45"	171.30'	825.00'
C19	9°23'38"	135.26'	825.00'
C20	8°42'50"	125.47'	825.00'
C21	30°45'44"	107.38'	200.00'
C22	28°43'57"	103.79'	200.00'
C23	80°00'00"	39.27'	25.00'

LINE	LENGTH	BEARING
L1	31.73'	N60°34'44"W



LOT	STREET ADDRESS
94	0000
95	0000
96	0000
97	0000
98	0000
99	0000
100	0000
101	0000



S.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE  
24 13  
19 18

BASIS OF BEARING  
S00°35'51"E 5311.76'  
(BASIS OF BEARING BETWEEN THE NORTHEAST  
AND SOUTHEAST COR. OF SECTION 13)

N.E. COR. SEC. 13,  
T.1S., R.4E., S.L.B.&M.  
FOUND STONE  
13 12  
18 7

PROMONTORY  
NICKLAUS WEST PHASE 5  
SUBDIVISION

LYING WITHIN SECTION 13,  
T 1 S, R 4 E, S.L.B.&M.,  
SUMMIT COUNTY, UTAH  
PRELIMINARY PLAT

MAY 2014

SHEET 3 OF 3

RECORDED

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

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and any amendments thereto ("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 and the Nicklaus Club. Promontory property owners (the "Association"). The use of any Promontory lot is governed by the terms of the Declaration. Each lot is subject to all easements set forth in these plat notes and in the 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."

GENERAL NOTES (CONTINUED):

- 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 Nicklaus 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. Principal resident, guest, and construction vehicle access shall be maintained through Tallgate Canyon (via Interstate 80) and the western community entrance (via U.S. Highway 40) rather than through Brown's Canyon.
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operations shall be liable for any injury caused by the failure to contain adjacent agricultural operations.

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these presents: that the undersigned is the owner of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Nicklaus West Phase 4", does hereby dedicate to the Promontory Conservancy, a Utah corporation, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways.
Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Water District, a non-exclusive easement over roads, private driveways, 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 \_\_\_\_\_, 2014
PROMONTORY DEVELOPMENT, L.L.C., an Arizona limited liability company

By: Richard A. Sonntag
Its: Managing Director

By: Richard A. Sonntag, Managing Director

ACKNOWLEDGMENT:

STATE OF UTAH )
COUNTY OF SUMMIT )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, Richard A. Sonntag, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the PROMONTORY DEVELOPEMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_

LIENHOLDER'S CONSENT TO RECORD:

Known all men by these presents, that the undersigned holds a lien on the hereon described tract of land, known as the "Nicklaus West Phase 4":

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

F. FRANCIS NAJAFI FAMILY TRUST

By: F. Francis Najafi
Its: Trustee

FFN INVESTMENTS, LLC, an Arizona limited liability company

By: F. Francis Najafi
Its: Authorized Signer

F. Francis Najafi, Trustee and Authorized Signer

ACKNOWLEDGMENT:

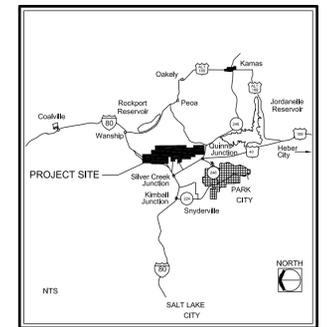
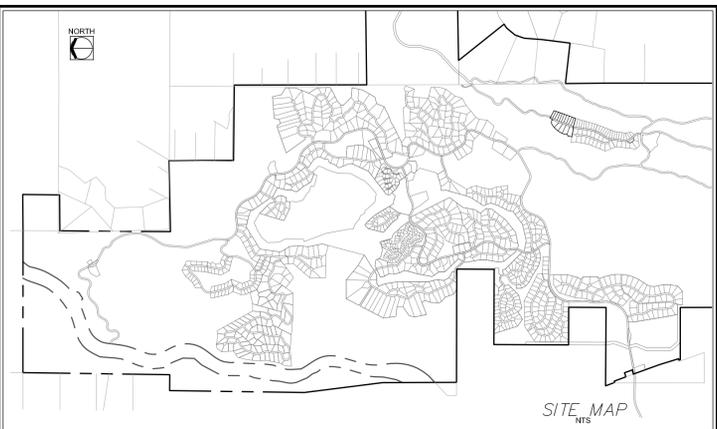
STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, F. Francis Najafi, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by the F. FRANCIS NAJAFI FAMILY TRUST and FFN INVESTMENTS, LLC to execute the foregoing LIENHOLDER'S CONSENT TO RECORD, and that he did so of his own voluntary act.

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_

Notary Public

Residing at: \_\_\_\_\_



VICINITY MAP

SHEET INDEX

Table with 2 columns: PAGE, SHEET NAME. Row 1: 1 OF 3 COVER SHEET. Row 2: 2 OF 3 ACCESS EASEMENTS LEGAL. Row 3: 3 OF 3 BOUNDARY PLAT (SCALE = 1:50)

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, certify that I am a Registered Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that a boundary survey has been made of the land shown on this plat and described hereon and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law as of the date of survey, \_\_\_\_\_, 20\_\_\_\_.

Russell E. Campbell

Date

PROMONTORY NICKLAUS WEST PHASE 4 LEGAL DESCRIPTION:

A parcel of land located in the southeast quarter of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 00°35'51" West along the east line of said Section 13, 1,145.30 feet and West 1,244.82 feet from the Southeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°35'51" East 5,311.76 feet between the Northeast Corner of said Section 13 and Southeast Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence North 74°26'08" West 320.48 feet to a point of curvature of a 1,200.00 foot radius non-tangent curve to the left; thence southerly 17.00 feet along the arc of said curve through a central angle of 00°48'42" (chord bears South 16°21'08" West 17.00 feet); thence North 80°13'04" West 347.24 feet; thence North 12°30'26" East 152.20 feet to a point of curvature of a 50.00 foot radius non-tangent curve to the left; thence northeasterly 113.88 feet along the arc of said curve through a central angle of 130°29'34" (chord bears North 37°15'39" East 90.81 feet) to a point of reverse curvature of a 25.00 foot radius curve to the right, the center of which bears North 62°00'52" East; thence northerly 21.03 feet along the arc of said curve through a central angle of 48°11'23"; thence North 20°12'14" East 79.83 feet to a point of curvature of a 775.00 foot radius curve to the right, the center of which bears South 69°47'46" East; thence northeasterly 523.77 feet along the arc of said curve through a central angle of 38°43'22" to a point of compound curvature of a 150.00 foot radius curve to the right, the center of which bears South 31°04'24" East; thence easterly 158.37 feet along the arc of said curve through a central angle of 60°29'40"; thence South 60°34'44" East 6.73 feet to a point of curvature of a 25.00 foot radius curve to the right, the center of which bears South 29°25'16" West; thence southerly 39.27 feet along the arc of said curve through a central angle of 90°00'00"; thence North 29°25'16" East 124.71 feet; thence South 60°34'44" East 301.73 feet; thence South 18°56'52" West 390.03 feet; thence South 20°38'16" West 424.53 feet to the Point of Beginning.

Containing 523,113 square feet or 12.01 acres, more or less.

PROMONTORY NICKLAUS WEST PHASE 4 SUBDIVISION

LYING WITHIN SECTION 13, T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

PRELIMINARY PLAT MAY 2014

SHEET 1 OF 3

BASELINE SURVEYING, Inc

1058 EAST 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152

10/15/14 10:51 AM C:\Users\jmc\Documents\Projects\2014\11\Nicklaus West\03\_Survey\11\_Plot.dwg "11\_Plot.dwg" May 08, 2014 11:01 plotted by: Brian

Approval table with 7 columns: S.B.S.R.D., ROCKY MOUNTAIN POWER, MOUNTAIN REGIONAL WATER DISTRICT, S.B.W.R.D., PLANNING COMMISSION, PUBLIC WORKS, COUNTY ASSESSOR, PARK CITY FIRE SERVICE DISTRICT, COUNTY ENGINEER, GOVERNING BODY APPROVAL AND ACCEPTANCE, APPROVAL AS TO FORM, RECORDED, SUMMIT COUNTY ASSESSOR, DATE, PARK CITY FIRE MARSHAL, DATE, SUMMIT COUNTY ENGINEER, SUMMIT COUNTY COMMUNITY DEVELOPMENT DIRECTOR, APPROVED AS TO FORM ON THIS DAY OF, SUMMIT COUNTY ATTORNEY, 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 172°15'11" West; thence Southeastly 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 Southeastly along the arc of said curve 445.50 feet through a central angle of 17°01'02"; 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 Northeastly 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 Northeastly 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 69°52'16" East; thence Northeastly 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 Northeastly 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 Northeastly along the arc of said curve 591.74 feet through a central angle of 84°45'36" 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 Northeastly along the arc of said curve 350.38 feet through a central angle of 11°31'44"; thence North 09°41'54" East 148.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northeastly along the arc of said curve 389.47 feet through a central angle of 14°35'01"; 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 58°49'57" East; thence Southwesterly along the arc of said curve 347.82 feet through a central angle of 28°08'09"; thence South 04°41'54" West 81.80 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 18°58'06" East; thence Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly along the arc of said curve 343.87 feet through a central angle of 35°49'22"; thence South 40°22'36" East 142.99 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 49°37'24" West; thence Southeastly 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 67°11'12" East; thence Southeastly along the arc of said curve 368.76 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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 Southeastly 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°57'09" 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 82°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 Northeastly along the arc of said curve 262.68 feet through a central angle of 37°37'34"; thence North 09°59'43" West 73.84 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northwesterly along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northeastly 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 77°02'46" 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 12°07'14" West; thence Northwesterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northwesterly along the arc of said curve 489.78 feet through a central angle of 14°018'42"; 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 Northeastly 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 Northeastly 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 Southeastly 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 Northwesterly along the arc of said curve 357.77 feet through a central angle of 20°29'55"; thence North 86°29'49" East 173.12 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 03°30'11" West; thence Northeastly 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 (also 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°13'48" 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 282.97 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 88°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 30°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 North 37°15'18" East; thence along the arc of said curve 169.24 feet through a central angle of 12°55'44" 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 North 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 198.50 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 North 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" West; 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 the point of terminus.

**ACCESS EASEMENT NO. 4: (NICKLAUS VALLEY 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 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 69°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 36°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 30°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 NO. 5: (WEST GOLDEN BEAR LOOP)**

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 3504.75 feet and South 1240.41 feet from the Southwest Corner of Section 13, 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 Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Nicklaus Valley Road Phase 1 Access Easement No. 4 and running thence North 04°14'08" East 90.19 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 85°45'52" West; thence along the arc of said curve 228.23 feet through a central angle OF 38°07'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 36°07'03" East; thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 08°57'37" East 446.46 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 83°02'23" East; thence along the arc of said curve 269.40 feet through a central angle of 30°52'15" to a point of reverse curvature of a 1200.00 foot radius curve to the left, the center of which bears North 52°10'08" West; thence along the arc of said curve 634.85 feet through a central angle of 30°18'43"; thence North 07°31'09" East 343.45 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 82°28'51" East; thence along the arc of said curve 410.40 feet through a central angle of 19°35'43" to a point of reverse curvature of a 800.00 foot radius curve to the left, the center of which bears North 62°53'08" West; thence along the arc of said curve 211.60 feet through a central angle of 15°09'18" to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears South 78°02'26" East; thence along the arc of said curve 243.81 feet through a central angle of 17°27'42"; thence North 29°25'16" East 234.58 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 60°34'44" West; thence along the arc of said curve 219.74 feet through a central angle of 31°28'34" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°56'42" East; thence along the arc of said curve 336.51 feet through a central angle of 48°12'08" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 43°51'10" West; thence along the arc of said curve 313.00 feet through a central angle of 89°40'00" to a point of reverse curvature of a 130.00 foot radius curve to the right, the center of which bears North 46°28'50" East; thence along the arc of said curve 181.02 feet through a central angle of 79°46'55" to a point of compound curvature of a 4000.00 foot radius curve to the right, the center of which bears South 53°44'15" East; thence along the arc of said curve 686.75 feet through a central angle of 9°50'13" to a point of reverse curvature of a 125.00 foot radius curve to the left, the center of which bears North 43°54'02" West; thence along the arc of said curve 257.96

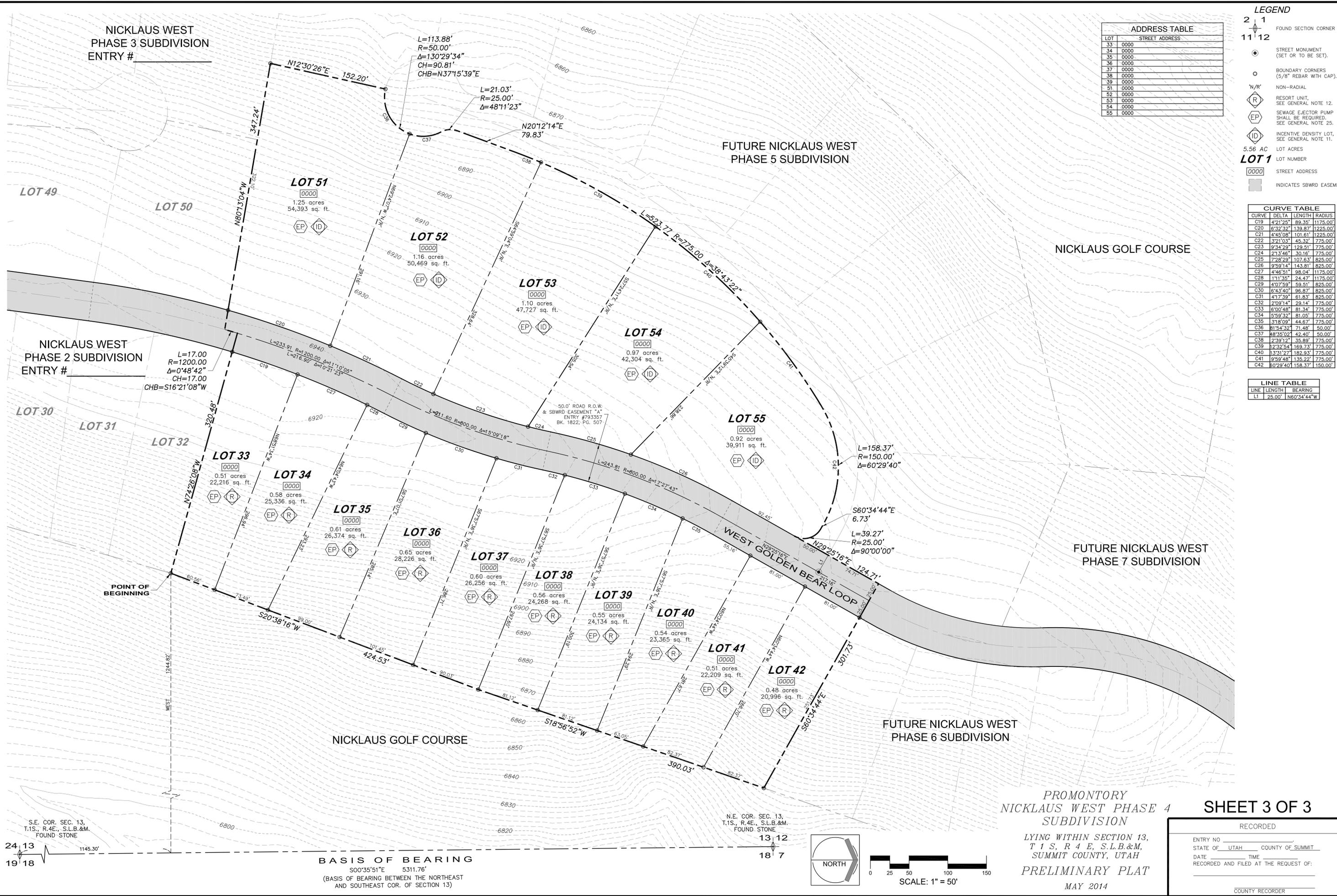
LEGEND

- 2 1 FOUND SECTION CORNER
- 11 12
- STREET MONUMENT (SET OR TO BE SET)
- BOUNDARY CORNERS (5/8" REBAR WITH CAP)
- N/R/ NON-RADIAL
- RESORT UNIT, SEE GENERAL NOTE 12.
- SEWAGE EJECTOR PUMP SHALL BE REQUIRED, SEE GENERAL NOTE 25.
- INCENTIVE DENSITY LOT, SEE GENERAL NOTE 11.
- 5.56 AC LOT ACRES
- LOT 1 LOT NUMBER
- 0000 STREET ADDRESS
- INDICATES SBWRD EASEMENT

LOT	STREET ADDRESS
33	0000
34	0000
35	0000
36	0000
37	0000
38	0000
39	0000
51	0000
52	0000
53	0000
54	0000
55	0000

CURVE	DELTA	LENGTH	RADIUS
C19	4°21'25"	89.35'	1175.00'
C20	6°32'32"	139.87'	1225.00'
C21	4°45'08"	101.61'	1225.00'
C22	3°21'03"	45.32'	775.00'
C23	9°34'29"	129.51'	775.00'
C24	2°13'46"	30.16'	775.00'
C25	7°28'29"	107.63'	825.00'
C26	9°59'14"	143.81'	825.00'
C27	4°46'51"	98.04'	1175.00'
C28	1°11'35"	24.47'	1175.00'
C29	4°07'59"	59.51'	825.00'
C30	6°43'40"	96.87'	825.00'
C31	4°17'39"	61.83'	825.00'
C32	2°09'14"	29.14'	775.00'
C33	6°00'48"	81.34'	775.00'
C34	5°59'32"	81.05'	775.00'
C35	3°18'09"	44.67'	775.00'
C36	8°54'32"	71.48'	50.00'
C37	48°35'02"	42.40'	50.00'
C38	2°39'12"	35.89'	775.00'
C39	2°32'54"	169.73'	775.00'
C40	1°33'12"	182.93'	775.00'
C41	9°59'48"	135.22'	775.00'
C42	8°29'40"	158.37'	150.00'

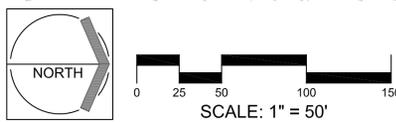
LINE	LENGTH	BEARING
L1	25.00'	N60°34'44"W



S.E. COR. SEC. 13, T.1S., R.4E., S.L.B.&M. FOUND STONE  
 24 13  
 19 18

**BASIS OF BEARING**  
 S00°35'51"E 5311.76'  
 (BASIS OF BEARING BETWEEN THE NORTHEAST AND SOUTHEAST COR. OF SECTION 13)

N.E. COR. SEC. 13, T.1S., R.4E., S.L.B.&M. FOUND STONE  
 13 12  
 18 7



PROMONTORY  
 NICKLAUS WEST PHASE 4  
 SUBDIVISION  
 LYING WITHIN SECTION 13,  
 T 1 S., R 4 E., S.L.B.&M.,  
 SUMMIT COUNTY, UTAH  
 PRELIMINARY PLAT  
 MAY 2014

SHEET 3 OF 3

RECORDED

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