

TABULATIONS

TOTAL ACREAGE:	6.22 ACRES
BUILDABLE ACREAGE:	6.22 ACRES
TOTAL ACREAGE IN LOTS:	2.81 ACRES
TOTAL OPEN SPACE:	0.04 ACRES
TOTAL IMPROVED OPEN SPACE:	0.04 ACRES
COMMON AREA:	0.37 ACRES
AVERAGE LOT SIZE:	5,099 SQFT.
LARGEST LOT SIZE:	6,772 SQFT.
SMALLEST LOT SIZE:	4,400 SQFT.
OVERALL DENSITY:	6.27 U/A
TOTAL # OF LOTS:	39

POLE CANYON BASIC LOCAL DISTRICT ("PCBLD")

THE BOARD OF THE POLE CANYON BASIC LOCAL DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE STREET EASEMENTS, TRAILS, OPEN SPACE, AND OTHER PARCELS OF LAND INTENDED TO BE DEDICATED TO THE POLE CANYON BASIC LOCAL DISTRICT IN THE LOCATION AND FOR THE PURPOSES DESCRIBED HEREIN.

POLE CANYON BASIC LOCAL DISTRICT CHAIR
[Signature] DATE: 5.16.24

POLE CANYON BASIC LOCAL DISTRICT CLERK
[Signature] DATE: 5/15/2024

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

[Signature] DATE: 5/10/2024

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-2b-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE M.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR 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:
 (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
 (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
 (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES.
 (4) ANY OTHER PROVISION OF LAW.

[Signature] DATE: 5/10/24

[COMCAST ENTITY] APPROVAL

APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST ENTITY] DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT 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 PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

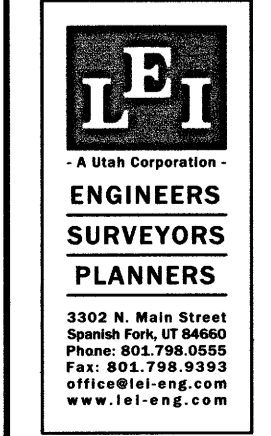
[Signature] DATE: 5.10.2024

DOMINION ENERGY UTAH ACCEPTANCE

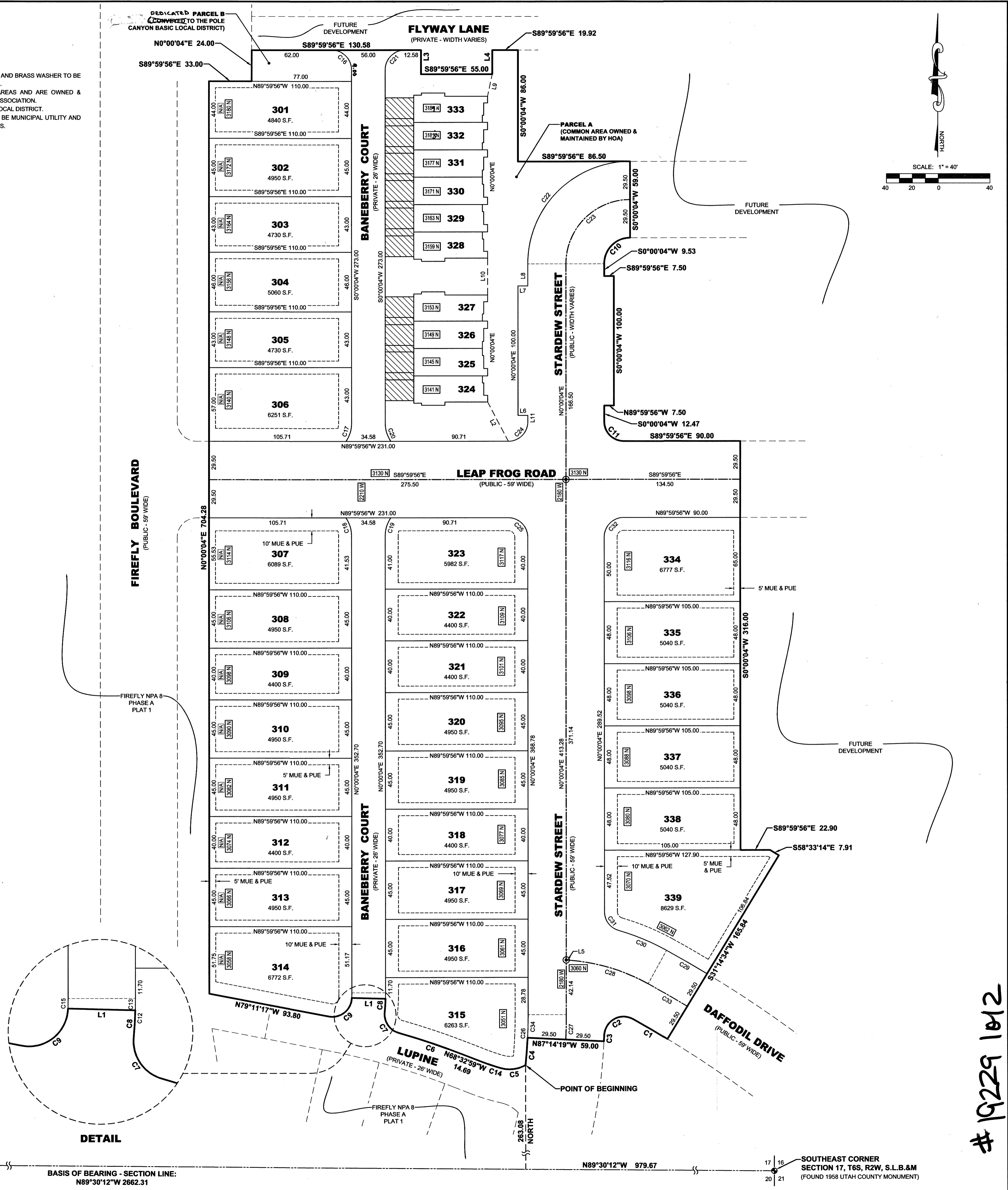
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF NATURAL GAS SERVICE, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH RIGHT-OF-WAY DEPARTMENT AT 801-388-3832.

QUESTAR GAS COMPANY
 DBA DOMINION ENERGY UTAH

APPROVED THIS 13 DAY OF May, 2024
 BY: *[Signature]*
 TITLE: Site Construction Rep II



SOUTH 1/4 CORNER SECTION 17, T6S, R2W, S.L.B.&M (FOUND 1958 UTAH COUNTY MONUMENT)



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING AT INTERSECTION OF THE NORTH LINE OF FIREFLY NPA 8 PHASE A PLAT 1, DESCRIBED IN ENTRY NUMBER 84114-2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, AND THE WESTERLY LINE OF STARDEEW STREET, BEING LOCATED N89°59'56" E ALONG THE SECTION LINE 979.67 FEET AND NORTH 283.08 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING NINE (9) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 19.59 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 44°54'04", CHORD: S82°48'17" W 19.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 14.81 FEET WITH A RADIUS OF 137.00 FEET THROUGH A CENTRAL ANGLE OF 06°11'42", CHORD: N71°38'50" W 14.81 FEET; THENCE N88°32'59" W 14.69 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 54.09 FEET WITH A RADIUS OF 576.00 FEET THROUGH A CENTRAL ANGLE OF 05°22'51", CHORD: N71°14'25" W 54.07 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 20.75 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 79°15'37", CHORD: N84°18'02" W 19.13 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 10.55 FEET WITH A RADIUS OF 163.00 FEET THROUGH A CENTRAL ANGLE OF 03°42'35", CHORD: N03°28'29" E 10.55 FEET; THENCE N88°22'48" W 28.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 25.96 FEET WITH A RADIUS OF 15.00 FEET; THROUGH A CENTRAL ANGLE OF 99°10'39", CHORD: S51°13'24" W 22.84 FEET; THENCE N79°11'17" W 93.80 FEET TO THE EAST LINE OF SAID PLAT; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: N00°00'04" E 704.28 FEET; THENCE S89°59'56" E 33.00 FEET; THENCE N00°00'04" E 24.00 FEET; THENCE S89°59'56" E 130.58 FEET; THENCE S00°00'04" W 18.50 FEET; THENCE S89°59'56" E 55.00 FEET; THENCE N00°00'04" E 18.50 FEET; THENCE S89°59'56" E 19.92 FEET; THENCE S00°00'04" W 86.00 FEET; THENCE S89°59'56" E 86.50 FEET; THENCE S00°00'04" W 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.42 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°00'04" W 28.28 FEET; THENCE S89°59'56" E 7.50 FEET; THENCE S00°00'04" W 100.00 FEET; THENCE N89°59'56" W 7.50 FEET; THENCE S00°00'04" W 12.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'02", CHORD: S44°59'56" E 21.21 FEET; THENCE S89°59'56" E 90.00 FEET; THENCE S00°00'04" W 316.00 FEET; THENCE S89°59'56" E 22.90 FEET; THENCE S88°33'14" E 7.91 FEET; THENCE S31°14'34" W 165.84 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 30.82 FEET WITH A RADIUS OF 852.50 FEET THROUGH A CENTRAL ANGLE OF 02°04'18", CHORD: N59°47'34" W 30.82 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 117°00'48", CHORD: S60°39'53" W 25.58 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 4.52 FEET WITH A RADIUS OF 429.50 FEET THROUGH A CENTRAL ANGLE OF 00°38'12", CHORD: S02°27'35" W 4.52 FEET TO THE NORTH LINE OF SAID FIREFLY NPA 8 PHASE A PLAT 1; THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES: N87°14'19" W 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 21.12 FEET WITH A RADIUS OF 370.50 FEET THROUGH A CENTRAL ANGLE OF 03°15'57", CHORD: S04°23'39" W 21.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.22 ACRES
 271,031 SQ. FT.

DATE: May 9, 2024
 SURVEYOR: *[Signature]*

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS ALL PRIVATE ROADS AND PARCELS A, AS INDICATED HEREON, TO THE FIREFLY MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 S. 145 E. #204, DRAPER, UT 84020. THE OWNERS HEREBY CONVEY PARCEL B AS INDICATED HEREON TO THE POLE CANYON BASIC LOCAL DISTRICT, WITH A REGISTERED ADDRESS OF 14034 S. 145 E. #204, DRAPER, UT 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13th DAY OF May, A.D. 2024

[Signature]
 David Vitek - Partner
 DAICHT, LLC

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Salt Lake
 ON THE 13th DAY OF May, A.D. 2024, PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

[Signature]
 DIANE G. KUNZ
 NOTARY PUBLIC - STATE OF UTAH
 My Commission Expires November 16, 2027
 COMMISSION NUMBER 734027

ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain City Council OF Eagle Mountain, Utah COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
 THIS 30 DAY OF May, A.D. 2024

[Signature] APPROVED BY MAYOR
[Signature] APPROVED BY CITY ATTORNEY
[Signature] ATTEST, ENGINEER
[Signature] CLERK-RECORDER

FIREFLY NPA 8 PHASE A PLAT 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40'

SHEET 1 OF 2

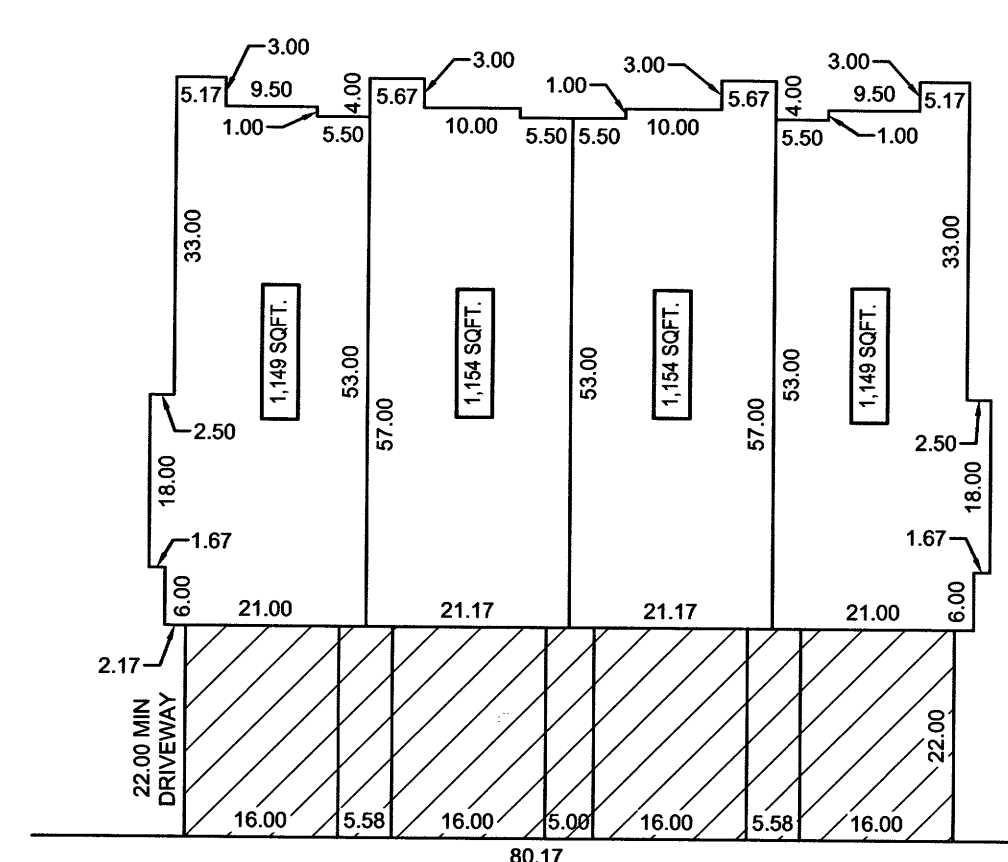
19229 1012

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	852.50	2°04'18"	30.82	N59°47'34"W 30.82
C2	15.00	117°00'48"	30.63	S60°39'53"W 25.58
C3	429.50	0°38'12"	4.52	S2°27'35"W 4.52
C4	370.50	3°19'57"	21.12	S4°23'39"W 21.12
C5	25.00	44°54'04"	19.59	S82°48'17"W 19.09
C6	576.00	5°22'51"	54.09	N71°14'25"W 54.07
C7	15.00	79°15'37"	20.75	N34°18'02"W 19.13
C8	163.00	3°42'35"	10.55	N3°28'29"E 10.55
C9	15.00	99°10'39"	25.96	S51°13'24"W 22.84
C10	20.00	90°00'00"	31.42	S45°00'04"W 28.28
C11	15.00	90°00'02"	23.56	S44°59'56"E 21.21
C12	163.00	5°19'43"	15.16	N2°39'55"E 15.15
C13	163.00	1°37'08"	4.61	N0°48'38"E 4.61
C14	137.00	6°11'42"	14.81	N71°38'50"W 14.81
C15	137.00	1°37'02"	3.87	N0°48'34"E 3.87
C16	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C17	25.00	34°03'21"	14.86	N17°01'44"E 14.64
C18	25.00	34°03'21"	14.86	N17°01'37"W 14.64
C19	25.00	34°03'21"	14.86	S17°01'44"W 14.64
C20	25.00	34°03'21"	14.86	S17°01'37"E 14.64

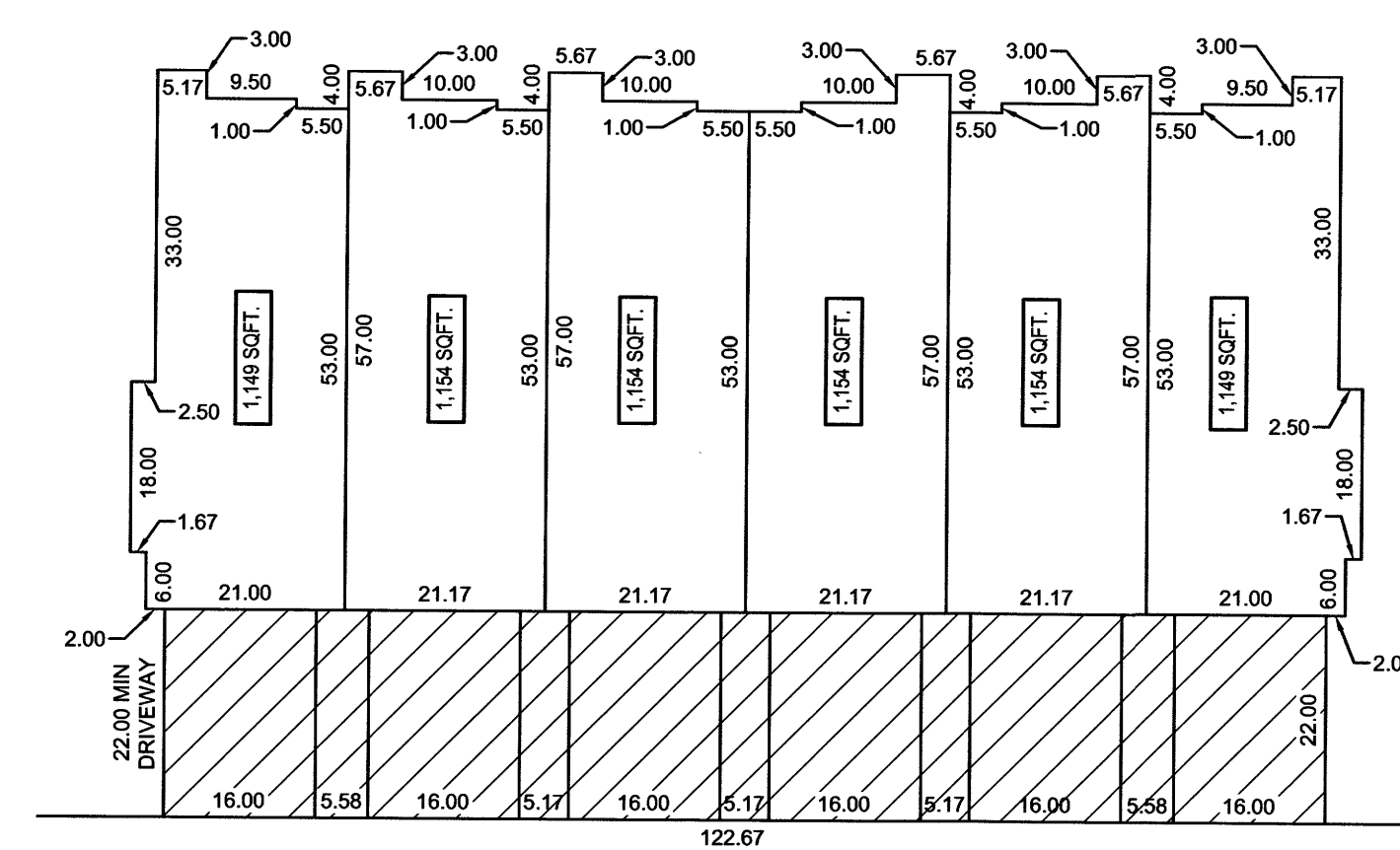
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	15.00	90°00'00"	23.56	S45°00'04"W 21.21
C22	79.00	90°00'00"	124.09	N45°00'04"E 111.72
C23	49.50	90°00'00"	77.75	S45°00'04"W 70.00
C24	15.00	90°00'00"	23.56	N45°00'04"E 21.21
C25	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C26	370.50	6°01'34"	38.97	N3°00'51"E 38.95
C27	400.00	2°45'37"	19.27	N1°22'52"E 19.27
C28	150.00	23°58'08"	62.75	N73°00'53"W 62.29
C29	911.50	2°16'23"	36.16	N59°53'37"W 36.16
C30	179.50	12°51'13"	40.27	N67°27'26"W 40.18
C31	15.00	73°53'06"	19.34	S36°56'29"E 18.03
C32	15.00	90°00'00"	23.56	S45°00'04"W 21.21
C33	882.00	2°16'23"	34.99	N59°53'37"W 34.99
C34	370.50	2°45'37"	17.85	N1°22'52"E 17.85

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N88°22'48"W	26.00
L2	N27°48'40"W	34.29
L3	S0°00'04"W	18.50
L4	N0°00'04"E	18.50
L5	S84°59'56"E	3.60
L6	N89°59'56"W	7.50
L7	S89°59'56"E	7.50
L8	N0°00'04"E	17.00
L9	S11°53'56"W	17.37
L10	N0°00'04"E	28.50
L11	N0°00'04"E	5.00

Parcel Area Table	
Parcel #	Area
PARCEL A	18045
PARCEL B	1800



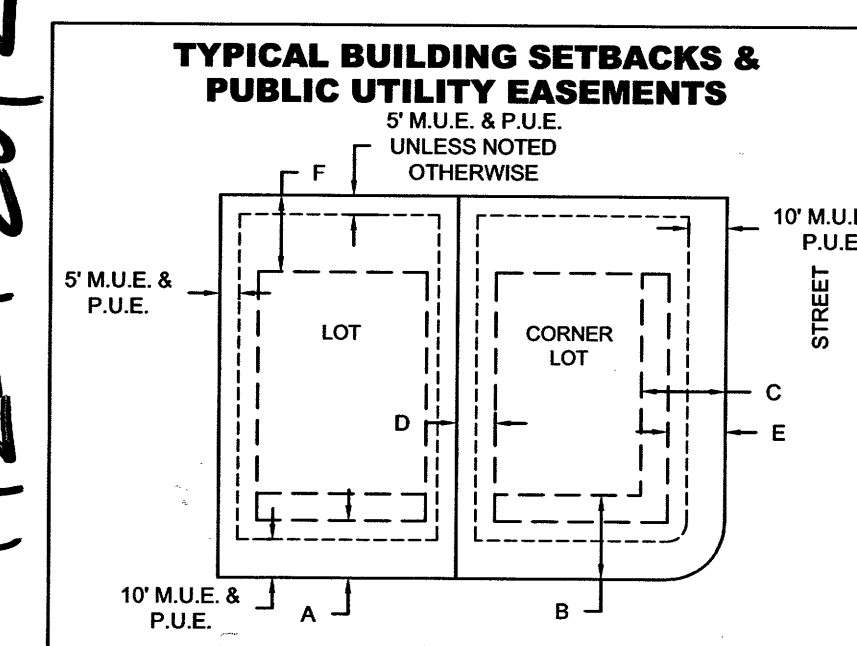
REAR-LOAD TOWNHOME 4 PLEX
LOTS 324 - 327



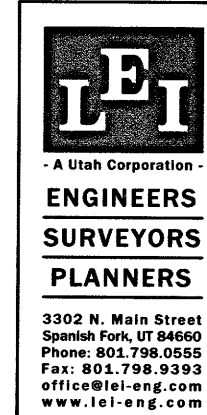
REAR-LOAD TOWNHOME 6 PLEX
LOTS 328 - 333

ENT 3-6-5-6-8-20-2-4 MAP 19229
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 4 09:28 AM FEE 182.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

SINGLE FAMILY LOTS	STANDARD LOTS 334 - 339	ALLY LOAD LOTS 301 - 323
FRONT LIVING SETBACK (A)	15 FT	10 FT
FRONT GARAGE SETBACK (B)	22 FT	22 FT
GARAGE SIDE SETBACK (C)	22 FT	22 FT
INTERIOR SIDE (D)	5 FT / 8 FT	5 FT / 5 FT
STREET SIDE SETBACK (E)	15 FT	15 FT
REAR SETBACK (F)	20 FT	5 FT



#19229 2012



**FIREFLY
NPA 8 PHASE A PLAT 3**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH