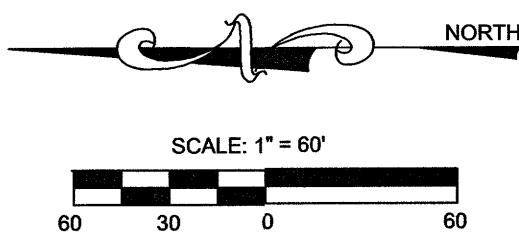


#### TABULATIONS

TOTAL ACREAGE: 5.08 ACRES  
BUILDABLE ACREAGE: 5.08 ACRES  
TOTAL ACREAGE IN LOTS: 1.28 ACRES  
TOTAL OPEN SPACE: 1.17 ACRES  
TOTAL IMPROVED OPEN SPACE: 1.17 ACRES  
AVERAGE LOT SIZE: 6,881 SQ.FT.  
LARGEST LOT SIZE: 8,831 SQ.FT.  
SMALLEST LOT SIZE: 1.57 SQ.FT.  
OVERALL DENSITY: 1.57 LOTS/ACRE  
TOTAL # OF LOTS: 8

#### 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 - D AND PRIVATE ROADS ARE COMMON AREAS AND ARE OWNED AND MAINTAINED BY THE FIREFLY MASTER HOME OWNERS ASSOCIATION.
- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY & DRAINAGE EASEMENTS.
- 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)

#### 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 AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 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 S56°54'14"W 168.81 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 443.95 FEET WITH A RADIUS OF 573.50 FEET THROUGH A CENTRAL ANGLE OF 44°21'10"; CHORD: N55°16'21"W 432.94 FEET; THENCE N77°26'56"W 82.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 21.67 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 82°47'26"; CHORD: S61°09'21"W 19.84 FEET; THENCE S19°45'38"W 4.32 FEET; THENCE N70°02'42"W 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 198.68 FEET WITH A RADIUS OF 570.50 FEET THROUGH A CENTRAL ANGLE OF 19°57'14"; CHORD: N89°58'41"E 167.68 FEET; THENCE N00°00'04"E 425.88 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 22.33 FEET WITH A RADIUS OF 17.50 FEET THROUGH A CENTRAL ANGLE OF 73°06'18"; CHORD: N36°33'06"W 20.84 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 94.22 FEET WITH A RADIUS OF 52.50 FEET THROUGH A CENTRAL ANGLE OF 102°49'18"; CHORD: N21°41'35"W 82.07 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 198.35 FEET WITH A RADIUS OF 209.00 FEET THROUGH A CENTRAL ANGLE OF 54°22'33"; CHORD: N02°31'14"E 190.99 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 36.79 FEET WITH A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 21°04'47"; CHORD: N14°07'04"W 36.58 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.82 FEET WITH A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 21°33'59"; CHORD: N14°21'41"W 18.71 FEET; THENCE N25°08'40"W 1.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 38.48 FEET WITH A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 26°58'11"; CHORD: N37°42'48"W 39.17 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 49.00 FEET WITH A RADIUS OF 29.00 FEET THROUGH A CENTRAL ANGLE OF 96°48'49"; CHORD: N01°52'27"W 43.38 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.48 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 46°04'51"; CHORD: N23°29'32"E 14.09 FEET; THENCE N00°27'07"E 6.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD AS DEFINED ON TYSON SUBDIVISION PLAT, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, ENTRY NO. 95910.2019, MAP NO. 16725; THENCE S89°32'50"E ALONG SAID SOUTH RIGHT-OF-WAY LINE 185.39 FEET; THENCE S00°00'04"W 167.20 FEET; THENCE N89°58'56"W 33.00 FEET; THENCE S00°00'04"W 704.28 FEET; THENCE S79°11'17"E 93.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 25.96 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°10'39"; CHORD: N51°13'24"E 22.84 FEET; THENCE S88°22'48"E 26.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 10.55 FEET WITH A RADIUS OF 493.00 FEET THROUGH A CENTRAL ANGLE OF 03°42'59"; CHORD: S83°28'29"W 10.55 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 20.75 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 79°15'37"; CHORD: S34°18'02"E 19.13 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 54.09 FEET WITH A RADIUS OF 576.00 FEET THROUGH A CENTRAL ANGLE OF 05°22'51"; CHORD: S71°14'25"E 54.07 FEET; THENCE S88°32'59"E 14.69 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.81 FEET WITH A RADIUS OF 137.00 FEET THROUGH A CENTRAL ANGLE OF 06°11'42"; CHORD: S71°38'50"E 14.81 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 19.39 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 44°54'04"; CHORD: N82°48'17"E 19.09 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.12 FEET WITH A RADIUS OF 370.50 FEET THROUGH A CENTRAL ANGLE OF 03°15'57"; CHORD: N04°23'39"E 21.12 FEET; THENCE S87°14'19"E 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 98.70 FEET WITH A RADIUS OF 429.50 FEET THROUGH A CENTRAL ANGLE OF 13°10'02"; CHORD: S89°20'42"W 98.49 FEET; THENCE S85°48'32"E 65.06 FEET; THENCE S51°58'24"E 55.01 FEET; THENCE S46°57'13"E 75.04 FEET; THENCE S41°55'58"E 55.05 FEET; THENCE S37°55'29"E 48.02 FEET; THENCE S34°21'36"E 38.94 FEET TO THE POINT OF BEGINNING.

CONTAINS: 45.07 ACRES  
±221,064 SQ. FT.

December 14, 2023  
DATE

SURVEYOR  
(See Seal Below)  
ENT 84114-2023 NHP 19045  
ANDREA ALLEN  
UTAH COUNTY  
2023 DEC 29 10:15 AM REC 74.00 BY KR  
RECORDED FOR EAGLE MOUNTAIN CITY

#### 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 10-8A-800(1). THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE FIREFLY MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 S 145 E #204 DRAPER, UT. 84020

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF December, A.D. 2023

*Signature of Chad A. Poulsen*  
CHAD A. POULSEN, L.L.C. DATCH, L.L.C.

*Signature of Nathan Shipp*  
NATHAN SHIPP

#### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THE 14th DAY OF December, A.D. 2023, PERSONALLY APPEARED BEFORE ME NATHAN SHIPP  
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

*Signature of Chad A. Poulsen*  
NOTARY PUBLIC FULL NAME: CHAD A. POULSEN  
COMMISSION NUMBER: 123456  
MY COMMISSION EXPIRES: 04.06.2026  
A NOTARY PUBLIC COMMISSIONED IN UTAH

#### ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain City Council OF Eagle Mountain  
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 21st DAY OF December, A.D. 2023

*Signature of Mayor*  
APPROVED BY MAYOR  
*Signature of City Attorney*  
APPROVED BY CITY ATTORNEY  
*Signature of Clerk-Recorder*  
ATTEST  
CLERK-RECORDER  
(See Seal Below)

## 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'

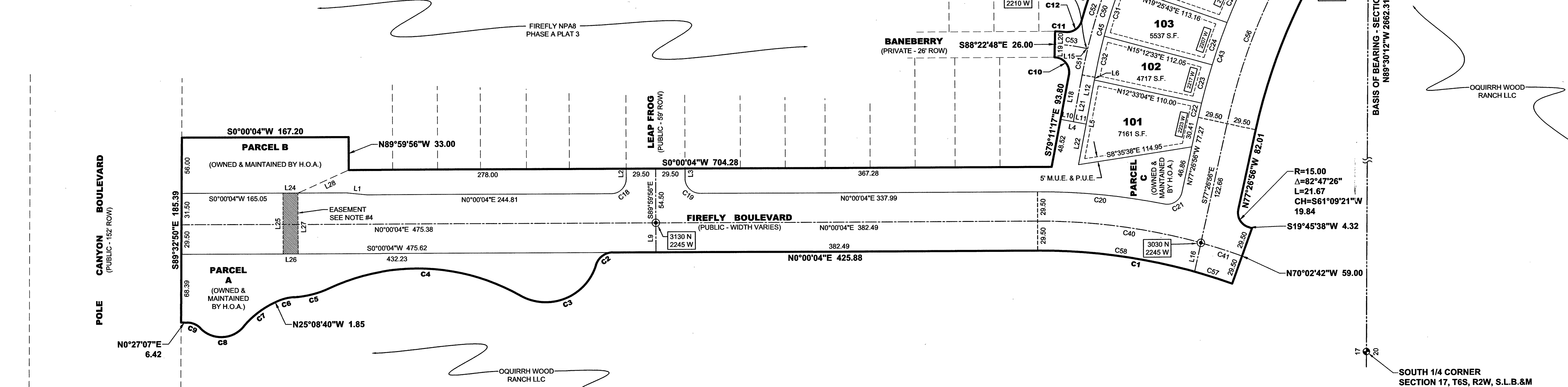
SHEET 1 OF 1

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #21-0080

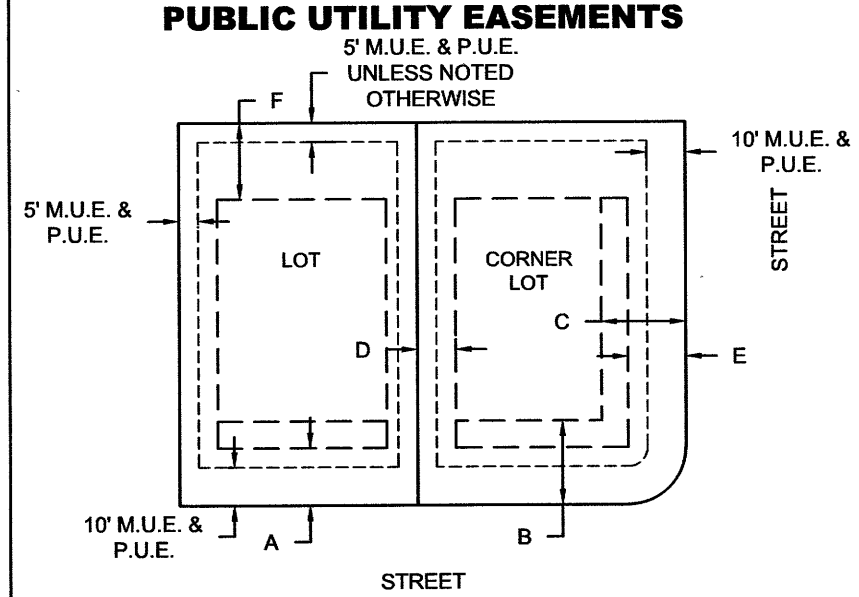
CURVE TABLE					CURVE TABLE					CURVE TABLE					LINE TABLE			LINE TABLE			PARCEL AREA TABLE	
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	Parcel #	Area
C1	570.50	19°57'14"	198.68	N9°58'41"E 197.68	C21	15.00	89°05'10"	23.32	S32°54'21"E 21.04	C41	600.00	4°08'06"	43.30	N17°53'15"E 43.29	L1	N5°30'05"E	20.87	L21	S79°11'17"E	47.88	PARCEL A	16604
C2	17.50	73°06'18"	22.33	N36°33'06"W 20.84	C22	632.50	1°19'19"	14.59	N76°47'17"W 14.59	C42	632.50	23°26'51"	258.84	N44°49'12"W 257.04	L2	N89°59'56"W	10.00	L22	S79°11'17"E	41.46	PARCEL B	16260
C3	52.50	102°49'18"	94.22	N21°41'35"W 82.07	C23	632.50	3°36'53"	39.90	N74°19'11"W 39.90	C43	632.50	13°01'10"	143.73	N70°56'21"W 143.42	L3	S89°59'56"E	10.00	L23	N7°52'25"E	21.81	PARCEL C	15570
C4	209.00	54°22'32"	198.35	N2°31'14"E 190.99	C24	632.50	4°04'38"	45.01	N70°28'25"W 45.00	C44	429.50	25°06'38"	188.23	N15°19'00"E 186.73	L4	S10°48'43"W	26.00	L24	N0°00'04"E	15.00	PARCEL D	2446
C5	100.00	21°04'47"	36.79	N14°07'04"W 36.58	C25	632.50	4°00'21"	44.22	N66°25'56"W 44.21	C45	550.00	10°38'18"	102.12	N73°52'08"W 101.97	L5	S79°11'17"E	86.50	L25	N90°00'00"W	61.00		
C6	50.00	21°33'59"	18.82	N14°21'41"W 18.71	C26	15.00	88°06'36"	23.07	N71°30'56"E 20.86	C46	400.00	6°13'37"	43.47	N5°52'29"E 43.45	L6	S79°11'17"E	2.84	L26	N0°00'04"E	15.00		
C7	90.00	25°08'11"	39.48	N37°42'48"W 39.17	C27	370.50	15°40'56"	101.41	N19°37'10"E 101.09	C47	400.00	20°32'37"	143.42	N19°15'37"E 142.65	L7	S68°32'59"E	14.69	L27	N90°00'00"W	61.00		
C8	29.00	96°48'49"	49.00	N1°52'27"W 43.38	C28	25.00	34°46'09"	15.17	S59°56'00"E 14.94	C48	400.00	26°46'15"	186.89	N16°08'48"E 185.20	L8	S81°00'42"E	3.88					
C9	18.00	46°04'51"	14.48	N23°29'32"E 14.09	C29	163.00	8°46'05"	24.94	S72°56'02"E 24.92	C49	150.00	12°27'43"	32.62	S74°46'50"E 32.56	L9	S89°59'56"E	29.50					
C10	15.00	99°10'39"	25.96	N51°13'24"E 22.84	C30	550.00	0°41'26"	6.63	S68°53'42"E 6.63	C50	563.00	10°38'18"	104.53	N73°52'08"W 104.38	L10	S10°48'43"W	13.00					
C11	163.00	3°42'35"	10.55	S3°28'29"W 10.55	C31	550.00	5°33'02"	53.28	S72°00'56"E 53.26	C51	563.00	2°43'07"	26.71	N77°49'44"W 26.71	L11	S10°48'43"W	13.00					
C12	15.00	79°15'37"	20.75	S34°18'02"E 19.13	C32	550.00	4°23'50"	42.21	S76°59'22"E 42.20	C52	563.00	7°55'11"	77.82	N72°30'35"W 77.76	L12	N79°11'17"W	47.88					
C13	576.00	5°22'51"	54.09	S71°14'25"E 54.07	C33	429.50	11°56'35"	89.53	N21°54'01"E 89.37	C53	150.00	11°54'38"	31.18	N7°34'31"E 31.13	L13	N29°31'55"E	30.10					
C14	137.00	6°11'42"	14.81	S71°38'50"E 14.81	C34	15.00	84°24'56"	22.10	S14°20'09"E 20.15	C54	603.00	44°21'10"	466.78	S55°16'21"E 455.21	L14	S81°00'42"E	29.50					
C15	25.00	44°54'04"	19.59	N82°48'17"E 19.09	C35	632.50	4°38'24"	51.22	N54°13'26"W 51.21	C55	603.00	27°22'18"	288.07	N46°46'56"W 285.34	L15	N13°31'50"E	2.03					
C16	370.50	3°15'57"	21.12	N4°23'39"E 21.12	C36	632.50	5°53'27"	65.03	N48°57'30"W 65.00	C56	603.00	16°58'51"	178.71	N68°57'30"W 178.06	L16	S77°26'56"E	29.55					
C17	429.50	13°10'02"	98.70	S9°20'42"W 98.49	C37	632.50	4°20'57"	48.01	N43°50'19"W 48.00	C57	570.50	3°57'57"	39.49	N17°58'19"E 39.48	L17	S68°32'59"E	14.69					
C18	15.00	90°00'00"	23.56	S44°59'58"E 21.21	C38	632.50	6°47'53"	75.04	N38°15'54"W 75.00	C58	570.50	15°59'17"	159.19	N7°59'42"E 158.68	L18	S79°11'17"E	45.28					
C19	15.00	90°00'00"	23.56	S45°00'04"W 21.21	C39	632.50	1°46'11"	19.54	N33°58'52"W 19.54	C59	370.50	2°47'24"	18.04	N10°23'00"E 18.04	L19	N88°22'48"W	13.00					
C20	630.00	11°37'34"	127.84	N5°49'07"E 127.62	C40	600.00	15°49'08"	165.65	N7°54'38"E 165.13	C60	370.50	2°57'41"	19.15	N7°30'28"E 19.15	L20	N88°22'48"W	13.00					



#### LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS

#### TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



SINGLE FAMILY LOTS		
	STANDARD C LOTS 105 - 108	ALLEY LOAD LOTS 101-104
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

#### [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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

COMCAST REPRESENTATIVE E. V. V. V. DATE 12.19.23

#### 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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, 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 ACKNOWLEDGEMENT 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 800-366-8532.

QUESTAR GAS COMPANY  
DBA DOMINION ENERGY UTAH

APPROVED THIS 19 DAY OF December, 2023

BY: Chad A. Poulsen

TITLE: plc construction reg 11

#### DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, L.L.C. 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&C UTAH NO. 1 TARIFF.

*Signature of Chad A. Poulsen*  
DIRECT COMMUNICATIONS  
DATE 12/18/2023

#### ROCKY MOUNTAIN POWER APPROVAL

- 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.
- PURSUANT TO UTAH CODE ANN. § 17-27-603(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.
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