

**TABULATIONS**

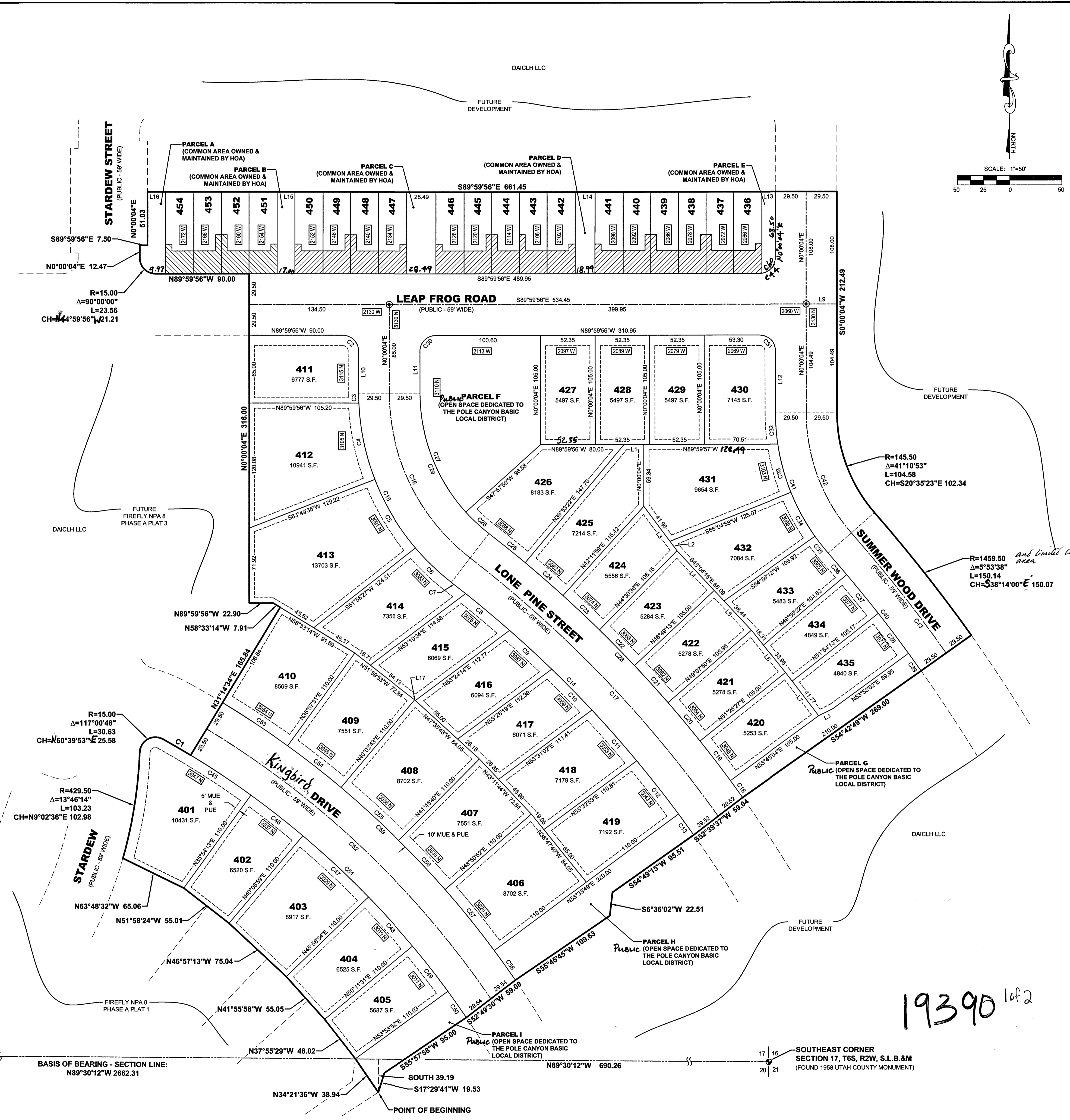
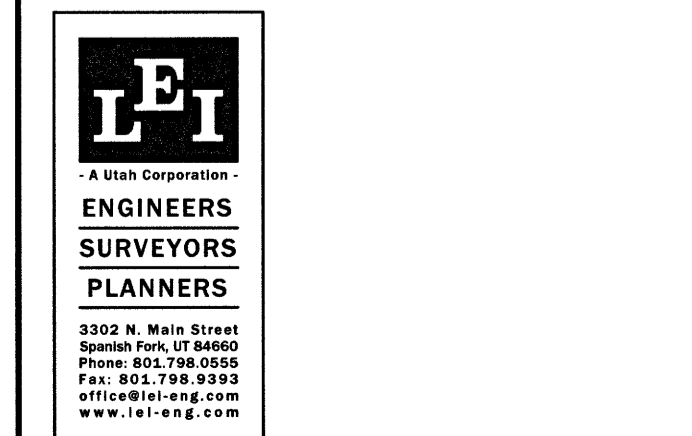
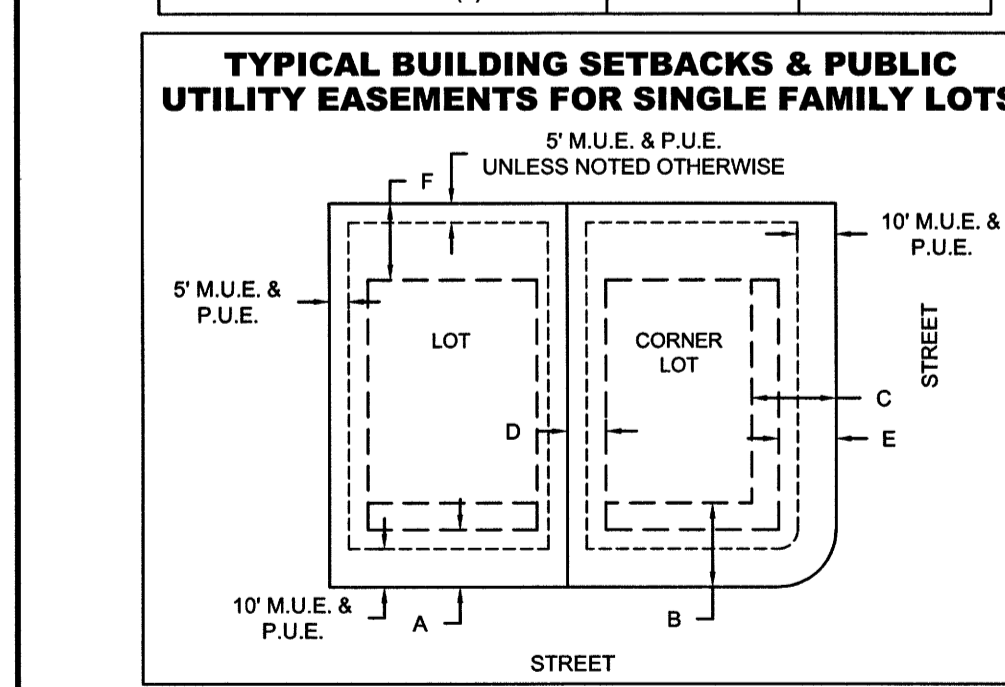
TOTAL ACREAGE:	10.12 ACRES
BUILDABLE ACREAGE:	10.12 ACRES
TOTAL ACREAGE IN LOTS:	5.70 ACRES
TOTAL OPEN SPACE:	0.69 ACRES
TOTAL IMPROVED OPEN SPACE:	0.69 ACRES
COMMON AREA:	0.17 ACRES
RIGHT-OF-WAY AREA:	2.64 ACRES
AVERAGE LOT SIZE:	7,089 SQ.FT.
LARGEST LOT SIZE:	13,776 SQ.FT.
SMALLEST LOT SIZE:	4,840 SQ.FT.
OVERALL DENSITY:	5.33 U/A
TOTAL # OF LOTS:	54

**NOTE:** AVERAGE LOT SIZE ONLY INCLUDES AREAS OF SINGLE FAMILY LOTS.

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - PARCELS A-E ARE COMMON AREAS AND ARE OWNED & MAINTAINED BY THE FIREFLY MASTER HOME OWNERS ASSOCIATION.
  - PARCELS F-I ARE DEDICATED TO THE POLE CANYON BASIC LOCAL DISTRICT AS OPEN SPACE.
  - ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY & DRAINAGE EASEMENTS.
  - PARCELS F-I ARE DEDICATED TO THE POLE CANYON BASIC LOCAL DISTRICT ("PCBLD") FOR PUBLIC PARKS, PUBLIC TRAILS, AND PUBLIC OPEN SPACE USES CONSISTENT WITH THE FIREFLY AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT.

**BUILDING LOTS**

	STANDARD SINGLE FAMILY LOTS 401 - 435	MULTI-FAMILY LOTS 436 - 454
FRONT LIVING SETBACK (A)	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	22 Ft	22 Ft
INTERIOR SIDE (D)	5 Ft / 8 Ft	15 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	10 Ft



**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 PLAN 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 PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF FIREFLY NPA 8 PHASE A PLAT 1, DESCRIBED IN ENTRY NUMBER 84114-2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, BEING LOCATED N89°30'12"W ALONG THE SECTION LINE 690.26 FEET AND SOUTH 38.19 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 SEVEN (7) COURSES: N34°21'36"W 38.94 FEET; THENCE N37°55'29"W 48.02 FEET; THENCE N41°55'58"W 55.05 FEET; THENCE N46°57'13"W 75.04 FEET; THENCE N51°58'24"W 55.01 FEET; THENCE N63°48'32"W 65.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 103.23 FEET WITH A RADIUS OF 429.50 FEET THROUGH A CENTRAL ANGLE OF 13°46'14", CHORD: N09°02'36"E 102.98 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 117°00'48", CHORD: N60°39'53"E 25.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30.82 FEET WITH A RADIUS OF 852.50 FEET THROUGH A CENTRAL ANGLE OF 02°04'18", CHORD: S59°47'34"E 30.82 FEET; THENCE N31°14'34"E 165.84 FEET; THENCE N58°33'14"W 7.91 FEET; THENCE N89°59'56"W 22.90 FEET; THENCE N00°00'04"E 316.00 FEET; THENCE N89°59'56"W 90.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°39'56"W 21.21 FEET; THENCE N00°00'04"E 12.47 FEET; THENCE S89°59'56"E 7.50 FEET; THENCE N00°00'04"E 51.03 FEET; THENCE S89°59'56"E 661.45 FEET; THENCE S00°00'04"W 212.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 104.58 FEET WITH A RADIUS OF 145.50 FEET THROUGH A CENTRAL ANGLE OF 41°10'53", CHORD: S20°35'23"E 102.34 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 150.14 FEET WITH A RADIUS OF 145.90 FEET THROUGH A CENTRAL ANGLE OF 05°53'38", CHORD: S38°14'00"E 150.07 FEET; THENCE S54°49'15"W 269.00 FEET; THENCE S52°39'37"W 59.04 FEET; THENCE S54°49'15"W 95.51 FEET; THENCE S06°36'02"W 22.51 FEET; THENCE S55°45'45"W 109.63 FEET; THENCE S52°49'30"W 59.08 FEET; THENCE S55°57'58"W 95.00 FEET; THENCE S17°29'41"W 19.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.12 ACRES  
440,947 SQ. FT.

Aug 5, 2024 DATE

*Chad A. Poulsen* SURVEYOR (See Seal Below)

**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 CONVEY PARCELS A-E AS INDICATED HEREON, TO THE FIREFLY MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 4034 S. 145 E. #204, DRAPER, UT 84020. THE OWNERS HEREBY DEDICATE PARCELS F-I 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 4th DAY OF August, A.D. 2024

*David Vitek* - Partner  
*DAICLH, LLC*

**ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
COUNTY OF Salt Lake

ON THE 9th DAY OF August, A.D. 2024 PERSONALLY APPEARED BEFORE ME *David Vitek* THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*Diene G. Kunz*  
DIANE G. KUNZ  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION NUMBER: 734029  
MY COMMISSION EXPIRES: 11/16/2029  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACCEPTANCE BY LEGISLATIVE BODY**

THE *Eagle Mountain City Council* OF *Eagle Mountain City, 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 27 DAY OF August, A.D. 20 24

APPROVED BY MAYOR: *Tommy Daniel*  
APPROVED BY CITY ATTORNEY: *Chris Tully*

ATTEST: *Jill B. Egan* CLERK-RECORDER (See Seal Below)

**19390** 1 of 2

**FIREFLY NPA 8 PHASE A PLAT 4**

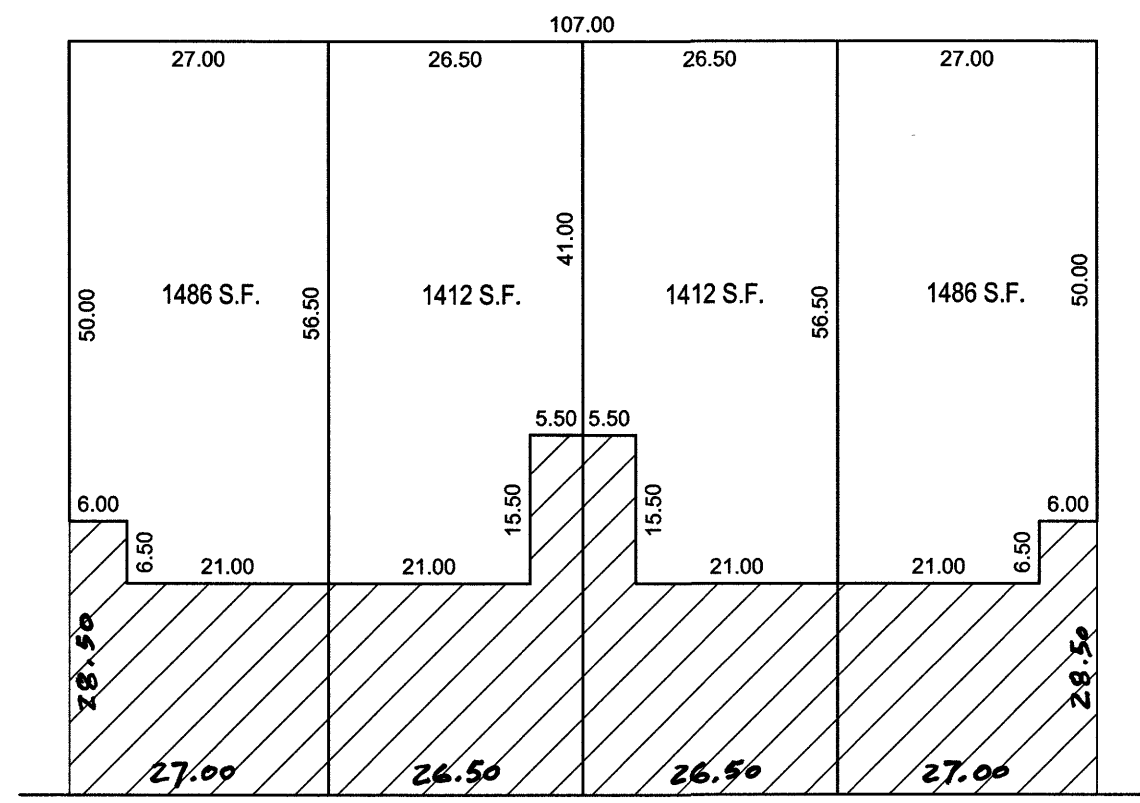
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

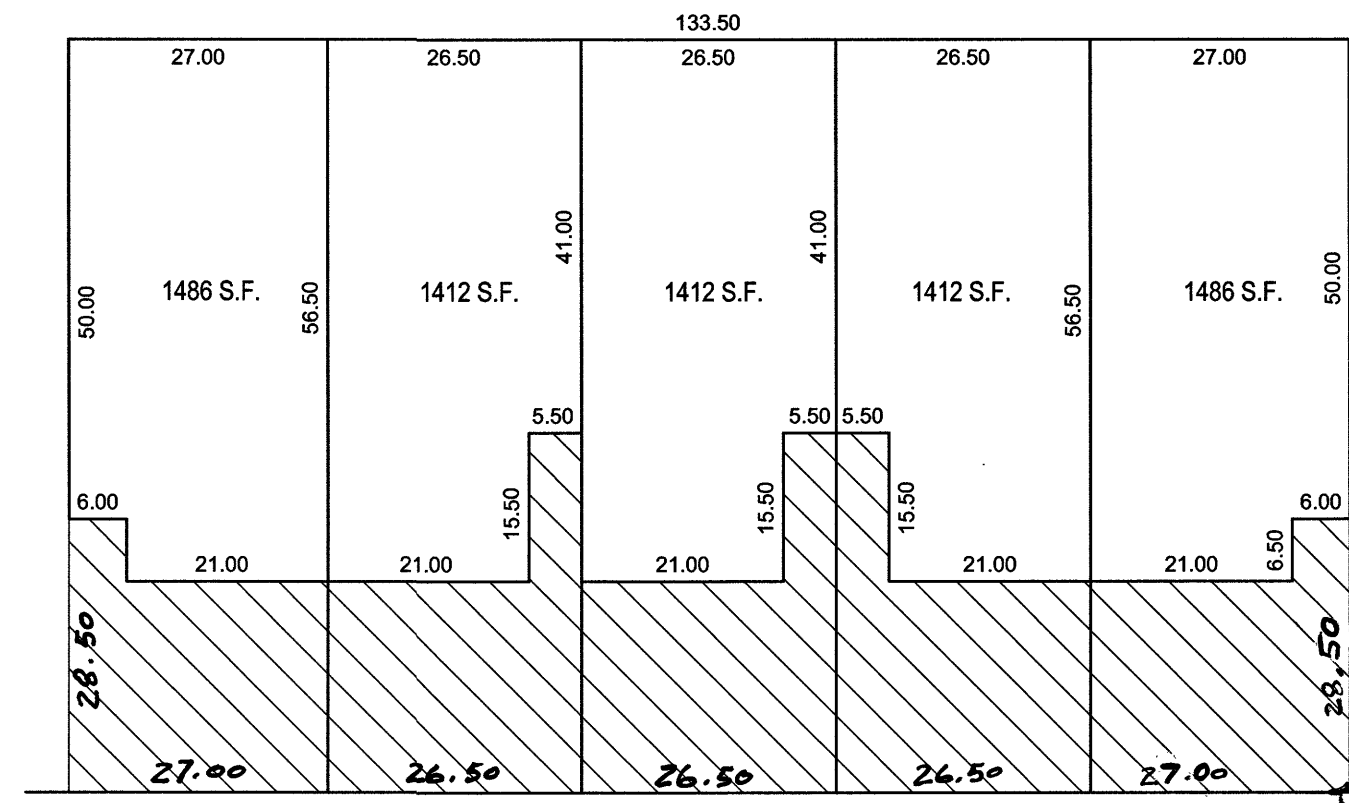
SHEET 1 OF 2

ENT 41512-2024 MHP 19390  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Sep 9 04:25 PM FEE 226.00 BY AC  
RECORDED FOR EAGLE MOUNTAIN CITY

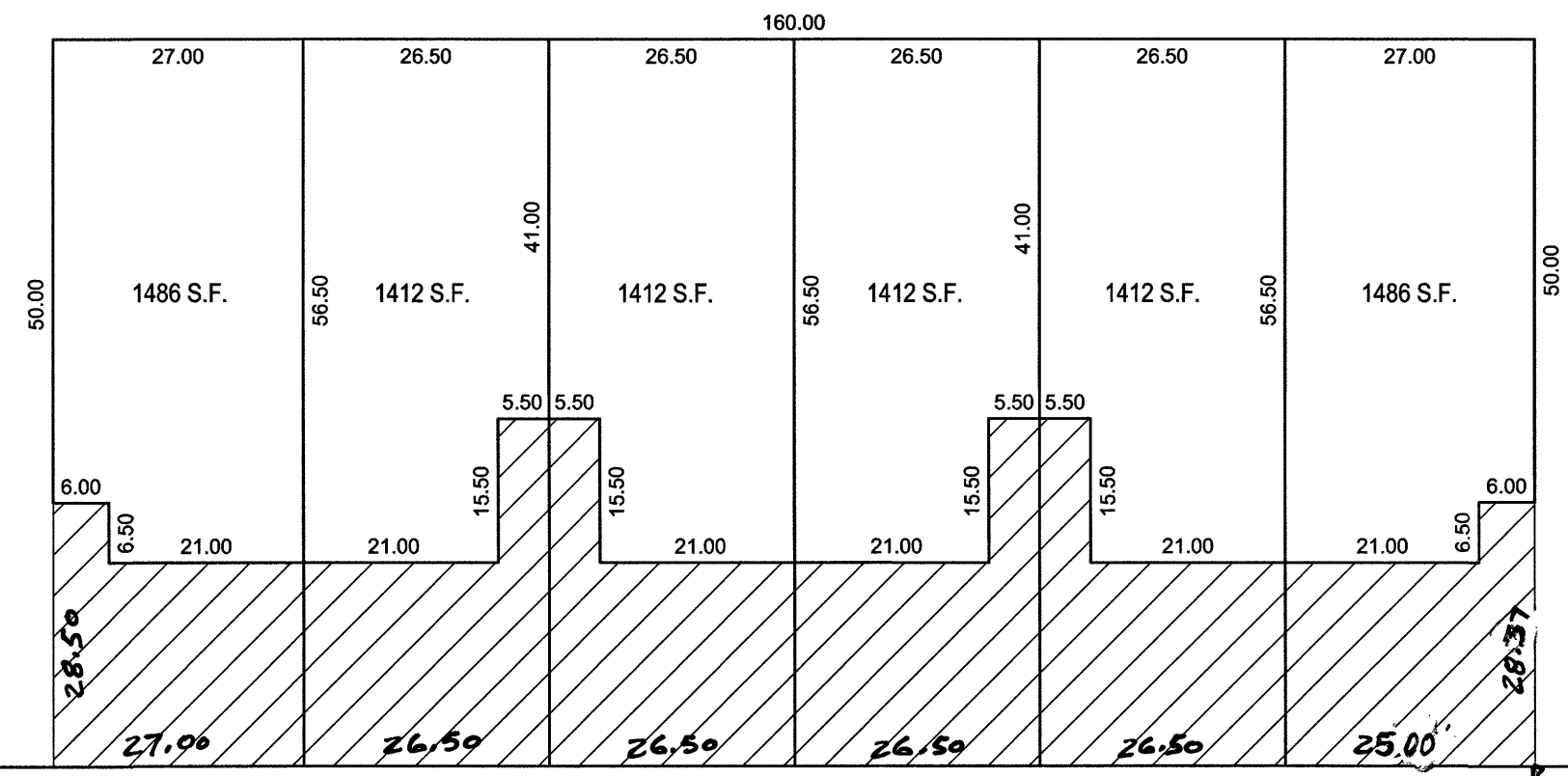
SURVEYOR'S SEAL: CHAD A. POULSEN No. 501182  
CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD No. 266932  
RECORDER SEAL: EAGLE MOUNTAIN CITY CORPORATION



**FRONT-LOAD TOWNHOME 4 PLEX**  
LOTS 442-445



**FRONT-LOAD TOWNHOME 5 PLEX**  
LOTS 442-446



**FRONT-LOAD TOWNHOME 6 PLEX**  
LOTS 436-441

$R = 15.00$   
 $\Delta = 7^{\circ}59'14''$   
 $L = 2.00$   
CHORD  $N86^{\circ}10'27''E 2.00$

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	852.50	2°04'18"	30.82	S69°47'34"E 30.82
C2	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C3	229.50	2°22'18"	9.50	S11°11'05"E 9.50
C4	229.50	18°48'11"	75.32	S11°46'20"E 74.98
C5	229.50	19°10'49"	76.83	S30°45'50"E 76.47
C6	229.50	11°54'22"	47.69	S46°18'28"E 47.60
C7	1131.50	0°53'02"	17.45	S51°49'08"E 17.45
C8	1131.50	2°47'07"	55.00	S49°59'01"E 55.00
C9	1131.50	2°47'07"	55.00	S47°11'55"E 55.00
C10	1131.50	2°47'07"	55.01	S44°24'48"E 55.00
C11	1131.50	3°17'32"	65.01	S41°22'29"E 65.00
C12	1131.50	3°17'32"	65.01	S38°04'57"E 65.00
C13	1131.50	1°15'26"	24.83	S35°48'28"E 24.83
C14	1131.50	16°11'49"	319.87	S43°16'40"E 318.80
C15	229.50	52°15'40"	209.33	S26°07'47"E 202.15
C16	200.00	52°15'40"	182.43	S26°07'47"E 176.17
C17	1161.00	17°01'33"	345.00	N43°44'50"W 343.73
C18	1190.50	0°57'45"	20.00	N35°46'04"W 20.00
C19	1190.50	2°18'37"	48.00	N37°24'15"W 48.00
C20	1190.50	2°18'37"	48.00	N38°42'52"W 48.00

CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	1190.50	2°18'37"	48.00	N42°01'29"W 48.00
C22	1190.50	2°18'37"	48.00	N44°20'06"W 48.00
C23	1190.50	2°18'37"	48.00	N46°38'43"W 48.00
C24	1190.50	2°18'37"	48.00	N48°57'20"W 48.00
C25	1190.50	2°08'58"	44.66	N51°11'07"W 44.66
C26	170.50	10°13'27"	30.42	S47°08'53"E 30.38
C27	170.50	42°02'14"	125.09	S21°01'03"E 122.31
C28	1190.50	16°58'25"	352.68	N43°46'24"W 351.39
C29	170.50	52°15'40"	155.52	S26°07'47"E 150.18
C30	15.00	90°00'00"	23.56	S45°00'04"W 21.21
C31	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C32	204.50	8°28'20"	30.12	S4°13'06"E 30.09
C33	204.50	13°28'46"	48.11	S15°10'39"E 48.00
C34	204.50	13°28'46"	48.11	S28°39'25"E 48.00
C35	204.50	5°47'01"	20.64	S38°17'19"E 20.63
C36	1400.50	1°07'11"	27.37	N40°37'14"W 27.37
C37	1400.50	1°57'51"	48.01	N39°04'43"W 48.01
C38	1400.50	1°57'50"	48.00	N37°06'53"W 48.00
C39	1400.50	0°50'47"	20.69	N35°42'35"W 20.69
C40	1400.50	5°53'38"	144.07	N38°14'00"W 144.01

CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	204.50	41°10'53"	146.98	S20°35'23"E 143.84
C42	175.00	41°10'53"	125.78	S20°35'23"E 123.09
C43	1430.00	5°53'38"	147.10	N38°14'00"W 147.04
C44	15.00	90°00'00"	23.56	N45°00'04"E 21.21
C45	852.50	6°43'57"	100.17	N57°27'45"W 100.11
C46	852.50	4°14'46"	63.18	N51°58'24"W 63.16
C47	852.50	5°47'35"	86.19	N46°57'13"W 86.16
C48	852.50	4°14'57"	63.22	N41°55'58"W 63.21
C49	852.50	3°42'21"	55.14	N37°57'18"W 55.13
C50	852.50	2°04'06"	30.77	N35°04'05"W 30.77
C51	852.50	26°47'41"	398.68	N47°25'53"W 398.06
C52	882.00	24°37'05"	378.97	N46°26'53"W 376.06
C53	911.50	4°42'57"	75.02	N56°23'57"W 75.00
C54	911.50	4°05'12"	65.01	N51°59'53"W 65.00
C55	911.50	4°42'57"	75.02	N47°35'48"W 75.00
C56	911.50	4°05'12"	65.01	N43°11'44"W 65.00
C57	911.50	4°42'57"	75.02	N38°47'40"W 75.00
C58	911.50	2°11'57"	34.99	N35°20'13"W 34.98
C59	911.50	24°31'11"	390.08	N46°29'50"W 387.11
C60	15.00	88°30'46"	21.86	N41°10'27"E 19.75

LINE	DIRECTION	LENGTH
L1	N89°59'56"W	19.01
L2	S36°37'34"E	11.32
L3	S36°37'34"E	52.28
L4	S43°04'15"E	52.27
L5	N43°04'15"W	52.26
L6	N38°40'06"W	52.26
L7	N37°24'15"W	52.23
L8	N63°45'59"E	15.28
L9	S89°59'56"E	29.50
L10	N0°00'04"E	40.50
L11	N0°00'04"E	40.50
L12	N0°00'04"E	59.99
L13	N89°59'56"W	13.00
L14	N89°59'56"W	18.99
L15	S89°59'23"W	17.00
L16	N89°59'17"W	17.46
L17	S47°35'48"E	0.87

Parcel #	Area (S.F.)
PARCEL A	1529
PARCEL B	1334
PARCEL C	2237
PARCEL D	1481
PARCEL E	972
PARCEL F	15673
PARCEL G	4303
PARCEL H	6797
PARCEL I	3267

**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.  
*Margie Clifford* 8/7/2024  
DATE

**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. §17-27a-603(4)(b) 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.  
*Dele Edwards* 8/7/2024  
DATE

**[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 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 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 PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.  
COMCAST REPRESENTATIVE *E. Valdez* DATE 8-8-24

**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 8/9/24  
POLE CANYON BASIC LOCAL DISTRICT CLERK *[Signature]* DATE 8/12/24

19390 2 of 2

ENT 61512-2024 MHP 19390  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 988 9 04:25 PM FEE 226.00 BY AC  
RECORDED FOR EAGLE MOUNTAIN CITY

**FIREFLY NPA 8 PHASE A PLAT 4**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
SHEET 2 OF 2  
This form approved by Utah County and the municipalities therein. LEI #21-0080

