

TABULATIONS	
TOTAL ACREAGE: 5.08 ACRES	
BUILDABLE ACREAGE: 5.08 ACRES	
TOTAL ACREAGE IN LOTS: 1.26 ACRES	
TOTAL OPEN SPACE: 1.17 ACRES	
TOTAL IMPROVED OPEN SPACE: 1.17 ACRES	
AVERAGE LOT SIZE: 6,881 SQFT.	
LARGEST LOT SIZE: 8,831 SQFT.	
SMALLEST LOT SIZE: 4,717 SQFT.	
OVERALL DENSITY: 1.57 LOTS/ACRE	
TOTAL # OF LOTS: 8	

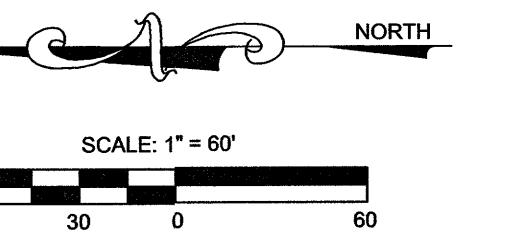
NOTES:

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)

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, THROUGH THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S56°54'41" 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 432.24 FEET; THENCE N72°65'56" W 82.01 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.67 FEET WITH A RADIUS OF 425.88 FEET THROUGH A CENTRAL ANGLE OF 42°47'26"; CHORD: S51°09'21" W 19.42 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: N09°58'14" W 197.68 FEET; THENCE N00°00'04" W 425.88 FEET; THENCE ALONG THE POINT OF A CURVE TO THE LEFT 22.33 FEET; THENCE 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°22'22"; CHORD: N02°31'48" W 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 10.00 FEET THROUGH A CENTRAL ANGLE OF 210.44'47"; CHORD: N14°10'04" W 35.58 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 213°39'59"; CHORD: N14°21'47" W 18.71 FEET; THENCE N25°08'40" W 1.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 39.48 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 23°08'51"; CHORD: N37°42'49" W 39.17 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 49.40 FEET WITH A RADIUS OF 29.00 FEET THROUGH A CENTRAL ANGLE OF 96°48'49"; CHORD: N07°52'27" W 43.38 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.98 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 46°45'11"; CHORD: N23°29'32" W 14.09 FEET; THENCE N02°07'07" W 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. 5910, MAP NO. 16725; THENCE S99°32'00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE 185.39 FEET; THENCE S00°00'04" W 187.20 FEET; THENCE N89°59'56" W 33.00 FEET; THENCE S00°00'4" W 704.28 FEET; THENCE S79°11'17" E 93.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 25.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°10'39"; CHORD: N51°13'24" W 22.84 FEET; THENCE S88°22'48" E 26.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.55 FEET WITH A RADIUS OF 163.00 FEET THROUGH A CENTRAL ANGLE OF 03°42'35"; CHORD: S03°28'39" W 10.55 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A NON-TANGENT 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; THENCE S02°27'07" W 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. 5910, MAP NO. 16725; 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