



AGENDA

Shayne Scott, County Manager
Monday, March 4, 2024

NOTICE is hereby given that Shayne Scott, County Manager, will conduct a public hearing to discuss and take action on

Promontory Hawk's Pass Subdivision – Final Subdivision Plat
Parcel SS-52, located off Double Deer Drive, Promontory, Summit County, UT
Parcel: SS-52 (396.98 acres) – ~5.7 acres used for the subdivision

Monday, March 4, 2024, at 9:00 AM, 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 acaus@summitcounty.org prior to the meeting

9:00 AM Public hearing to discuss and take action on a 9-lot Final Subdivision Plat for property located off Double Deer Drive (Parcel SS-52), Summit County, UT. The applicant is requesting to allocate 9 units of Resort Unit Density with 1 Open Space parcel in the Promontory Specially Planned Area

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@summitcounty.org or www.summitcounty.org



STAFF REPORT

To: Summit County Manager
From: Amir Caus, AICP, Senior Planner
Date of Meeting: March 4, 2024
Type of Item: Final Subdivision Plat – Public Hearing, Possible Action
Process: Administrative

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 required for approval. Staff recommends that the Summit County Manager review the proposed Final Subdivision Plat, conduct a public hearing and vote to forward a positive recommendation to the Summit County Manager pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in this Staff Report.

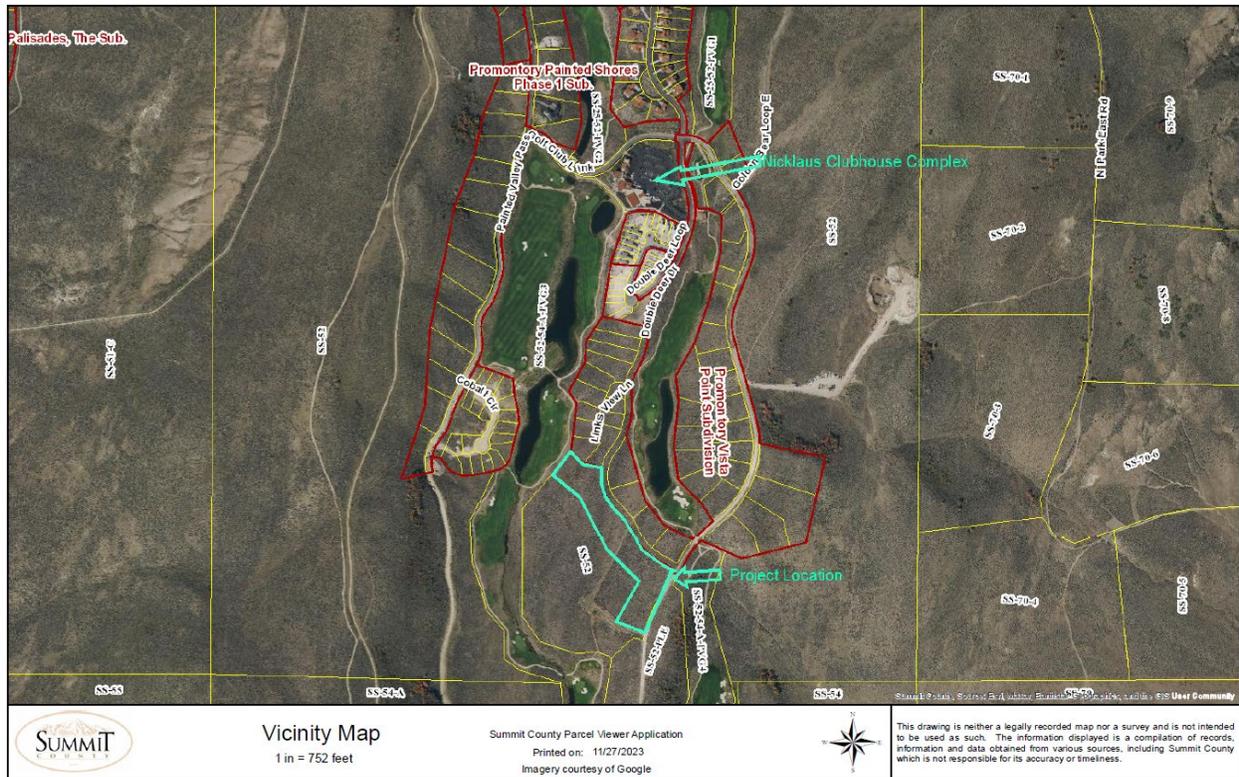
Project Description

Project Name: Promontory Hawk’s Pass Final Subdivision Plat
Applicant(s): Matthew Idema representing Promontory Development
Property Owner(s): Promontory Investments Landco LLC
Location: Parcel SS-52, located off Double Deer Drive, Promontory, Summit County, UT
Zone District: Promontory SPA
Parcel Number and Size: SS-52 (396.98 acres) – ~5.7 acres used for the subdivision
Type of Process: Administrative
Final Land Use Authority: Summit County Manager

Proposal

The applicant is requesting to allocate 9 units of Resort Unit Density with 1 Open Space parcel in the Promontory Specially Planned Area, located off Double Deer Drive (South of the Nicklaus Clubhouse Complex).

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 1901 total units in the density pool, 1,462 units have been approved. In addition to the approved units, the Planning Commission forwarded a positive recommendation for the 2-lot Mountain Crest Subdivision on November 16, 2023. The development parameters for this project are specifically set forth in the Development Agreement.

On January 4, 2024, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Analysis and Findings

The applicant is using Resort Unit density from the existing pool of density. The development is not located on critical lands.

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.

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 forward a positive recommendation to the Summit County Manager to approve the proposed Promontory Hawk's Pass Final Subdivision Plat, 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.
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 6500 acres with no less than 3900 acres remaining as passive open space.
3. Of the 1901 total units in the density pool, 1,462 units have been approved.
4. In addition to the approved units, the Planning Commission forwarded a positive recommendation for the 2-lot Mountain Crest Subdivision on November 16, 2023. Promontory Investments Landco LLC is the owner of record of Parcel SS-52 (396.98 acres).
5. Density within the Promontory Specially Planned Area is established by the Promontory Development Agreement pool of density.
6. The applicant is requesting to allocate 9 units of Resort Unit Density with 1 Open Space parcel in the Promontory Specially Planned Area, on Parcel SS-52 located off Double Deer Drive (South of the Nicklaus Clubhouse Complex).
7. Of the 396.98-acre Parcel-52, ~5.7 acres used for the subdivision
8. The proposed subdivision is legally described as Promontory Hawk's Pass Subdivision.
9. The applicant is using Resort Unit density from the existing pool of density.
10. The development is not located on critical lands.
11. Staff has received approvals from the Promontory Conservancy for the proposal.
12. Public notice of the public hearing was published in the newspaper.
13. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject property.

14. Service providers have reviewed the plats for compliance with applicable standards and no project issues have been identified that could not be mitigated.
15. Staff has reviewed the proposed plats for compliance with applicable Development Code standards.
16. Staff has reviewed the proposed plats for compliance with the Promontory Development Agreement standards.
17. On January 4, 2024, the Eastern Summit County Planning Commission forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Conclusions of Law:

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

Conditions of Approval:

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

Public Notice, Meetings and Comments

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

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

Attachments

Exhibit A – Proposed Plat and Preliminary Design Exhibits



June 14, 2023

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

RE: HAWKS PASS PLAT – PROJECT NARRATIVE

Amir,

This correspondence is intended to outline and describe the purpose and intent of Summit County application for the Hawk's Pass subdivision, Plat Application, on parcel SS-52 currently.

We are submitting a plat application package for a new 9-lot subdivision, named "Parcel 9 – Hawk's Pass". The new plat will consist of 9 single family lots on 5.69 acres. The nature of this application is related to the following metrics:

- There are 32 Resort lots remaining in our masterplan matrix to full build out, not including our Painted Canyon Development to the south of this subject property development, consisting of another 100 Resort units.
- This represents 9 Resort lots of the 32 remaining. 23 additional resort lots will come in future plat applications.
- These project limits consist of Vista Point subdivision to the north, the Link's Edge subdivision to the east, the Nicklaus golf course to the west and open space to the south.
- Infrastructure currently under construction from the Vista Point and Link's Edge developments will serve vehicular access and utility services to this new subdivision.

Our request is for approval of the 9 lot subdivision in accordance with our Development Agreement and SPA between Promontory and Summit County.

Should you have any questions or require additional information, please contact us at your earliest convenience.

Thank you,

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

GENERAL NOTES:

- 1. All of the property included in this plat is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and all amendments and supplements thereto ("Declaration") recorded in the office of the Summit County Recorder in Coalville, Utah.
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 matters which require the establishing of strict limits of disturbance for any construction activity.
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.
4. Development on each lot will be limited to specific limit of disturbance areas, or a "building envelope" designated by the Declarant, in the exercise of the Declarant's (and if applicable Architectural Review Committee's) sole discretion, provided such building envelope shall incorporate all applicable building setbacks under the Development Agreement (defined in note 10 below) and shall conform to all setback requirements provided for in this plat.
5. [Intentionally blank]
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.
7. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on a lot and it is unlawful to occupy a building located within Promontory without first having obtained a certificate of occupancy issued by the Building Inspector.
8. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District (MRWSSD), Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District (SBWRD), and the Snyderville Basin Special Recreation District (SBSRD). All lots are subject to assessments and fees of all the foregoing districts.
9. Promontory is governed by the terms of a Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, between Summit County and the Promontory Developer ("Development Agreement"), as amended. The Development Agreement governs uses and imposes regulations applicable within Promontory.
10. [Intentionally blank]
11. [Intentionally blank]
12. Resort Units are lots identified on this plat by the symbol "R." Resort Units are generally defined as units which are privately situated and either single family attached, detached, zero lot line condominium sales lots that are generally equal to or less than one half of an acre (unless otherwise approved by the County Manager) and have a maximum Floor Area of 2,500 square feet (2,500 square feet net livable area).
13. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay \$3,000 (in 2001 dollars adjusted annually) to Summit County at the time of lot purchase for an agricultural preservation contribution.
14. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay \$500 (in 2001 dollars adjusted annually) to Summit County at the time of building permit for an affordable housing program contribution.
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.
16. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory.
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.
19. Promontory or MRWSSD may implement a secondary water system for irrigation purposes.
20. Promontory contains extensive areas of open space.
21. The Common Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the lots served by such Common Driveway Easements (and their respective tenants, guests and invitees), on a non-exclusive basis.
22. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations.

GENERAL NOTES (CONTINUED):

- 23. All lots are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines as shown on the plat (10 feet on each of the boundary line).
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.
26. Owners constructing driveways over drainage swales shall be required to install a concrete culvert in accordance with the requirements of Summit County.
27. All homes and landscaping are required to comply with water conservation measures established by the Association, which may include low-flow toilets, drip irrigation systems, the use of drought tolerant plant materials and other requirements, as established from time to time.
28. Ranch Club Trail, Promontory Ranch Road, Nicklaus Valley Road (Golf Club Link), and Painted Valley Pass generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots and publicly dedicated streets.
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.
30. Residential Building Permits, including footing and foundation permits, will not be issued until developer complies with the requirements of 4.6.1 of the Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, regarding infrastructure construction or bonding for the same.
31. The following listed service providers are given a non-exclusive utility easements across the 10 foot private utility and drainage easements (as described in note 23), the roads shown on the plat, Promontory Ranch Road, Painted Valley Pass, and Golf Club Link (as described in note 28), and such other corridors as may be specified on the Plat or by separate recorded easement signed by the Declarant: Rocky Mountain Power; AllWest Telecommunications; Dominion Energy; SBWRD; and MRWSSD.
32. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer.
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.
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.
35. All dwelling, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler system.
36. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements (PUEs) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein.
37. Pursuant to Utah code ann. § 54-3-27, this plat conveys to the owner(s) or operator of utility facilities the 10' wide non-exclusive underground utility easement ("P.U.E."), along with all the rights and duties described therein.
38. All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit.
39. Pursuant to the Utah Code Ann. § 17-27a-603(4)(c)(i), 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.
40. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements.
41. Lots 1-9 are designated as Low-Pressure Sewer System Lots.
42. Upon recordation of this plat, Promontory Development, LLC hereby consents and authorizes Snyderville Basin Water Reclamation District to record a notice for each Low-Pressure Sewer System Lot with the Summit County Recorder's Office.
43. Record of Survey filed on _____, 20___ as file No. S-_____ in the Summit County Recorder's Office.

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, Double Deer Drive and Golf Club Link 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 "Hawks Pass", 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 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 _____, 2023

PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company

By: Kelli S. Brown
Its: General Manager

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF SUMMIT)

On this the _____ day of _____, 2023, personally appeared before me, Kelli S. Brown, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she was duly authorized by the PROMONTORY DEVELOPMENT, LLC to execute the foregoing OWNER'S DEDICATION AND CONSENT TO RECORD, and that she did so of her own voluntary act.

Notary Public

Residing at: _____

HAWKS PASS LEGAL DESCRIPTION:

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

Beginning at a point which is South 89°50'58" East 39.25 feet along the section line and North 09°02'01" East 1,740.06 feet from the South Quarter Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 47°31'25" East 129.14 feet; thence South 78°15'39" East 137.75 feet to a point on a 325.00 foot radius non-tangent curve to the left, the center of which bears South 78°15'39" East; thence Southerly 317.66 feet along the arc of said curve through a central angle of 56°00'05" (chord bears South 16°15'42" East 305.16 feet); thence South 44°15'45" East 94.37 feet to a point on a 315.00 foot radius curve to the right, the center of which bears South 45°44'15" West; thence Southeasterly 105.19 feet along the arc of said curve through a central angle of 19°08'01" (chord bears South 34°41'44" East 104.70 feet); thence South 25°07'43" East 69.18 feet to a point on a 425.00 foot radius curve to the left, the center of which bears North 64°52'17" East; thence Southeasterly 259.35 feet along the arc of said curve through a central angle of 34°57'49" (chord bears South 42°36'38" East 255.34 feet); thence South 60°05'32" East 125.56 feet to a point on a 25.00 foot radius curve to the right, the center of which bears South 29°54'28" West; thence Southerly 38.54 feet along the arc of said curve through a central angle of 88°19'23" (chord bears South 15°55'51" East 34.83 feet); thence South 28°13'51" West 268.59 feet to a point on a 925.00 foot radius curve to the left, the center of which bears South 61°46'09" East; thence Southerly 212.94 feet along the arc of said curve through a central angle of 13°11'23" (chord bears South 21°38'10" West 212.47 feet) to a point on a 25.00 foot radius reverse curve to the right, the center of which bears North 74°57'32" West; thence Southeasterly 39.38 feet along the arc of said curve through a central angle of 90°15'25" (chord bears South 60°10'11" West 35.43 feet); thence North 74°42'06" West 45.73 feet to a point on a 475.00 foot radius curve to the right, the center of which bears North 15°17'54" East; thence Westerly 70.82 feet along the arc of said curve through a central angle of 08°32'33" (chord bears North 70°25'50" West 70.75 feet) to a point on a 625.00 foot radius reverse curve to the left, the center of which bears South 23°50'27" West; thence Westerly 34.42 feet along the arc of said curve through a central angle of 03°09'19" (chord bears North 67°44'13" West 34.41 feet); thence North 25°24'29" East 412.18 feet; thence North 61°46'09" West 254.82 feet; thence North 22°53'43" West 108.94 feet; thence North 41°02'36" East 95.63 feet; thence North 45°18'13" West 162.90 feet; thence North 50°27'51" West 143.67 feet to a point on a 200.00 foot radius non-tangent curve to the right, the center of which bears South 82°38'45" East; thence Northeasterly 135.17 feet along the arc of said curve through a central angle of 38°43'25" (chord bears North 26°42'58" East 132.61 feet); thence North 50°13'34" West 352.24 feet; thence North 40°25'14" East 126.51 feet to the Point of Beginning.

Containing 247,708 square feet or 5.69 acres, more or less.

Creating 9 Lots and 1 Open Space.

Basis of Bearing:

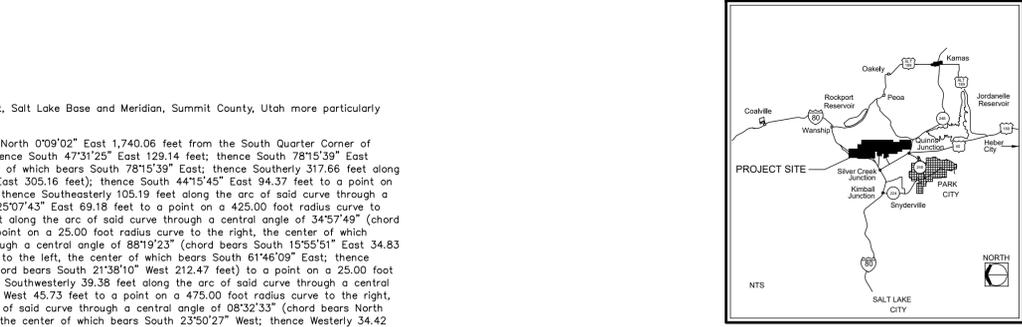
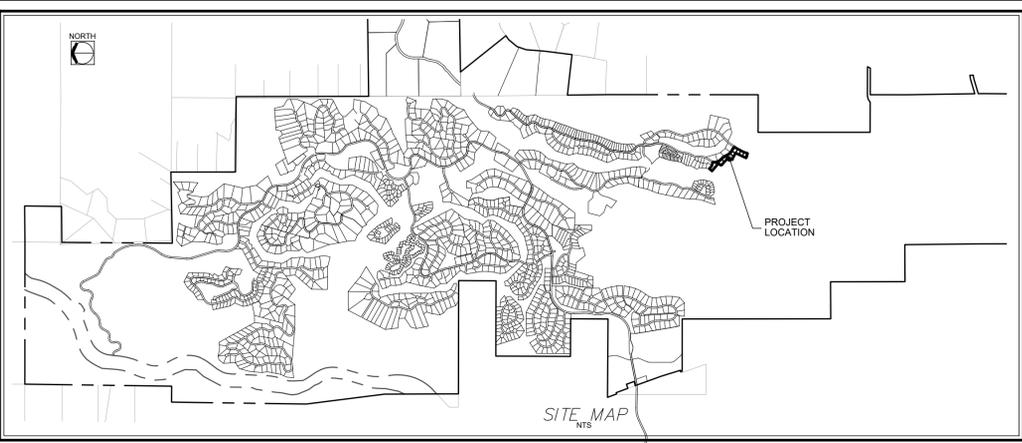
South 89°50'58" East between the South Quarter Corner and the Southeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE:

I, Michael W. Purdy, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 334571 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have subdivided said property into lots and streets, hereafter to be known as Hawks Pass Subdivision.



Michael W. Purdy, PLS 334571



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 PARTIAL PLAT (SCALE = 1:50)

PROMONTORY HAWKS PASS SUBDIVISION

LYING WITHIN THE SOUTH HALF OF SECTION 24 T 1 S, R 4 E, S.L.B.&M, SUMMIT COUNTY, UTAH

FINAL PLAT November 14, 2023 SHEET 1 OF 3

Approval table with columns for: QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, SUMMIT COUNTY HEALTH DEPARTMENT, PUBLIC SAFETY ANSWERING POINT APPROVAL, ROCKY MOUNTAIN POWER, MOUNTAIN REGIONAL WATER DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, GOVERNING BODY APPROVAL AND ACCEPTANCE, APPROVAL AS TO FORM, and RECORDED. Includes dates and signatures for various entities.

CORNERPOINT PROFESSIONAL LAND SURVEYS INC. 3387 Comanche Road, St. George, UT 84790. THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

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 1721°51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 0°34'45"11"; thence South 17°52'58" East 56.62 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears North 72°07'02" East; thence Southeasterly along the arc of said curve 445.50 feet through a central angle of 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 60°52'16" East; thence Northeasterly along the arc of said curve 218.93 feet through a central angle of 62°43'07" to a point of reverse curvature of a 450.00 foot radius curve to the left, the center of which bears North 01°50'51" East; thence Northeasterly along the arc of said curve 434.98 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 1° South 53°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°41'54" East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northeasterly along the arc of said curve 389.47 feet through a central angle of 143°58'01"; thence South 26°20'05" East 504.24 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 63°39'55" East; thence Southeasterly along the arc of said curve 168.35 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°54'19" 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 0°35'22'01" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 86°59'45" East; thence Southeasterly along the arc of said curve 185.52 feet through a central angle of 70°51'43" to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears South 16°08'02" West; thence Southeasterly along the arc of said curve 91.93 feet through a central angle of 35°06'58" to a point of compound curvature of a 1275.00 foot radius curve to the right, the center of which bears South 51°15'00" West; thence Southeasterly along the arc of said curve 801.97 feet through a central angle of 36°02'19"; thence South 02°42'41" East 93.53 feet to a point of curvature of a 785.00 foot radius curve to the right, the center of which bears South 87°17'19" West; thence Southerly along the arc of said curve 345.79 feet through a central angle of 25°14'20"; thence South 22°31'39" West 190.55 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°28'59" West; thence Southeasterly along the arc of said curve 129.89 feet through a central angle of 10°38'24"; thence South 53°10'03" West 258.32 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 56°49'57" East; thence Southwesterly along the arc of said curve 347.82 feet through a central angle of 28°28'09"; thence South 04°41'54" West 61.80 feet to the North Line of said Section 2, Township 1 South, Range 4 East, said point being North 89°42'38" West along the Section Line 241.01 feet from said Northeast Closing Corner Section 2; thence South 04°41'54" West 514.66 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 85°18'06" East; thence Southeasterly along the arc of said curve 186.79 feet through a central angle of 21°24'15"; thence South 16°42'21" East 885.72 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears South 73°17'39" West; thence Southeasterly along the arc of said curve 110.16 feet through a central angle of 21°02'22"; thence South 04°20'01" West 248.60 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 85°39'59" East; thence Southeasterly along the arc of said curve 800.99 feet through a central angle of 101°59'05"; thence North 82°20'58" 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°09'04" 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 14°29'39" East 142.39 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 49°37'24" West; thence Southeasterly along the arc of said curve 650.22 feet through a central angle of 43°11'24"; thence South 02°48'48" West 426.33 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°11'12" East; thence Southeasterly along the arc of said curve 388.76 feet through a central angle of 0°35'41"11"; thence South 52°52'23" East 117.83 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 37°07'37" West; thence Southeasterly along the arc of said curve 162.86 feet through a central angle of 37°19'31"; thence South 15°32'52" East 482.23 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 74°27'08" West; thence Southwesterly along the arc of said curve 698.47 feet through a central angle of 84°15'04"; thence South 68°42'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 21°17'48" East; thence Southeasterly along the arc of said curve 1316.44 feet through a central angle of 167°36'51"; thence North 81°05'21" East 125.23 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 08°54'39" East; thence Southeasterly along the arc of said curve 448.01 feet through a central angle of 128°20'40"; thence South 29°26'01" West 679.84 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 60°33'59" East; thence Southeasterly along the arc of said curve 644.76 feet through a central angle of 61°34'11"; thence South 32°08'10" East 330.66 feet to the North Line of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89°11'05" West along the Section Line 2250.17 feet from the Northeast Corner of said Section 13; thence South 32°08'10" East 147.22 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 57°51'50" East; thence Southeasterly along the arc of said curve 273.07 feet through a central angle of 0°32'09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence Southeasterly along the arc of said curve 367.72 feet through a central angle of 105°20'41"; thence South 21°03'25" West 190.03 feet to a point of curvature of a 675.00 foot radius curve to the right, the center of which bears North 69°56'35" West; thence Southeasterly 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°30'50" East; thence Southwesterly along the arc of said curve 658.56 feet through a central angle of 27°26'31" to a point of reverse curvature of a 350.00 foot radius curve to the right, the center of which bears North 82°57'01" West; thence Southwesterly along the arc of said curve 156.63 feet through a central angle of 25°38'26"; thence South 32°41'25" West 396.06 feet to a point of curvature of a 925.00 foot radius curve to the right, the center of which bears North 57°18'35" West; thence Southwesterly along the arc of said curve 471.27 feet through a central angle of 29°11'29"; thence South 61°52'54" West 590.62 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 28°07'06" West; thence Westerly along the arc of said curve 288.79 feet through a central angle of 0°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 0°35'04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" East along the Section Line 2118.93 feet from the Southwest Corner of said Section 13; thence South 74°07'10" West 23.37 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 15°52'50" East; thence Southwesterly along the arc of said curve 24.79 feet through a central angle of 02°22'01"; thence South 71°45'09" West 198.60 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 18°14'51" West; thence Southwesterly along the arc of said curve 211.52 feet through a central angle of 20°11'54"; thence North 88°02'57" West 1206.78 feet to a point of curvature of a 800.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence Southwesterly along the arc of said curve 1317.81 feet through a central angle of 94°22'51"; thence South 02°25'48" East 321.83 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 87°34'12" West; thence Southeasterly along the arc of said curve 224.47 feet through a central angle of 104°30'4"; 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 388.78 feet and North 2036.84 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°45'21" West along the Section Line 2677.38 feet between said Southeast Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 4 East); and running thence North 02°37'44" West 44.37 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°22'16" West; thence Northwesterly along the arc of said curve 230.79 feet through a central angle of 33°03'30"; thence North 35°41'14" West 284.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 54°18'46" East; thence Northwesterly along the arc of said curve 552.55 feet through a central angle of 63°19'05"; thence North 27°37'51" East 54.09 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 62°22'09" West; thence Northwesterly along the arc of said curve 262.68 feet through a central angle of 37°37'34"; thence North 08°59'43" West 73.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northwesterly along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'15" West; thence Northwesterly along the arc of said curve 614.09 feet through a central angle of 70°22'09"; thence North 34°49'22" West 189.81 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears North 55°03'35" 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 North 89°48'16" West along the Section Line 797.55 feet from the Northeast Corner of said Section 14; thence North 12°57'46" West 496.98 feet to a point of curvature of a 1200.00 foot radius curve to the left, the center of which bears South 77°02'14" West; thence Northwesterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northwesterly along the arc of said curve 489.78 feet through a central angle of 14°08'42"; thence South 66°41'48" East 577.49 feet to a point of curvature of a 400.00 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 0°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 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°9'43" 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 86°09'17" West; thence along the arc of said curve 238.45 feet through a central angle of 34°09'20"; thence South 30°18'37" West 157.39 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 59°41'23" East; thence along the arc of said curve 171.83 feet through a central angle of 24°36'44"; thence South 05°41'53" West 47.47 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears South 84°18'07" West; thence along the arc of said curve 153.08 feet through a central angle of 26°59'11"; thence South 32°41'04" West 195.38 feet to a point of curvature of a 247.00 foot radius curve to the left, the center of which bears South 56°42'46" East; thence along the arc of said curve 140.85 feet through a central angle of 32°40'17"; thence South 02°34'23" West 41.05 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears North 87°25'37" West; thence along the arc of said curve 218.92 feet through a central angle of 50°10'19"; thence South 52°44'42" West 309.34 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 37°15'18" East; thence along the arc of said curve 169.24 feet through a central angle of 12°55'45" to a point of compound curvature of a 265.00 foot radius curve to the left, the center of which bears South 50°11'03" East; thence along the arc of said curve 173.69 feet through a central angle of 37°33'16" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°44'19" West; thence along the arc of said curve 201.52 feet through a central angle of 28°51'55"; thence South 30°47'49" West 206.88 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 59°12'11" East; thence along the arc of said curve 218.02 feet through a central angle of 45°25'29" to a point of compound curvature of a 385.00 foot radius curve to the left, the center of which bears North 70°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 186.50 feet to a point of curvature of a 217.00 foot radius curve to the left, the center of which bears North 81°55'43" East; thence along the arc of said curve 69.98 feet through a central angle of 21°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°15'45"; thence South 25°28'18" West 64.72 feet to a point of curvature of a 350.00 foot radius curve to the left, the center of which bears South 64°31'42" East; thence along the arc of said curve 173.27 feet through a central angle of 28°21'54" to a point of reverse curvature of a 375.00 foot radius curve to the right, the center of which bears South 87°06'24" West; thence along the arc of said curve 150.66 feet through a central angle of 23°01'09"; thence South 20°07'33" West 258.06 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears South 69°52'27" East; thence along the arc of said curve 116.85 feet through a central angle of 26°46'50"; thence South 06°39'17" East 119.58 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 83°20'43" West; thence along the arc of said curve 155.45 feet through a central angle of 25°26'53"; thence South 18°47'36" West 97.52 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears North 71°12'24" West; thence along the arc of said curve 141.87 feet through a central angle of 20°19'17" to a point of reverse curvature of a 225.00 foot radius curve to the left, the center of which bears South 50°53'07" East; thence along the arc of said curve 186.77 feet through a central angle of 47°33'34"; thence South 08°26'41" East 53.13 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 81°33'19" West; thence along the arc of said curve 155.36 feet through a central angle of 35°36'23"; thence South 27°09'42" West 359.92 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 62°50'18" East; thence along the arc of said curve 150.69 feet through a central angle of 14°22'03" to a point of reverse curvature of a 250.00 foot radius curve to the right, the center of which bears North 75°10'21" West; thence along the arc of said curve 108.45 feet through a central angle of 24°51'14" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears South 50°19'07" East; thence along the arc of said curve 79.68 feet through a central angle of 9°07'51" to a point of compound curvature of a 300.00 foot radius curve to the left, the center of which bears South 59°26'58" East; thence along the arc of said curve 50.06 feet through a central angle of 9°33'36" the point of terminus.

ACCESS EASEMENT NO. 4: (GOLF CLUB LINK)

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

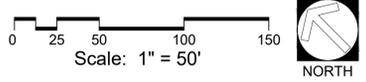
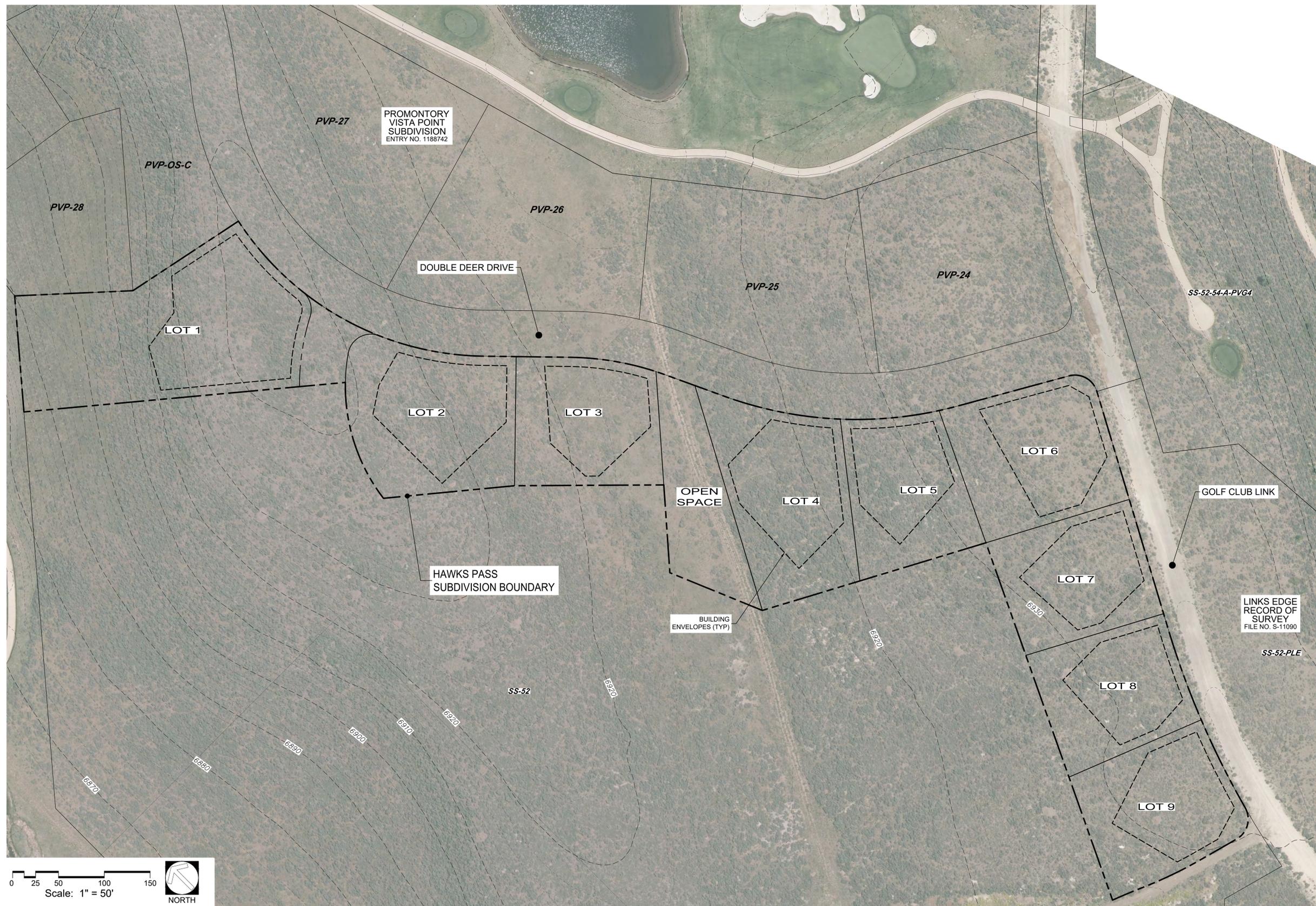
Beginning at a point which bears South 89°33'14" East along the Section Line 2344.70 feet and South 1201.49 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on Spine 3 Road Access Easement No. 3 and running thence South 78°01'53" East 54.91 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 13°58'07" West; thence along the arc of said curve 169.95 feet through a central angle of 48°41'15"; thence South 27°20'38" East 66.20 feet to a point of curvature of a 210.00 foot radius curve to the left, the center of which bears North 62°19'22" 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 0°38°7'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 38°07'03" East; thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 06°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 313.0

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PROMONTORY
THE RANCH CLUB

PROMONTORY INVESTMENTS, LLC
8756 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY HAWKS PASS SUBDIVISION
SKETCH PLAN PACKAGE

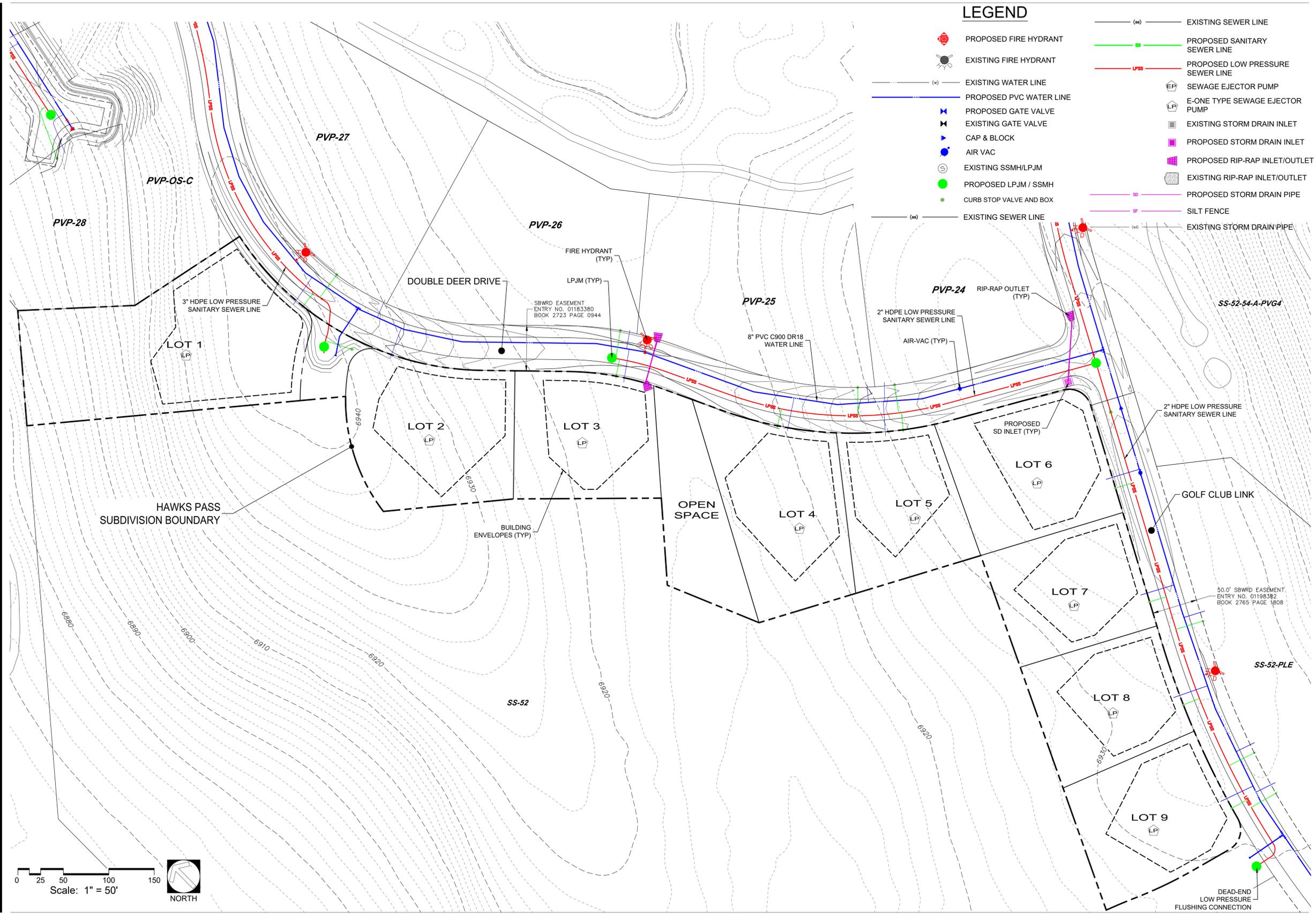


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REVIEW SET
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CONSTRUCTION

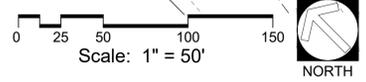
DATE:	November 14, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	HAWKS PASS
ISSUE:	DESIGN
REVISIONS:	
SHEET TITLE:	HAWKS PASS EXISTING CONDITION PLAN
SHEET:	C201

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LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED PVC WATER LINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- CAP & BLOCK
- AIR VAC
- EXISTING SSMH/LPJM
- PROPOSED LPJM / SSMH
- CURB STOP VALVE AND BOX
- EXISTING SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED LOW PRESSURE SEWER LINE
- SEWAGE EJECTOR PUMP
- E-ONE TYPE SEWAGE EJECTOR PUMP
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET
- EXISTING RIP-RAP INLET/OUTLET
- PROPOSED RIP-RAP INLET/OUTLET
- PROPOSED STORM DRAIN PIPE
- SILT FENCE
- EXISTING STORM DRAIN PIPE





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REVIEW SET
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DATE:	November 28, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	HAWKS PASS
ISSUE:	DESIGN
REVISIONS:	
SHEET TITLE:	HAWKS PASS MASTER UTILITY PLAN
SHEET:	C202



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8756 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

**PROMONTORY
HAWKS PASS SUBDIVISION
SKETCH PLAN PACKAGE**

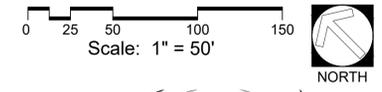


**REVIEW SET
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CONSTRUCTION**

DATE:	November 14, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	HAWKS PASS
ISSUE:	DESIGN
REVISIONS:	

SHEET TITLE:
**CERTIFIED
TOPOGRAPHY &
SLOPE ANALYSIS**

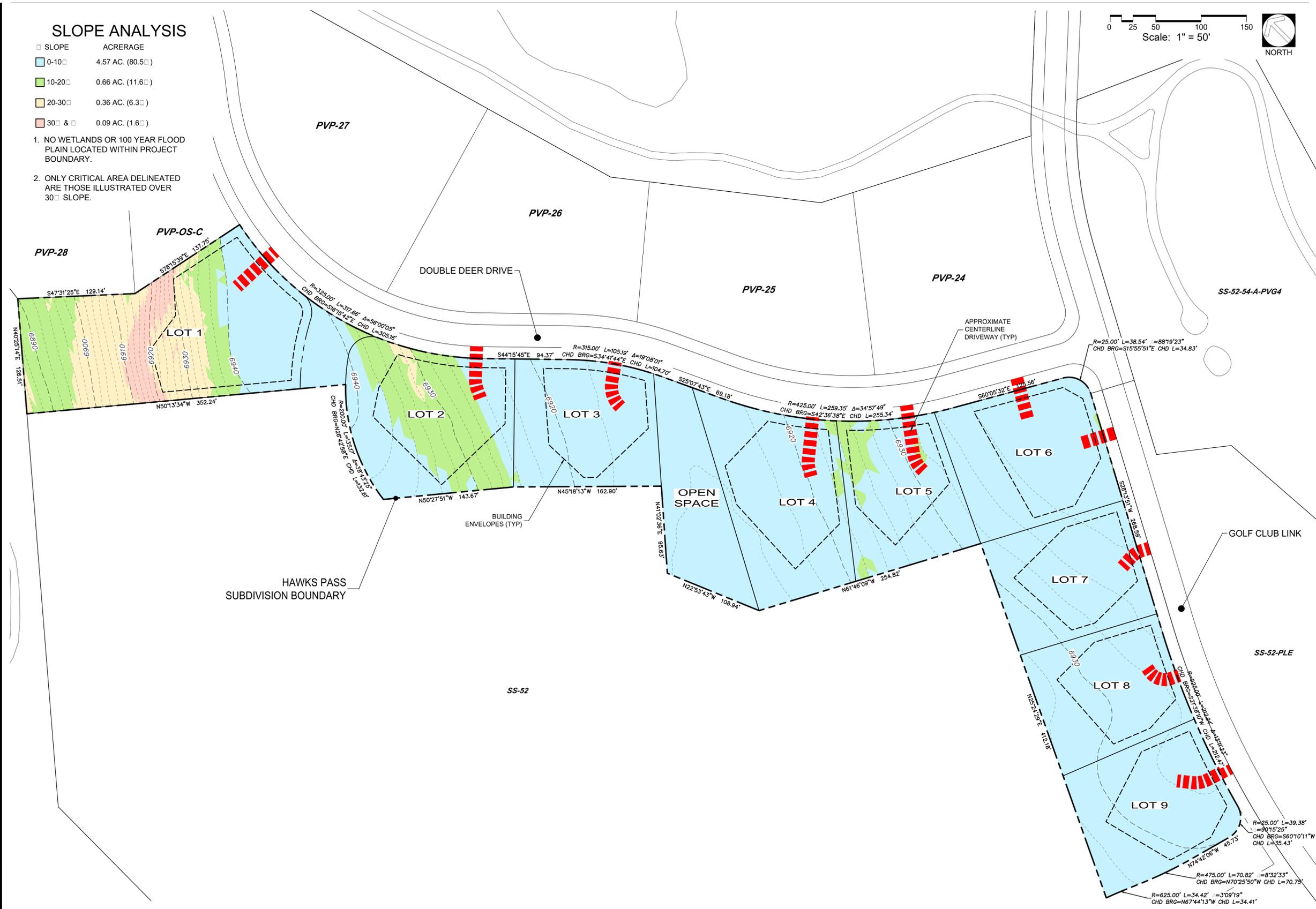
SHEET:
C203



SLOPE ANALYSIS

SLOPE	ACRERAGE
0-10	4.57 AC. (80.5%)
10-20	0.66 AC. (11.6%)
20-30	0.36 AC. (6.3%)
30 & steeper	0.09 AC. (1.6%)

- NO WETLANDS OR 100 YEAR FLOOD PLAIN LOCATED WITHIN PROJECT BOUNDARY.
- ONLY CRITICAL AREA DELINEATED ARE THOSE ILLUSTRATED OVER 30% SLOPE.



path: C:\Users\Owner\MDS\Dropbox\Projects\7. Promontory-Hawks Pass\09_Sketch Plan\01_Hawks Pass Sketch Plan\01_Design\ file name: C203 Hawks Pass Slope Map.dwg | plot date: November 14, 2023 | plotted by: Owner