



AGENDA

Shayne Scott, County Manager

Tuesday, August 18, 2026

NOTICE is hereby given that Shayne Scott, County Manager, will conduct a public hearing and take possible action on the proposed Promontory Eastern Sky Final Subdivision

Tuesday, August 18, 2026, at 2:00 PM, at the anchor location of the Summit County Courthouse, Executive Conference Room, 60 N. Main Street, Coalville, UT 84017, and via Zoom

To participate electronically via Zoom in the meeting:

<https://summitcountyut.zoom.us/j/9535992911>

OR

To listen by phone only: Dial 1-301-715-8592, Webinar ID: 953 599 2911

OR

To submit written comment please email lkuhrmeyer@summitcountyutah.gov prior to the meeting

2:00 PM Public hearing to discuss and possibly take action on a Final Subdivision Plat proposing a 9-Lot Subdivision within the Promontory Specially Planned Area; Laura Kuhrmeyer, County Planner

Attendees may attend by electronic means, using Zoom (phone or video).

Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the Summit County Courthouse, 60 N. Main Street, Coalville, Utah 84017

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Annette Singleton at (435) 336-3025

Summit County Manager

P.O. Box 128, 60 North Main, Coalville; UT 84017

(435) 336-3025

asingleton@summitcountyutah.gov or www.summitcountyutah.gov



Community Development Department

P.O. Box 128

60 North Main Street

Coalville, Utah 84017

Summitcountyutah.gov

STAFF REPORT

To: Summit County Manager
From: Laura Kuhrmeyer, County Planner
Date of Meeting: August 18, 2026
Type of Item: Final Subdivision Plat – Public Hearing, Possible Action
Process: Administrative
Project Number: 25-181

Project Description

Project Name:	Promontory Eastern Sky Final Subdivision Plat
Applicant(s):	Matthew Idema representing Promontory Development
Property Owner(s):	Promontory Investments Landco LLC
Location:	Parcel SS-54-A, located off Golf Club Link
Zone District:	Promontory SPA
Parcel Number and Size:	SS-54-A (277.37 acres) – ~10.424 acres used for the Subdivision
Type of Process:	Administrative
Final Land Use Authority:	Summit County Manager

Proposal

The applicant is requesting to allocate four (4) units of Incentive Density and five (5) Units of Estate Base Density in the Promontory Specially Planned Area, located off Golf Club Link Drive (South of the Promontory Links Edge Subdivision).

Vicinity Map



Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6500 acres with no less than 3900 acres remaining as passive open space. Of the 1,901 total units in the density pool, 1,535 units have been approved.

On July 16, 2026, the Eastern Summit County Planning Commission reviewed the proposed subdivision and held a public hearing. Staff identified a correction to the Staff Report and Exhibits, clarifying that some of the Lots' density type (Estate Base or Incentive) had been mislabeled, thus resulting in incorrect density unit counts in the Staff Report. Staff explained that the applicant would provide an updated Plat correcting this prior to the County Manager public hearing. The Commission voted unanimously to forward a positive recommendation to the Summit County Manager to approve the proposed subdivision plat.

Analysis and Findings

The applicant is using four (4) units of Incentive Density and five (5) Units of Estate Base Density from the existing pool of density. Staff and the applicant verified that the proposed subdivision is not located on a designated ridgeline per Exhibit B of the Development Agreement.

Service Providers

Staff has not received any negative service provider comments which would hinder the proposal.

Promontory Conservancy

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

Development Agreement Requirements

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

Public Notice, Meetings and Comments

This item was noticed as a public hearing and possible action regarding the proposed Eastern Sky Subdivision in the *Park Record*. Postcard Courtesy notices were also mailed to property owners within 1,000 feet of the property.

Recommendation

Staff has reviewed the application for compliance with the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement and has found that it meets the minimum requirements for approval. Staff recommends that the Summit County Manager review the proposed Final Subdivision Plat, conduct a public hearing and approve the Promontory Eastern Sky Final Subdivision Plat pursuant 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.
2. The Promontory Development Agreement provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space.
3. Of the 1,901 total units in the density pool, 1,535 units have been approved.
4. Density within the Promontory Specially Planned Area is established by the Promontory Development Agreement pool of density.
5. The applicant is using four (4) units of Incentive Density and five (5) Units of Estate Base Density in the Promontory Specially Planned Area, on Parcel SS-54-A located off Golf Club Link.

6. Parcel SS-54-A contains approximately 277.37-acres and only approximately 10.424 acres will be used for the subdivision.
7. The proposed subdivision is legally described as the Promontory Eastern Sky Subdivision.
8. Staff and the applicant verified that the proposed subdivision is not located on a designated ridgeline per Exhibit B of the Development Agreement.
9. Staff has received approval from the Promontory Conservancy for the proposal.
10. Public notice of the public hearing was published in the newspaper.
11. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject property.
12. Service providers have reviewed the subdivision for compliance with applicable standards and no project issues have been identified that could not be mitigated.
13. Staff has reviewed the proposed subdivision for compliance with applicable Development Code standards.
14. Staff has reviewed the proposed subdivision for compliance with the Promontory Development Agreement standards.
15. On July 16, 2026, the Eastern Summit County Planning Commission reviewed the proposed subdivision, held a public hearing, and voted unanimously to forward a positive recommendation to the Summit County Manager to approve the proposed subdivision plat.

Conclusions of Law:

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

Conditions of Approval:

1. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
2. All service provider requirements shall be met.

Attachments

Exhibit A – Proposed Promontory Eastern Sky Subdivision Plat & Preliminary Design

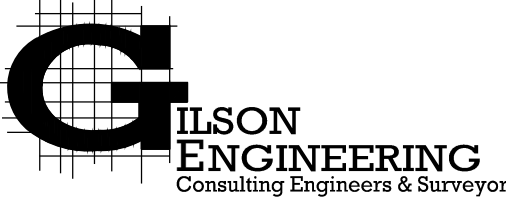
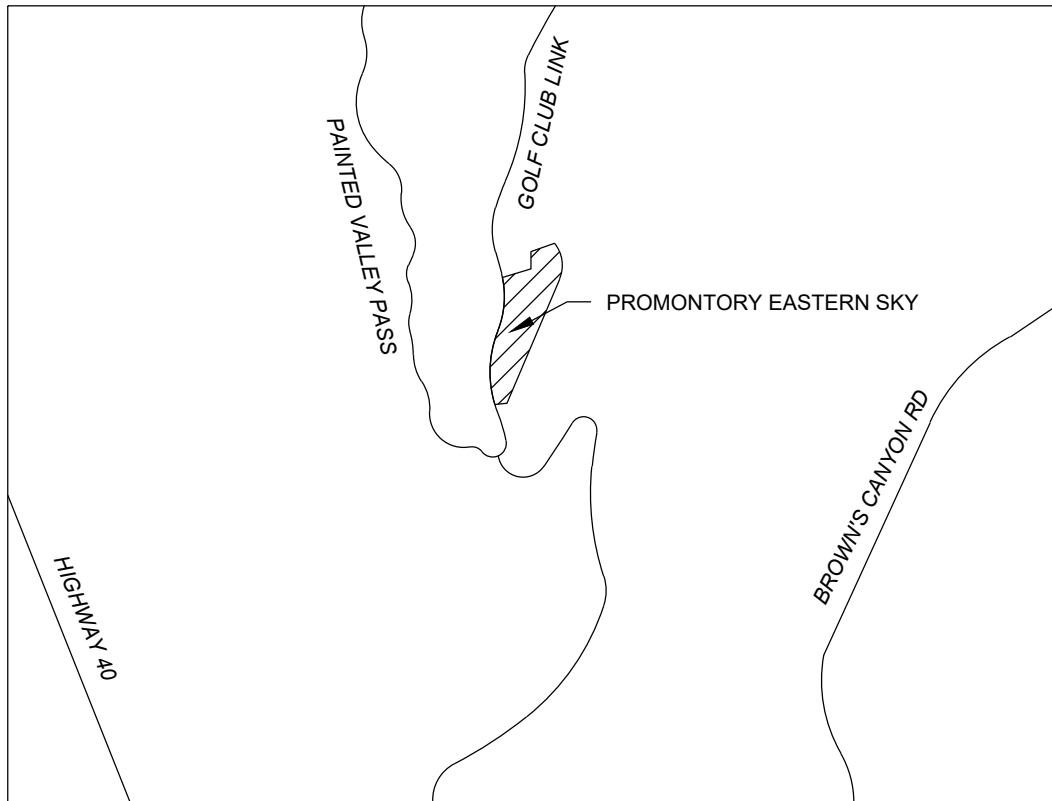
PROMONTORY EASTERN SKY

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 25
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

GENERAL NOTES:

- ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROMONTORY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN COALVILLE, UTAH. PURSUANT TO THE DECLARATION, ALL OWNERS OF LOTS WITHIN PROMONTORY ARE MEMBERS OF THE PROMONTORY CONSERVANCY, AN ASSOCIATION OF PROMONTORY PROPERTY OWNERS (THE "ASSOCIATION"). THE USE OF ANY PROMONTORY LOT IS GOVERNED BY THE TERMS OF THE DECLARATION AND SUPPLEMENTAL DECLARATION. EACH LOT IS SUBJECT TO ALL EASEMENTS SET FORTH IN THESE PLAT NOTES AND IN THE DECLARATION AND SUPPLEMENTAL DECLARATION.
- 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".
- OWNERS OF PROMONTORY LOTS WILL HAVE NO OWNERSHIP OR MEMBERSHIP INTEREST IN THE PROMONTORY CLUB OR ANY GOLF COURSE SHOWN ON THE PLAT OR OTHER GOLF COURSES OR RECREATIONAL FACILITIES OF THE PROMONTORY CLUB WITHIN PROMONTORY SOLELY BY VIRTUE OF THE OWNERSHIP OF ONE OR MORE PROMONTORY LOTS. FURTHER, LOT OWNERS SHALL HAVE NO RIGHTS, EXPECTATIONS, OR GUARANTEES WITH RESPECT TO THE PHYSICAL CONDITION, LAYOUT OR USE OF ANY GOLF COURSE, OR ANY RIGHT TO USE, OCCUPY OR EXERCISE ANY DEGREE OF CONTROL OVER ANY PORTION OF ANY GOLF COURSE OR ANY IMPROVEMENTS THERETO, BY VIRTUE OF THEIR OWNERSHIP OF ONE OR MORE PROMONTORY LOTS OR THEIR MEMBERSHIP IN THE ASSOCIATION, AT THE DIRECTION OF THE DECLARANT OR THE PROMONTORY CLUB. ANY GOLF COURSE MAY BE USED FOR GOLF TOURNAMENTS ATTENDED BY THE GENERAL PUBLIC WITHOUT ANY PRIOR NOTICE TO OR CONSENT OF LOT OWNERS. DECLARANT HEREBY RESERVES OVER EACH LOT AN EASEMENT PERMITTING GOLF BALLS, GOLF CLUBS, GOLF CART PATHS AND PARTS THEREOF, AS PROVIDED MORE FULLY IN THE DECLARATION. ERRANT GOLF BALLS MAY LAND ON ANY LOT. THE PORTIONS OF LOTS NOT COVERED BY RESIDENTIAL IMPROVEMENTS MAY BE ENTERED INTO BY THE OPERATOR OF THE ADJACENT GOLF COURSE FOR MAINTENANCE PURPOSES AND MAY BE SUBJECT TO OVER-SPRAY FROM THE GOLF COURSE. UNDER NO CIRCUMSTANCES SHALL ANY OF THE FOLLOWING PERSONS BE HELD LIABLE FOR ANY DAMAGES OR INJURY RESULTING FROM ERRANT GOLF BALLS, GOLF CLUBS, OR PARTS THEREOF, OR THE EXERCISE OF THIS EASEMENT: DECLARANT; THE ASSOCIATION OR ITS BOARD, OFFICERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); THE PROMONTORY CLUB OR ITS BOARD, OFFICERS, OWNERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); ANY SUCCESSOR OR ASSIGN OF THE DECLARANT, THE ASSOCIATION, OR THE PROMONTORY CLUB; SUCCESSORS-IN-TITLE OF THE GOLF COURSE OR ASSIGNS, BUILDERS (IN THEIR CAPACITY AS SUCH); OR ANY OFFICER, DIRECTOR, OR PARTNER OF ANY OF THE FOREGOING, OR ANY OFFICER, DIRECTOR, EMPLOYEE, OR AGENT OF ANY PARTNER.
- DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED ON THIS PLAT OR 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 DECLARANTS (AND/OR APPLICABLE ARCHITECTURAL REVIEW COMMITTEE) SOLE DISCRETION, PROVIDE SUCH 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.
- THE COMBINATION OF TWO ADJACENT LOTS INTO A SINGLE LOT MAY BE PERMITTED IN CERTAIN AREAS AS, DETERMINED BY THE DECLARANT OR DESIGN REVIEWER, IN THE EXERCISE OF THE DECLARANTS OR DESIGN REVIEWERS SOLE DISCRETION. IF AN OWNER PURCHASES TWO ADJACENT LOTS AND REQUESTS THAT THE LOTS BE COMBINED INTO A SINGLE LOT, THE DESIGN REVIEWER, BEYOND THE BOUNDARIES OF THE DESIGN REVIEWERS' PREDETERMINED BUILDING ENVELOPE ON EITHER LOT, IT WILL BE NECESSARY TO HAVE THE REVISED BUILDING ENVELOPE APPROVED BY THE DESIGN REVIEWER IN CONNECTION WITH THE APPROVAL OF A SPECIFIC HOUSE PLAN (IN THE EXERCISE OF ITS SOLE SUCH DISCRETION). FURTHER, THE COMBINATION OF LOTS OR MODIFICATION OF THE BUILDING ENVELOPE WILL REQUIRE THE APPROVAL OF SUMMIT COUNTY FOR A LOT LINE ADJUSTMENT OR AN AMENDMENT TO THE PLAT. REQUEST FOR SUCH APPROVAL MAY NOT BE SUBMITTED TO SUMMIT COUNTY WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN REVIEWER. IF TWO LOTS ARE COMBINED FOR PURPOSES OF BUILDING A SINGLE HOME ON THE TWO, NOTWITHSTANDING ANY LOT LINE ADJUSTMENT OR PLAT AMENDMENT COMBINING THE TWO, THE COMBINED HOMESITE WILL STILL BE RESPONSIBLE FOR PAYMENT OF TWO LOT ASSESSMENTS TO THE PROMONTORY CONSERVANCY, JUST AS THOUGH IT REMAINED TWO SEPARATE LOTS.
- 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.
- 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.
- 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.
- PROMONTORY IS GOVERNED BY THE TERMS OF A DEVELOPMENT AGREEMENT FOR THE PROMONTORY SPECIALLY PLANNED AREA, DATED JANUARY 16, 2001, BETWEEN SUMMIT COUNTY AND THE PROMONTORY DEVELOPER ("DEVELOPMENT AGREEMENT"), AS AMENDED. THE DEVELOPMENT AGREEMENT GOVERNS USES AND IMPOSES REGULATIONS APPLICABLE WITHIN PROMONTORY.
- DECLARANT RESERVES THE RIGHT TO DESIGNATE ANY LOT OR COMBINATION OF LOTS SHOWN ON THE PLAT THAT IS IN EXCESS OF ONE ACRE IN SIZE AS AN "ESTATE LOT." THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED AN "ESTATE LOT" WITHIN THIS PLAT IS 8,000 SQUARE FEET AND THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED "INCENTIVE DENSITY" WITHIN THIS PLAT IS 8,000 SQUARE FEET. THE MINIMUM FOR AN "ESTATE LOT" IS 3,500 SQUARE FEET AND THE MINIMUM FOR AN "INCENTIVE DENSITY" IS 3,500. THIS MAY BE FURTHER LIMITED BY THE DESIGN GUIDELINES AND ANY APPLICABLE SUPPLEMENTAL DESIGN GUIDELINES. THE MAXIMUM BUILDING FLOOR AREA OF A HOME STRADDLING TWO LOTS, MAY BE INCREASED TO A SQUARE FOOTAGE NOT TO EXCEED 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "ESTATE LOTS" AND 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "INCENTIVE DENSITY" LOTS IF APPROVED BY THE DESIGN REVIEWER, IN THE EXERCISE OF ITS SOLE DISCRETION. IN CONNECTION WITH THE APPROVAL OF A SPECIFIC HOUSE PLAN WITHIN PROMONTORY, FLOOR AREA IS MEASURED AS NET LIVABLE AREA, BUT FLOOR AREA DOES NOT INCLUDE THE INTERIORS OF WALLS, GARAGES OR UNCONDITIONED STORAGE OR MECHANICAL SPACES.
- "ESTATE LOTS" COMPRISING AT LEAST ONE ACRE IN SIZE MAY BE DESIGNATED BY THE DEVELOPER AS "BASE DENSITY" UNDER THE DEVELOPMENT AGREEMENT AND ARE INDICATED AS SUCH ON THIS PLAT BY THE SYMBOL, "ESBD." ALL LOTS EITHER NOT MEETING "ESTATE LOT" QUALIFICATIONS OR ESTATE LOTS NOT DESIGNATED AS "BASE DENSITY" WILL CONSTITUTE "INCENTIVE DENSITY" UNDER THE DEVELOPMENT AGREEMENT AND ARE INDICATED AS SUCH ON THIS PLAT BY THE SYMBOL, "ID." PURSUANT TO THE TERMS OF THE DEVELOPMENT AGREEMENT, ANY OWNER UTILIZING OR CONVERTING AN "INCENTIVE DENSITY" LOT TO PERMANENT OCCUPANCY AS DEFINED IN THE DEVELOPMENT AGREEMENT IS SUBJECT TO AN OBLIGATION TO PAY SUMMIT COUNTY A ONE-TIME CONVERSION FEE (\$10,000 IN 2001 DOLLARS, SUBJECT TO CPI ADJUSTMENT AS DEFINED IN THE DEVELOPMENT AGREEMENT) AS A PRECONDITION TO THE CHANGE OF USE TO PERMANENT OCCUPANCY. ALL OWNERS MAY BE REQUIRED TO SUBMIT AN AFFIDAVIT DECLARING THE OWNERS' PERMANENT OR PART-YEAR OCCUPANCY STATUS.
- [INTENTIONALLY BLANK]
- THE DEVELOPMENT AGREEMENT REQUIRES THAT A PURCHASER OF A RESIDENTIAL LOT, INCLUDING RESORT UNITS, SHALL PAY \$3,000

VICINITY MAP: NOT TO SCALE



12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
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- TO SUMMIT COUNTY AT THE TIME OF LOT PURCHASE FOR AN AGRICULTURAL PRESERVATION CONTRIBUTION. THOSE CONTRIBUTIONS MAY BE USED TO 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.
- 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. (IFC 901.2 AND 901.4.3).
- ALL DWELLINGS 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.
- 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 ("PUE'S") 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 OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS' DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.
- PURSUANT TO UTAH CODE ANN. §54-3-27, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES THE 10' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT ("PUE"), ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- ALL LOT OWNERS SERVED BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (THE DISTRICT) WITHIN THIS PLAT AGREE TO ABIDE BY ALL OF THE RULES, REGULATIONS, AND OTHER CONSTRUCTION RELATED STANDARDS AND SPECIFICATIONS OF THE DISTRICT, INCLUDING PAYMENT OF ALL NECESSARY FEES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOT OWNERS ALSO RECOGNIZE THAT THE DISTRICT'S SERVICE AREA SPANS A LARGE MOUNTAINOUS AREA WITH EXTREME VERTICAL RELIEF RESULTING IN NUMEROUS PRESSURE REGULATION FACILITIES. AS SUCH, THE OWNERS RECOGNIZE THAT FLUCTUATIONS (ALBEIT INFREQUENT) IN WATER PRESSURE MAY POSE A RISK TO PROPERTIES SERVED BY SAID SYSTEM. OWNERS AGREE TO INSTALL AND BE RESPONSIBLE FOR THE PROPER OPERATION OF ANY NECESSARY PRESSURE REGULATION AND BACKFLOW PREVENTION AND PLUMBING FACILITIES AND FIRE SPRINKLING SYSTEMS. FURTHER, THE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, REPAIR, MAINTAIN, REPLACE, ENLARGE, EXTEND, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN ANY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING WATER SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES AND TREES, THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. THE DISTRICT MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES AND VEGETATION WITHIN THE EASEMENT AT THE LOT OWNERS EXPENSE, OR THE DISTRICT MAY REMOVE SUCH STRUCTURES AND VEGETATION AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES, INCLUDING TREES AND RETAINING WALLS, BE PLACED WITHIN THE EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE ACCESS AND USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DISTRICT. THE DISTRICT IS FURTHER GRANTED RIGHTS OF ACCESS TO ANY AND ALL NON-EXCLUSIVE EASEMENTS, INCLUDING EMERGENCY OR NON-EMERGENCY ACCESS ROADS CONTAINED WITHIN THIS PLAT TO ENLARGE AND/OR EXTEND ITS SERVICES TO ANY ADJOINING PROPERTIES AND PLATS.
- PURSUANT TO UTAH CODE ANN. §17-27A-603(6)(C)(II), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS THE PUE AND APPROXIMATES THE LOCATION OF THE PUE, BUT DOES NOT WARRANT ITS PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
- A) A RECORDED EASEMENT OR RIGHT-OF-WAY.
B) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
C) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
D) ANY OTHER PROVISION OF LAW.
- ENBRIDGE APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS' DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIGDES RIGHT-OF-WAY DEPARTMENT AT 1-800-368-8532.
- LOTS 1-9 ARE DESIGNATED AS LOW-PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW-PRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL TO THESE LOTS CONSISTS OF A LOW-PRESSURE GRINDER PUMP STATION AND LOW-PRESSURE DISCHARGE LINE AND APPURTENANCES. THE PRIVATE LOW-PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT'S (SBRSD) PUBLIC LOW-PRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW-PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW-PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM. SBWRD SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATING TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.
- UPON RECORDED OF THIS PLAT, PROMONTORY DEVELOPMENT, LLC HEREBY CONSENTS AND AUTHORIZES SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO RECORD A NOTICE FOR EACH LOW-PRESSURE SEWER SYSTEM LOT WITH THE SUMMIT COUNTY RECORDERS OFFICE. THE RECORDED NOTICES SHALL SERVE AS NOTIFICATION TO ALL FUTURE LOT OWNERS OF THE RESPONSIBILITIES ASSOCIATED WITH THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM SERVING THE LOT.
- THE DEVELOPER ACKNOWLEDGES SERVICES FOR THE PROJECT ARE BEING SUPPLIED BY MOUNTAIN REGIONAL WATER DISTRICT FOR WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SEWER, AS THOSE ARE THE APPROVED SERVICE PROVIDERS TO THE SITE.
- THE MAXIMUM GRADE OF ANY DRIVEWAY MAY NOT EXCEED 10 PERCENT. HOWEVER, 12 PERCENT GRADES MAY BE ALLOWED FOR A MAXIMUM OF 250 LINEAL FEET. THE MINIMUM WIDTH OF ANY DRIVEWAY SHALL BE 12 FEET. ALL DRIVEWAYS OVER 150 FEET MUST INCLUDE A 30'0" APPROXIMATE TURNAROUND FOR EMERGENCY VEHICLES WHERE THE DRIVEWAY MEETS THE BUILDING PAD AND EVERY 400 FEET FOR LONG DRIVEWAYS. THE MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE ON ANY DRIVEWAY SHALL BE 13 FEET 6 INCHES.
- DEVELOPER OR THE ARCHITECTURAL REVIEW COMMITTEE SHALL DENY AN APPLICATION TO BUILD ON ANY HOMESITE ON THIS PLAT IF THE PROPOSED BUILDING FOOTPRINT OF THE HOME TO BE BUILT EXCEEDS 75% OF THE PLATTED BUILDING ENVELOPE ON A LOT IN EXCESS OF ONE-HALF ACRE. THIS LIMITATION SHALL NOT APPLY TO RESORT UNITS, OR ON LOTS ONE HALF ACRE OR LESS. FOR THE PURPOSES OF THIS PLAT, THE TERM "BUILDING FOOTPRINT" IS DEFINED AS THE PLAN PROJECTED AREA OF ALL IMPERMEABLE SURFACES AS MEASURED BY THE AREA WITHIN THE PERIMETER OF THE ROOF PLAN WITH THE ADDITION OF ANY IMPERMEABLE SURFACES THAT PROJECT BEYOND THE PERIMETER OF THE ROOF SUCH AS UNCOVERED IMPERMEABLE DECKS, PATIOS AND WALKWAYS, CHIMNEYS, POOLS, AND OTHER SUCH FEATURES BUT EXCLUDING DRIVEWAYS. FLAGSTONE AND PAVERS ARE CONSIDERED PERMEABLE SURFACES. THIS LIMITATION SHALL NOT INCREASE THE MAXIMUM NET LIVABLE AREA ALLOWED ON THE PLAT.
- SPECIAL NOTES:
1. DECLARANT HEREBY GRANTS, FOR THE USE AND BENEFIT OF THE LOTS WITHIN THE PLAT, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE PARCELS IDENTIFIED AS PROMONTORY RANCH ROAD, PAINTED VALLEY PASS AND GOLF CLUB LINKS IN THIS PLAT. THE GRANT OF EASEMENT IS SUBJECT TO THE GENERAL NOTE 1.
2. ANY DRIVEWAY GREATER THAN 150 FEET IN LENGTH REQUIRES A TURNAROUND BY THE HOME.
3. REFER TO A RECORD OF SURVEY FILED AS S0012062 AT THE SUMMIT COUNTY SURVEYORS OFFICE

MOUNTAIN REGIONAL WATER DISTRICT

ACCEPTED THIS _____ DAY OF _____, A.D. 2026, BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

AUTHORIZED AGENT

S.B.S.R.D.

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

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

PARK CITY FIRE SERVICE DISTRICT

APPROVED THIS _____ DAY OF _____, A.D. 2026.

PARK CITY FIRE MARSHAL

ROCKY MOUNTAIN POWER

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

AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

ENBRIDGE GAS

APPROVED THIS _____ DAY OF _____, A.D. 2026.

BY

TITLE

COUNTY ENGINEER

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

DATE

SUMMIT COUNTY ENGINEER

PUBLIC WORKS

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

DATE

SUMMIT COUNTY PUBLIC WORKS DIRECTOR

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS _____ DAY OF _____, A.D. 2026.

SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 2026.

SUMMIT COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 51526527, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS OR OWNERS AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS TOGETHER WITH EASEMENTS. HEREAFTER TO BE KNOWN AS PROMONTORY EASTERN SKY, HAVE OR WILL PLACE MONUMENTS AND/OR PROPERLY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
LICENSE NO. 51526527

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

THE BASIS OF BEARING FOR THE FOLLOWING DESCRIPTION IS SOUTH 89°50'58" EAST 267.00 FEET BETWEEN THE NORTH } CORNER AND NORTHEAST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, PROMONTORY LINKS EDGE SUBDIVISION (RECORDED JANUARY 1, 2024, AS ENTRY NO 1214239 AT THE OFFICE OF THE RECORDER OF SUMMIT COUNTY, UTAH); SAID POINT OF BEGINNING FURTHER DESCRIBED AS SOUTH 0°0'22"23" EAST 1488.70 FEET ALONG THE LINE BETWEEN THE NORTH } CORNER AND SOUTH } CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND NORTH 89°57'37" EAST 403.50 FEET.

TENCE COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PROMONTORY LINKS EDGE SUBDIVISION, NORTH 72°09'01" EAST 253.72 FEET, NORTH 3°33'04" EAST 153.69 FEET AND NORTH 72°09'10" EAST 240.66 FEET TO THE SOUTHEAST CORNER OF SAID PROMONTORY LINKS EDGE SUBDIVISION COINCIDENT WITH THE WESTERLY BOUNDARY OF SUMMIT COUNTY PARCEL SS-52-54-A-PV64 (PER ENTRY #01151046 RECORDED 12/21/2020 IN B-2627 P-1810 AT THE OFFICE OF THE RECORDER OF SUMMIT COUNTY);

TENCE COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID SUMMIT COUNTY PARCEL SS-52-54-A-PV64 THE FOLLOWING FOUR (4) COURSES:

SOUTH 19°00'31" EAST 189.40 FEET;

SOUTH 4°49'33" WEST 121.89 FEET;

SOUTH 23°03'23" WEST 1,229.26 FEET;

AND SOUTH 78°11'02" WEST 99.94 FEET

TO A POINT OF NON-TANGENCY ALONG GOLF CLUB LINK ROAD, A PRIVATE 50 FOOT ROAD AND A PORTION OF SUMMIT COUNTY PARCEL SS-54-A (PER ENTRY #01194068 RECORDED 8/23/2022 IN B-2754 P-0292 AT THE OFFICE OF THE RECORDER OF SUMMIT COUNTY);

TENCE NORTHERLY ALONG SAID GOLF CLUB LINK, 50' EASTERLY OF AND PARALLEL TO THE EASTERLY BOUNDARY OF SUMMIT COUNTY PARCEL SS-52-54-A-PV63 (PER ENTRY #01151047 RECORDED 12/21/2020 IN B-2627 P-1806 AT THE OFFICE OF THE RECORDER OF SUMMIT COUNTY) THE FOLLOWING THREE (3) COURSES:

A 575.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, TO WHICH A RADIAL LINE BEARS NORTH 72°36'07" EAST; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°56'14" AN ARC DISTANCE OF 109.76 FEET TO A POINT OF TANGENCY;

NORTH 67°27'41" WEST 212.57 FEET TO A POINT OF TANGENCY;

A 575.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°01'14" AN ARC DISTANCE OF 291.24 FEET TO A POINT OF TANGENCY AND THE MOST SOUTHERLY POINT OF SAID PROMONTORY LINKS EDGE SUBDIVISION;

TENCE COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID PROMONTORY LINKS EDGE AND THE EASTERLY BOUNDARY OF GOLF CLUB LINK ROAD THE FOLLOWING THREE (3) COURSES:

NORTH 22°33'33" EAST 129.72 FEET TO THE BEGINNING OF A 525.00 FOOT RADIUS CURVE TO THE LEFT;

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°48'24" AN ARC DISTANCE OF 318.93 FEET;

AND NORTH 12°14'51" WEST 113.41 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 10.42 ACRES OR 454,090 SQUARE FEET

CREATING 9 LOTS, PRIVATE ROAD AND EASEMENTS

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH STREETS AND EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

PROMONTORY EASTERN SKY

AND DOES HEREBY DEDICATE TO THE PROMONTORY CONSERVANCY INC., A UTAH NON PROFIT CORPORATION FOR PERPETUAL USE OF THE LOT OWNERS ALL PARCELS OF LAND INDICATED ON THIS PLAT AS PRIVATE ROADWAYS.

ALSO THE OWNER HEREBY DEDICATES TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE SERVICE DISTRICT, MOUNTAIN REGIONAL SPECIAL SERVICE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER ROADS, PRIVATE DRIVEWAYS, PRIVATE TRAILS, TRACTS, INDICATED OPEN SPACE, AND AMENITY TRACTS, AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION MAINTENANCE, USE, AND EVENTUAL REPLACEMENT.

EXECUTED THIS _____ DAY OF _____, A.D. 2026,
PROMONTORY DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: F. FRANCIS NAJAFI
ITS: AUTHORIZED AGENT

BY: F. FRANCIS NAJAFI, AUTHORIZED AGENT

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D., 2026, 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 PROMONTORY DEVELOPMENT, LLC TO EXECUTE THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD, AND THAT HE DID SO OF HIS OWN VOLUNTARY ACT.

NOTARY PUBLIC FOR THE STATE OF UTAH

RESIDING AT: _____

PROMONTORY EASTERN SKY

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 25
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

1/3

RECORDED

ENTRY NO. _____ STATE OF _____

COUNTY OF _____ DATE _____ TIME _____

RECORDED AND FILED AT THE REQUEST OF: _____

COUNTY RECORDER

PROMONTORY EASTERN SKY

LOCATED IN THE NORTHEAST ¼ OF SECTION 25
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

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 LINE OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 81°57'00" EAST 64.86 FEET TO A POINT OF CURVATURE OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 17°21'51" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 143.34 FEET THROUGH A CENTRAL ANGLE OF 24°45'11"; THENCE SOUTH 17°20'58" 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 08°10'00" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 445.50 FEET THROUGH A CENTRAL ANGLE OF 170°10'02"; THENCE NORTH 08°10'00" WEST 71.50 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 80°52'16" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 218.93 FEET THROUGH A CENTRAL ANGLE OF 62°43'07" TO A POINT OF REVERSE CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 01°50'51" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 434.96 FEET THROUGH A CENTRAL ANGLE OF 35°22'51" TO A POINT OF REVERSE CURVATURE OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 03°32'00" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 591.74 FEET THROUGH A CENTRAL ANGLE OF 84°45'38" TO A POINT OF REVERSE CURVATURE OF A 180.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 31°13'38" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 350.38 FEET THROUGH A CENTRAL ANGLE OF 111°31'44"; THENCE NORTH 09°14'54" EAST 146.94 FEET TO A POINT OF CURVATURE OF A 155.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEAR SOUTH 80°18'06" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 389.47 FEET THROUGH A CENTRAL ANGLE OF 143°58'01"; THENCE SOUTH 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 08°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 38°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 38°08'58" 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 68°02'19" WEST; THENCE SOUTH 02°42'41" EAST 93.53 FEET TO THE POINT OF CURVATURE OF A 785.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 87°17'19" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 345.79 FEET THROUGH A CENTRAL ANGLE OF 25°14'20"; THENCE SOUTH 22°31'39" WEST 190.55 FEET TO A POINT OF CURVATURE OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 67°28'21" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 129.99 FEET THROUGH A CENTRAL ANGLE OF 10°38'24"; THENCE SOUTH 33°10'03" WEST 258.32 FEET TO A POINT OF CURVATURE OF A 700.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 56°49'57" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 347.82 FEET THROUGH A CENTRAL ANGLE OF 28°28'09"; THENCE SOUTH 04°41'54" WEST 61.80 FEET 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 514.68 FEET TO A POINT OF CURVATURE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 85°18'08" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 186.79 FEET THROUGH A CENTRAL ANGLE OF 21°24'15"; THENCE SOUTH 16°16'22" 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°20'58" 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°38'04" 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 228.18 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 373.86 FEET THROUGH A CENTRAL ANGLE OF 39°16'17"; THENCE SOUTH 64°25'36" EAST 228.18 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 343.67 FEET THROUGH A CENTRAL ANGLE OF 35°49'22"; THENCE SOUTH 40°22'36" EAST 142.93 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 426.39 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 87°11'12" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 388.76 FEET THROUGH A CENTRAL ANGLE OF 35°41'11"; THENCE SOUTH 25°32'22" 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°19'31" WEST; THENCE SOUTH 15°32'52" EAST 482.23 FEET TO A POINT OF CURVATURE OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS 37°07'37" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 162.86 FEET THROUGH A CENTRAL ANGLE OF 84°15'04"; THENCE SOUTH 08°48'42" 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°06'21" 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°28'01" 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 80°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 330.86 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 200.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEAR NORTH 57°51'50" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 273.07 FEET THROUGH A CENTRAL ANGLE OF 32°09'06"; THENCE SOUTH 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°29'05" TO A POINT OF REVERSE CURVATURE OF A 1375.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS 55°30'30" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 658.56 FEET THROUGH A CENTRAL ANGLE OF 27°26'31" TO A POINT OF REVERSE CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE

RIGHT, THE CENTER OF WHICH BEARS NORTH 82°57'01" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 156.63 FEET THROUGH A CENTRAL ANGLE OF 25°38'26"; THENCE SOUTH 32°41'25" WEST 396.06 FEET TO A POINT OF CURVATURE OF A 825.00 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 SOUTH 27°02'11" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 655.07 FEET THROUGH A CENTRAL ANGLE OF 07°58'03"; THENCE SOUTH 19°03'08" WEST 160.57 FEET TO A POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 70°56'52" WEST; THENCE 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 17°14'50" WEST 108.60 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 1210.81 FEET THROUGH A CENTRAL ANGLE OF 04°22'31"; THENCE SOUTH 02°25'48" EAST 321.63 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°42'34" 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 203.57 FEET THROUGH A CENTRAL ANGLE OF 15°33'07"; THENCE SOUTH 07°15'51" EAST SOUTHERLY ALONG THE ARC OF SAID CURVE 78.81 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°16'04"; THENCE SOUTH 22°18'38" 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 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°34'05" 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 980.00 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°33'55" 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 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 02°24'17" WEST 6298.15 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 82.77 FEET; THENCE NORTH 09°39'06" WEST 175.40 FEET; THENCE NORTH 63°39'55" EAST 60.00 FEET; THENCE SOUTH 36°13'26" EAST 140.25 FEET; THENCE SOUTH 32°52'03" EAST 240.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.01 ACRES MORE OR LESS.

ACCESS EASEMENT NO. 2 (RANCH CLUB TRAIL)

A 50.00 FOOT WIDE RIGHT OF WAY LYING 25.00 FEET EACH SIDE OF THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°45'21" WEST ALONG THE SECTION LINE 388.79 FEET AND NORTH 2036.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING, NORTH 89°45'21" WEST ALONG THE SECTION LINE 2677.38 FEET BETWEEN SAID SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST), AND RUNNING THENCE NORTH 02°37'44" WEST 44.37 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 87°22'16" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 230.79 FEET THROUGH A CENTRAL ANGLE OF 33°03'30"; THENCE NORTH 35°41'14" WEST 284.64 FEET TO A POINT OF CURVATURE OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 54°18'46" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 552.55 FEET THROUGH A CENTRAL ANGLE OF 63°19'05"; THENCE NORTH 27°37'51" EAST 54.09 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 62°22'09" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 262.68 FEET THROUGH A CENTRAL ANGLE OF 37°37'34"; THENCE NORTH 09°59'43" WEST 73.64 FEET TO A POINT OF CURVATURE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 80°00'17" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 397.43 FEET THROUGH THE CENTRAL ANGLE OF 45°32'30"; THENCE NORTH 35°32'47" EAST 171.83 FEET TO A POINT OF CURVATURE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 54°27'13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 614.09 FEET THROUGH A CENTRAL ANGLE OF 70°22'09"; THENCE NORTH 34°49'22" WEST 189.81 FEET TO A POINT OF CURVATURE OF A 1200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 55°10'36" 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 280.65 FEET TO THE NORTH LINE OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 89°48'16" WEST ALONG THE SECTION LINE 797.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 12°57'46" WEST 496.98 FEET TO A POINT OF CURVATURE OF A 1200.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 77°02'14" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 294.17 FEET THROUGH A CENTRAL ANGLE OF 14°02'44"; THENCE NORTH 27°06'50" WEST 376.85 FEET TO A POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 62°59'30" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 489.78 FEET THROUGH A CENTRAL ANGLE OF 140°18'42"; THENCE SOUTH 66°41'48" EAST 577.49 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT 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 86°34'59"; THENCE SOUTH 58°21'51" EAST 51.34 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 31°38'09" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 388.42 FEET THROUGH A CENTRAL ANGLE OF 35°38'15"; THENCE NORTH 65°59'54" EAST 196.76 FEET TO A POINT OF CURVATURE OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 24°00'06" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 357.77 FEET THROUGH A CENTRAL ANGLE OF 20°29'05"; THENCE NORTH 86°29'49" EAST 173.12 FEET TO A POINT OF CURVATURE OF A 100.00 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 5323.88 FEET BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 13, BOTH CORNERS BEING FOUND MONUMENTS) SAID POINT BEING ON THE CENTER LINE OF PROMONTORY RANCH ROAD (A.K.A. ACCESS EASEMENT NO. 1) AND RUNNING THENCE SOUTH 44°19'43" EAST 121.16 FEET TO A POINT OF CURVATURE OF A 217.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 48°13'46" WEST, THENCE ALONG THE ARC OF SAID CURVE 140.16 FEET THROUGH A CENTRAL ANGLE OF 37°02'22"; THENCE SOUTH 03°50'43" EAST 262.97 FEET TO A POINT OF CURVATURE OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 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°42'49" 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°18'18" EAST, THENCE ALONG THE ARC OF SAID CURVE 169.24 FEET THROUGH A CENTRAL ANGLE OF 12°55'45" TO A POINT OF COMPOUND CURVATURE OF A 385.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 75°22'02" EAST, THENCE ALONG THE ARC OF SAID CURVE 173.89 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 216.02 FEET THROUGH A CENTRAL ANGLE OF 45°29'29" TO A POINT OF COMPOUND CURVATURE OF A 385.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 75°22'02" EAST, THENCE ALONG THE ARC OF SAID CURVE 264.48 FEET THROUGH A CENTRAL ANGLE OF 39°21'37"; THENCE SOUTH 53°59'17" EAST 100.94 FEET TO A POINT OF CURVATURE OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 36°00'43" WEST, THENCE ALONG THE ARC OF SAID CURVE 397.79 FEET THROUGH A CENTRAL ANGLE OF 45°35'00"; THENCE SOUTH 08°24'17" EAST 188.50 FEET TO A POINT OF CURVATURE OF A 1275.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 81°35'43" EAST, THENCE ALONG THE ARC OF SAID CURVE 59.88 FEET THROUGH A CENTRAL ANGLE OF 24°11'43"; 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 82°44'09" WEST, THENCE ALONG THE ARC OF SAID CURVE 173.27 FEET THROUGH A CENTRAL ANGLE OF 26°21'54" TO A POINT OF REVERSE CURVATURE OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 87°06'24" WEST, THENCE ALONG THE ARC OF SAID CURVE 150.66 FEET THROUGH A CENTRAL ANGLE OF 23'01'09"; THENCE SOUTH 20°07'33" WEST 258.06 FEET TO A POINT OF CURVATURE OF A 250.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 69°52'27" EAST, THENCE ALONG THE ARC OF SAID CURVE 116.85 FEET THROUGH A CENTRAL ANGLE OF 26°46'50"; THENCE SOUTH 06°39'17" EAST 119.58 FEET TO A POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 83°29'43" WEST, THENCE ALONG THE ARC OF SAID CURVE 155.45 FEET THROUGH A CENTRAL ANGLE OF 25°28'33"; 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 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 69.92 FEET TO A POINT OF CURVATURE OF A 700.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 99°26'58" 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 150.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 75°10'22" WEST, THENCE ALONG THE ARC OF SAID CURVE 108.45 FEET THROUGH A CENTRAL ANGLE OF 24°51'14" TO A POINT OF REVERSE CURVATURE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 50°19'07" EAST, THENCE ALONG THE ARC OF SAID CURVE 79.68 FEET THROUGH A CENTRAL ANGLE OF 9'07'51" TO A POINT OF COMPOUND CURVATURE OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 99°26'58" EAST, THENCE ALONG THE ARC OF SAID CURVE 50.06 FEET THROUGH A CENTRAL ANGLE OF 9'33'36" THE POINT OF TERMINUS.

ACCESS EASEMENT NO. 4 (GOLF CLUB LINK)

A 50.00 FOOT WIDE RIGHT-OF-WAY LYING 25.00 FEET EACH SIDE OF THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 89°33'14" EAST ALONG THE SECTION LINE 2344.70 FEET AND SOUTH 1201.49 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 89°33'14" EAST 5306.90 FEET BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 24, BOTH CORNERS BEING FOUND MONUMENTS) SAID POINT BEING ON SPINE 3 ROAD ACCESS EASEMENT NO. 3 AND RUNNING THENCE SOUTH 76°01'53" EAST 54.91 FEET TO THE POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 13°58'07" WEST, THENCE ALONG THE ARC OF SAID CURVE 169.95 FEET THROUGH A CENTRAL ANGLE OF 48°41'15"; THENCE SOUTH 27°20'38" EAST 66.20 FEET TO A POINT OF CURVATURE OF A 210.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 62°39'22" EAST, THENCE ALONG THE ARC OF SAID CURVE 156.82 FEET THROUGH A CENTRAL ANGLE OF 42°47'14"; THENCE SOUTH 70°07'52" EAST 53.83 FEET TO A POINT OF CURVATURE OF A 235.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 19°52'08" EAST, THENCE ALONG THE ARC OF SAID CURVE 270.96 FEET THROUGH A CENTRAL ANGLE OF 66°03'51"; THENCE NORTH 43°48'17" EAST 187.32 FEET TO A POINT OF CURVATURE OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 49°11'43" EAST, THENCE ALONG THE ARC OF SAID CURVE 198.04 FEET THROUGH A CENTRAL ANGLE OF 59°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

PROMONTORY EASTERN SKY

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 25
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH
4/22/2026

NORTHWEST CORNER OF SECTION 25
T1S, R4E, SLB&M
FOUND STONE

N88°33'33"W 2665.56' (M)
N88°33'26"W 2665.52' (REF. #1)

NORTH $\frac{1}{4}$ CORNER OF SECTION 25
T1S, R4E, SLB&M
FOUND REBAR WITH CAP
"CORNERPOINT 334571"
PROJECT ELEV. = 6896.13 (REF. #1)

S89°50'58"E 2677.00' (REF. #1)

PROMONTORY EASTERN SKY SUBDIVISION EXISTING EASEMENT NOTES:
EASEMENTS PER TITLE COMMITMENT ORDER NUMBER 25-11-003 WITH EFFECTIVE DATE NOVEMBER 7,
2025 @ 7:55 AM AND ORDER NUMBER 25-11-003 WITH EFFECTIVE DATE JUNE 9, 2026 @ 7:55 AM.

GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION
AND TRANSPORTATION PIPELINE(S) AND APPURTENANCE
GRANTEE: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
GRANTOR: PROMONTORY DEVELOPMENT LLC
RECORDED: DECEMBER 5, 2022 AS SUMMIT COUNTY RECORDER ENTRY NO. 01198382
BOOK: 2765 PAGE: 1808
SURVEYOR'S NOTE: PLOTTED AND SHOWN HEREON

NOTES, MATTERS, EASEMENTS AND RIGHTS OF WAY DISCLOSED BY THAT CERTAIN ALTA/ACSM
SURVEY PREPARED BY THE JACK JOHNSON COMPANY ON AUGUST 9, 1999, REFERENCED AS JOB
NO. 453.019.01.
SURVEYOR'S NOTE: NOTHING TO SHOW HEREON

RIGHT OF WAY EASEMENT GRANT
GRANTEE: QUESTAR GAS COMPANY
GRANTOR: PIVOTAL PROMONTORY DEVELOPMENT L.L.C.
RECORDED: JANUARY 6, 2004 AS SUMMIT COUNTY RECORDER ENTRY NO. 684965
BOOK: 1592 PAGE: 718
SURVEYOR'S NOTE: EASEMENTS DO NOT PLOT ON OR NEAR THE SUBJECT PROPERTY,
NOT SHOWN HEREON

RIGHT OF WAY AND EASEMENT GRANT
GRANTEE: QUESTAR GAS COMPANY
GRANTOR: PIVOTAL PROMONTORY DEVELOPMENT L.L.C.
RECORDED: FEBRUARY 16, 2004 AS SUMMIT COUNTY RECORDER ENTRY NO. 689193
BOOK: 1599 PAGE: 1452
SURVEYOR'S NOTE: EASEMENT PLOTS 450' +/- SOUTHERLY OF THE SUBJECT PROPERTY,
NOT SHOWN HEREON.

QUIT CLAIM DEED TO THE PROMONTORY CONSERVANCY FOR PROMONTORY RANCH ROAD
GRANTEE: THE PROMONTORY CONSERVANCY
GRANTOR: PIVOTAL PROMONTORY DEVELOPMENT, L.L.C.
RECORDED: APRIL 1, 2004 AS SUMMIT COUNTY RECORDER ENTRY NO. 693704
BOOK: 1609 PAGE: 571
SURVEYOR'S NOTE: EASEMENTS DO NOT PLOT ON OR NEAR THE SUBJECT PROPERTY,
NOT SHOWN HEREON

SPECIAL WARRANTY DEED
GRANTEE: SOUTH POINT UTAH, LLC
GRANTOR: PROMONTORY INVESTMENTS, LLC
RECORDED: MARCH 8, 2017 AS SUMMIT COUNTY RECORDER ENTRY NO. 1065197
BOOK: 2400 PAGE: 719
SURVEYOR'S NOTE: EASEMENTS DO NOT PLOT ON OR NEAR THE SUBJECT PROPERTY,
NOT SHOWN HEREON

RIGHT OF WAY
GRANTEE: SALT LAKE PIPE LINE COMPANY
GRANTOR: LEO M. BERTAGNOLE
RECORDED: JULY 17, 1948 AS SUMMIT COUNTY RECORDER ENTRY NO. 77717
BOOK: Z PAGE: 273
SURVEYOR'S NOTE: BLANKET OVER SECTION 36, T1S R4E, NOTHING TO SHOW HEREON

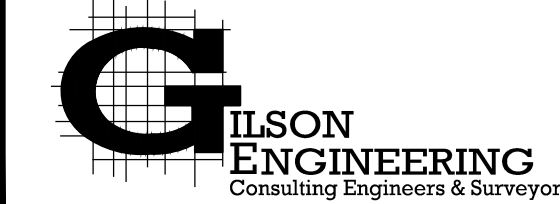
AFFIDAVIT
GRANTEE: SALT LAKE PIPE LINE COMPANY
GRANTOR: LEO M. BERTAGNOLE
RECORDED: NOVEMBER 23, 1948 AS SUMMIT COUNTY RECORDER ENTRY NO. 78178
BOOK: Z PAGE: 371
SURVEYOR'S NOTE: LOCATED IN SECTION 36, T1S R4E, NOTHING TO SHOW HEREON

GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION
AND TRANSPORTATION PIPELINE(S) AND APPURTENANCES
GRANTEE: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
GRANTOR: PROMONTORY INVESTMENTS LANDCO, LLC
RECORDED: APRIL 1, 2024 AS SUMMIT COUNTY RECORDER ENTRY NO. 1217584
BOOK: 2813 PAGE: 1240
SURVEYOR'S NOTE: NOTHING TO SHOW HEREON

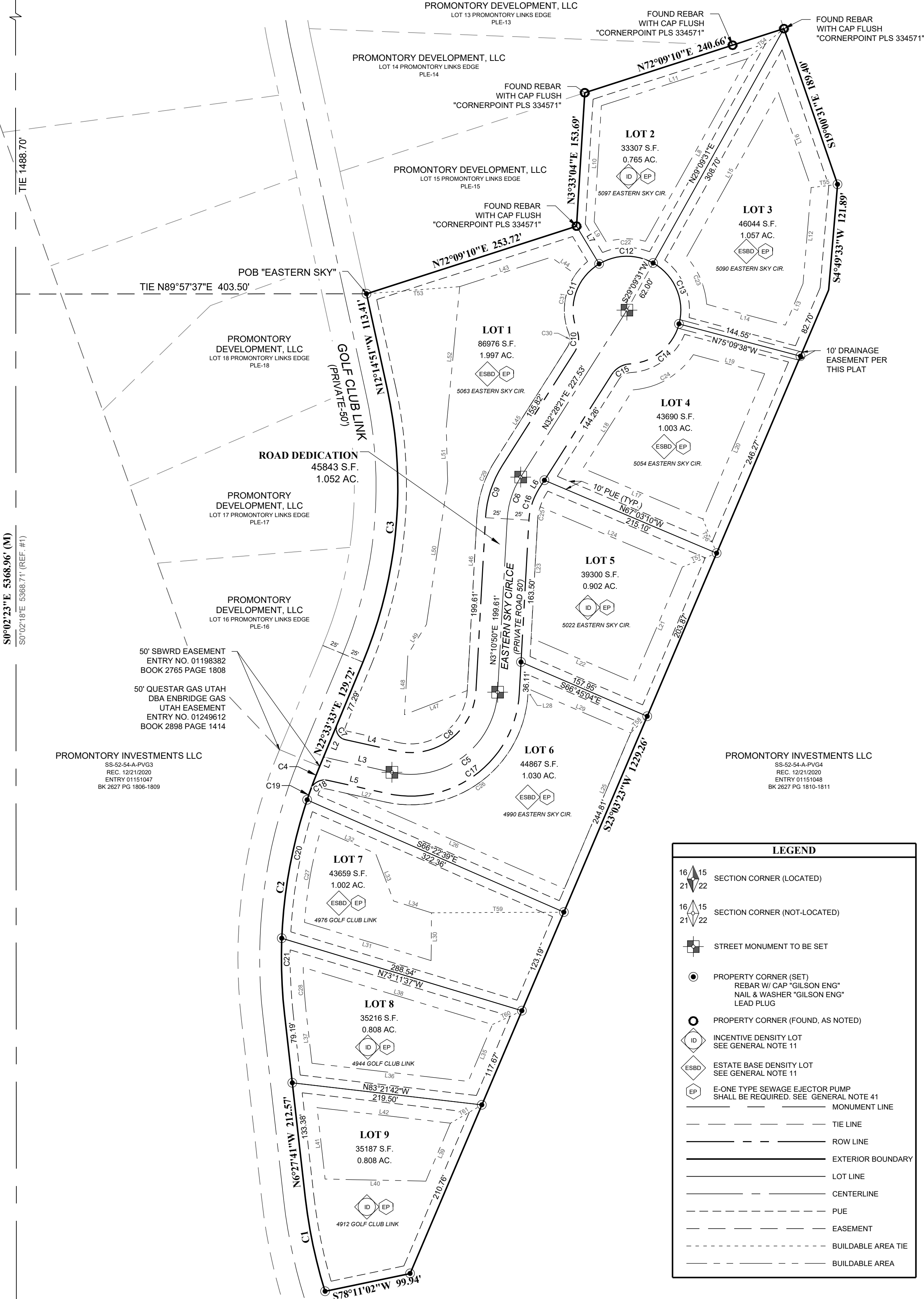
GRANT OF EASEMENT AND ACCESS EASEMENT FOR CONSTRUCTION AND MAINTENANCE
OF WATER PIPELINE(S)
GRANTEE: MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT
GRANTOR: PROMONTORY INVESTMENTS LANDCO, LLC
RECORDED: FEBRUARY 11, 2025 AS SUMMIT COUNTY RECORDER ENTRY NO. 1231358
BOOK: 2849 PAGE: 675
SURVEYOR'S NOTE: LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 25, NOTHING TO SHOW HEREON

ADDITIONAL EASEMENTS

RIGHT-OF-WAY AND EASEMENT GRANT
GRANTEE: QUESTAR GAS COMPANY
GRANTOR: PROMONTORY INVESTMENTS LANDCO, LLC
PROMONTORY DEVELOPMENT, LLC
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
RECORDED: MARCH 23, 2026 AS SUMMIT COUNTY RECORDER ENTRY NO. 01249612
BOOK: 2849 PAGE: 675
SURVEYOR'S NOTE: AS SHOWN HEREON



12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449



LEGEND	
	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT-LOCATED)
	STREET MONUMENT TO BE SET
	PROPERTY CORNER (SET) REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG
	PROPERTY CORNER (FOUND, AS NOTED)
	INCENTIVE DENSITY LOT SEE GENERAL NOTE 11
	ESTATE BASE DENSITY LOT SEE GENERAL NOTE 11
	E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41
	MONUMENT LINE
	TIE LINE
	ROW LINE
	EXTERIOR BOUNDARY
	LOT LINE
	CENTERLINE
	PUE
	EASEMENT
	BUILDABLE AREA TIE
	BUILDABLE AREA

NORTHEAST CORNER OF SECTION 25
T1S, R4E, SLB&M
FOUND REBAR WITH CAP,
UNREADABLE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.55'	N22° 33' 33"E
L2	40.88'	N22° 33' 33"E
L3	80.62'	N77° 26' 27"W
L4	60.72'	N77° 26' 27"W
L5	70.05'	N77° 26' 27"W
L6	11.55'	N32° 28' 21"E
L7	50.64'	S30° 58' 58"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	109.76'	575.00'	10°56'14"	55.05'	109.60'	N11°55'48"W
C2	291.24'	575.00'	29°01'14"	148.82'	288.14'	N8°02'56"E
C3	318.93'	525.00'	34°48'24"	164.56'	314.05'	N5°09'21"E
C4	28.84'	575.00'	2°52'27"	14.43'	28.84'	N21°07'20"E
C5	173.45'	100.00'	99°22'43"	117.87'	152.51'	N52°52'12"E
C6	51.12'	100.00'	29°17'30"	26.13'	50.57'	S17°49'35"W
C7	22.69'	13.00'	100°00'00"	15.49'	19.92'	N27°26'27"W
C8	130.09'	75.00'	99°22'43"	88.40'	114.38'	S52°52'12"W
C9	63.90'	125.00'	29°17'30"	32.67'	63.21'	S17°49'35"W
C10	24.77'	26.00'	54°34'53"	13.41'	23.84'	S5°10'54"W
C11	87.79'	62.00'	81°07'35"	53.07'	80.64'	S16°27'15"W
C12	65.08'	62.00'	60°08'29"	35.90'	62.13'	N89°05'17"E
C13	81.89'	62.00'	75°40'47"	48.16'	76.07'	N23°00'03"W
C14	78.14'	62.00'	72°12'52"	45.22'	73.07'	N50°56'48"E
C15	24.77'	26.00'	54°34'53"	13.41'	23.84'	N59°45'47"E
C16	38.34'	75.00'	29°17'30"	19.60'	37.93'	N17°49'35"W
C17	216.81'	125.00'	99°22'43"	147.34'	190.64'	N52°52'12"E
C18	24.59'	17.00'	82°52'24"	15.01'	22.50'	N61°07'20"E
C19	12.34'	575.00'	1°13'46"	6.17'	12.34'	N19°04'13"E
C20	162.28'	575.00'	16°10'12"	81.68'	161.74'	N10°22'14"E
C21	87.78'	575.00'	8°44'49"	43.98'	87.70'	N2°05'16"W

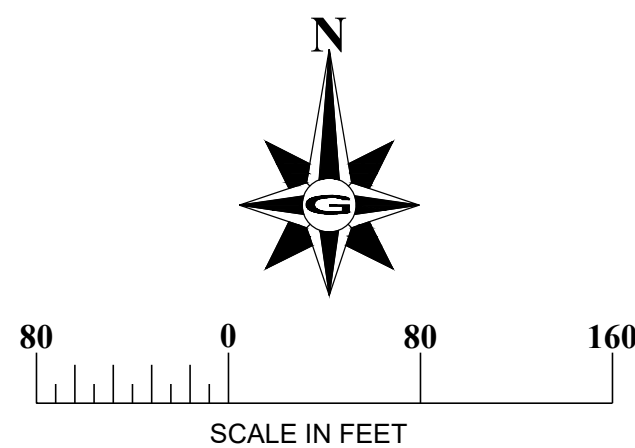
ADDRESS TABLE	
LOT #	ADDRESS
1	5063 EASTERN SKY CIR.
2	5097 EASTERN SKY CIR.
3	5090 EASTERN SKY CIR.
4	5054 EASTERN SKY CIR.
5	5022 EASTERN SKY CIR.
6	4990 EASTERN SKY CIR.
7	4976 GOLF CLUB LINK
8	4944 GOLF CLUB LINK
9	4912 GOLF CLUB LINK

BUILDABLE AREA LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	240.39'	S29° 09' 31"W
L9	26.90'	N30° 58' 58"W
L10	133.83'	N3° 33' 04"E
L11	176.24'	N72° 09' 10"E
L12	110.75'	S4° 49' 33"W
L13	51.90'	S23° 03' 23"W
L14	93.60'	N75° 09' 38"W
L15	216.61'	N29° 09' 31"E
L16	115.95'	S19° 00' 31"E
L17	149.71'	N67° 03' 10"W
L18	106.78'	N32° 28' 21"E
L19	84.94'	S75° 09' 38"E
L20	181.68'	S23° 03' 23"W
L21	143.71'	S23° 03' 23"W
L22	128.16'	N66° 45' 04"W
L23	135.21'	N3° 10' 50"E
L24	177.70'	S67° 03' 10"E
L25	194.74'	S23° 03' 23"W
L26	273.62'	N66° 22' 39"W
L27	45.74'	S77° 26' 27"E
L28	5.84'	N3° 10' 50"E
L29	128.25'	S66° 45' 04"E
L30	55.00'	S0° 26' 37"W

BUILDABLE AREA LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	152.20'	N73° 11' 37"W
L32	68.87'	S66° 22' 39"E
L33	58.38'	S20° 46' 01"E
L34	45.67'	S72° 45' 03"E
L35	71.09'	S23° 03' 23"W
L36	180.95'	N83° 21' 42"W
L37	59.34'	N6° 27' 41"W
L38	227.36'	S73° 11' 37"E
L39	72.44'	S23° 03' 23"W
L40	115.89'	N88° 49' 56"W
L41	82.69'	N6° 27' 41"W
L42	154.58'	S83° 21' 42"E
L43	110.36'	N72° 09' 10"E
L44	34.42'	S55° 06' 55"E
L45	155.82'	S32° 28' 21"W
L46	199.61'	S3° 10' 50"W
L47	77.37'	S68° 55' 16"W
L48	69.58'	N3° 12' 08"E
L49	40.52'	N31° 54' 22"E
L50	166.40'	N8° 25' 02"E
L51	61.75'	N1° 30' 25"W
L52	162.86'	N5° 27' 01"E

BUILDABLE AREA CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C22	45.66'	82.00'	31°54'26"	23.44'	45.08'	S89°05'17"W
C23	60.40'	92.00'	37°37'07"	31.34'	59.32'	N23°00'03"W
C24	83.32'	92.00'	51°53'14"	44.76'	80.50'	N59°48'52"E
C25	16.22'	65.00'	14°17'49"	8.15'	16.18'	N10°19'45"E
C26	234.16'	135.00'	99°22'54"	159.13'	205.89'	N52°52'12"E
C27	108.52'	550.00'	11°18'17"	54.44'	108.34'	N9°56'42"E
C28	51.40'	550.00'	5°21'15"	25.72'	51.38'	N3°47'03"W
C29	69.02'	135.00'	29°17'30"	35.28'	68.27'	S17°49'35"W
C30	15.24'	16.00'	54°34'53"	8.25'	14.67'	S5°10'54"W
C31	71.62'	72.00'	56°59'38"	39.09'	68.70'	S6°23'16"W

BUILDABLE AREA LINE TABLE		
LINE #	LENGTH	DIRECTION
T53	107.46'	N85° 36' 19"E
T54	54.58'	S50° 39' 19"W
T55	30.66'	S82° 54' 31"W
T56	42.39'	N21° 59' 53"W
T57	42.47'	N68° 00' 07"E
T58	26.89'	N44° 53' 03"E
T59	152.26'	N89° 44' 15"E
T60	37.45'	N64° 55' 53"E
T61	41.74'	N59° 50' 51"E



PROMONTORY EASTERN SKY

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 25
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

