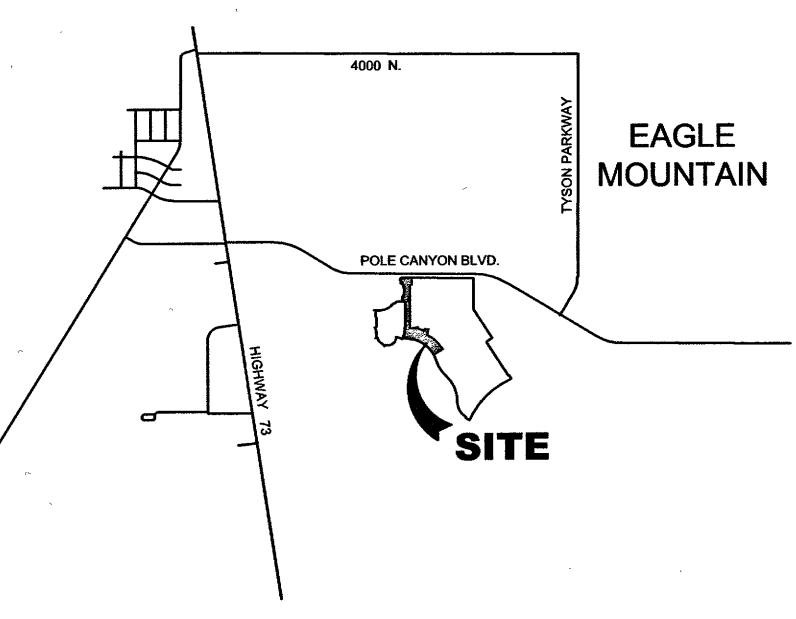


VICINITY MAP

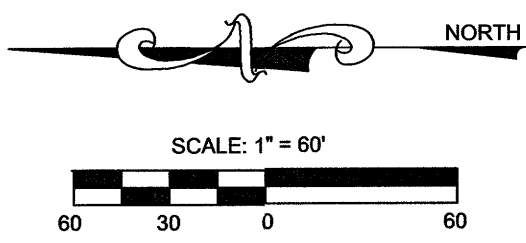


TABULATIONS

Table with 2 columns: Description and Value. Includes Total Acreage (5.08), Buildable Acreage (5.08), Total Acreage in Lots (1.26), Total Open Space (1.17), Total Improved Open Space (1.17), Average Lot Size (6,881 SFT), Largest Lot Size (8,831 SFT), Smallest Lot Size (4,717 SFT), Overall Density (1.57 Lots/Acre), and Total # of Lots (8).

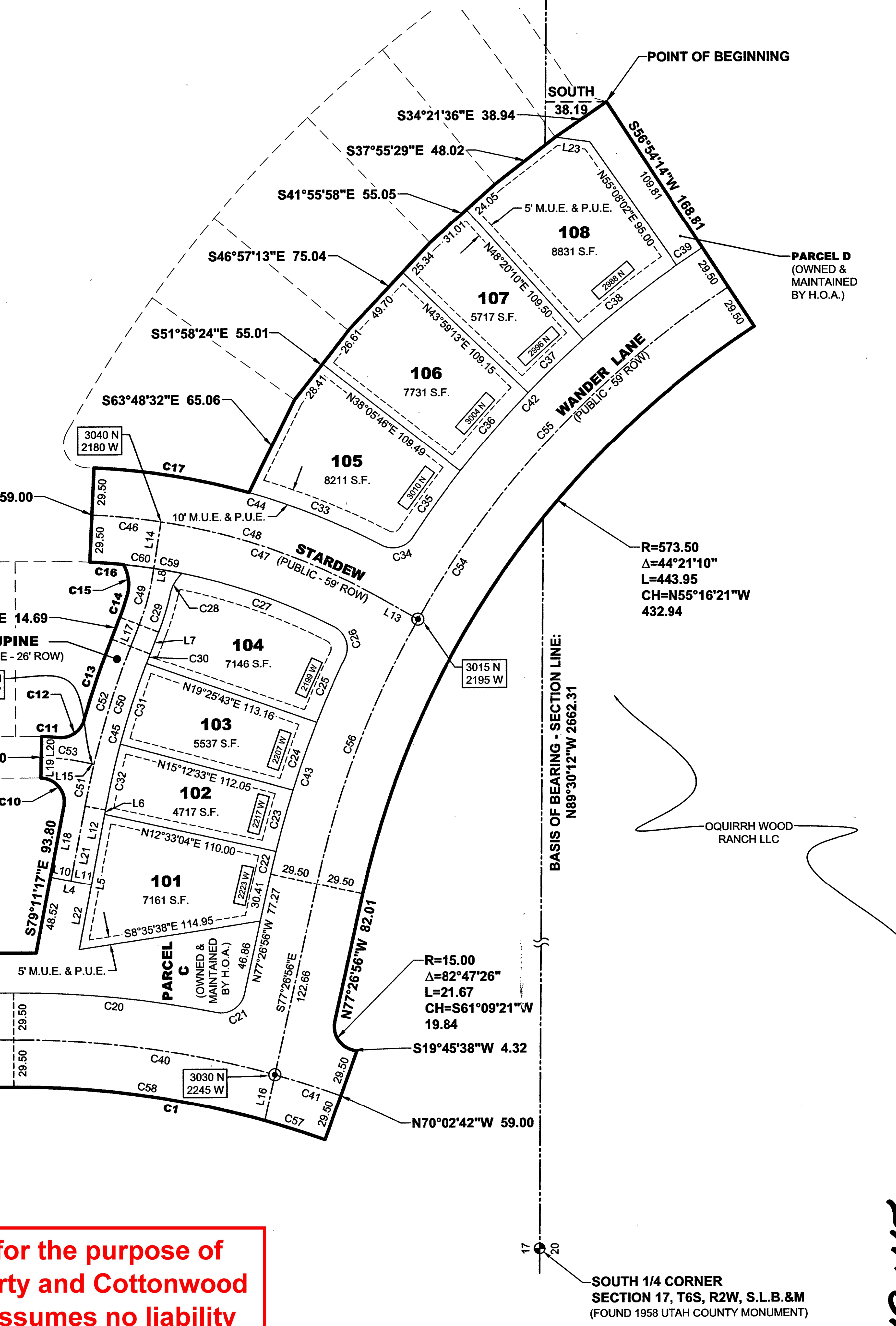
NOTES

- 1. #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.
2. PARCELS A - D AND PRIVATE ROADS ARE COMMON AREAS AND ARE OWNED AND MAINTAINED BY THE FIREFLY MASTER HOME OWNERS ASSOCIATION.
3. ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY & DRAINAGE EASEMENTS.
4. 15' WIDE ENTRANCE GATEWAY MONUMENT EASEMENT PER APPROVED COMMUNITY PLAN IN FAVOR OF THE POLE CANYON BASIC LOCAL DISTRICT.



SOUTHEAST CORNER SECTION 17, T6S, R2W, S.L.B.#M (FOUND 1958 UTAH COUNTY MONUMENT)

Curves and Lines tables. Includes Curve Table (Radius, Delta, Length, Chord), Line Table (Line, Direction, Length), and Parcel Area Table (Parcel #, Area).

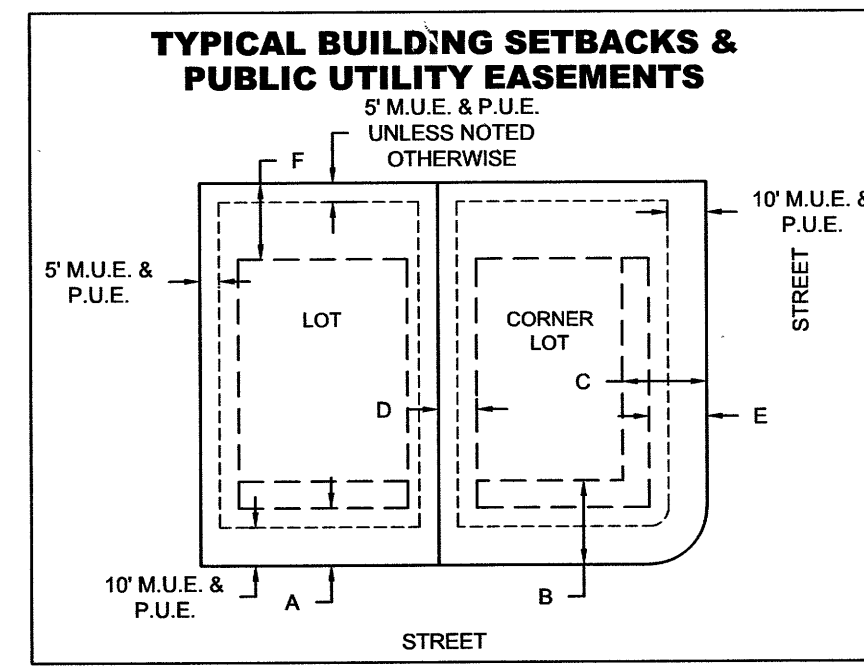


SURVEYOR'S CERTIFICATE: I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR... BOUNDARY DESCRIPTION: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20... CONTAINS: 45.07 ACRES ±221,064 SQ. FT.

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... ACKNOWLEDGMENT: STATE OF UTAH, COUNTY OF SALT LAKE, ON THE 21 DAY OF December, A.D. 2023, PERSONALLY APPEARED BEFORE ME Nathan Shipp...

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LEGEND: Boundary Line, Centerline, Easement Line, Future Lot Lines, Proposed Lot Lines, Existing Monument, Proposed Monument, No Access. SINGLE FAMILY LOTS: Front Living Setback (A) 15 Ft, Front Garage Setback (B) 22 Ft, Garage Side Setback (C) 22 Ft, Interior Side (D) 5 Ft / 8 Ft, Street Side Setback (E) 15 Ft, Rear Setback (F) 20 Ft.



[COMCAST ENTITY] APPROVAL: APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS... 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... ROCKY MOUNTAIN POWER APPROVAL: PURSUANT TO UTAH CODE ANN. § 54-3-23 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT...

FIREFLY NPA 8 PHASE A PLAT 1. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH. SCALE: 1" = 60'. SHEET 1 OF 1. Includes seals for Surveyors, Notary, City-County Engineer, and County Recorder.

19045 (vertical stamp)