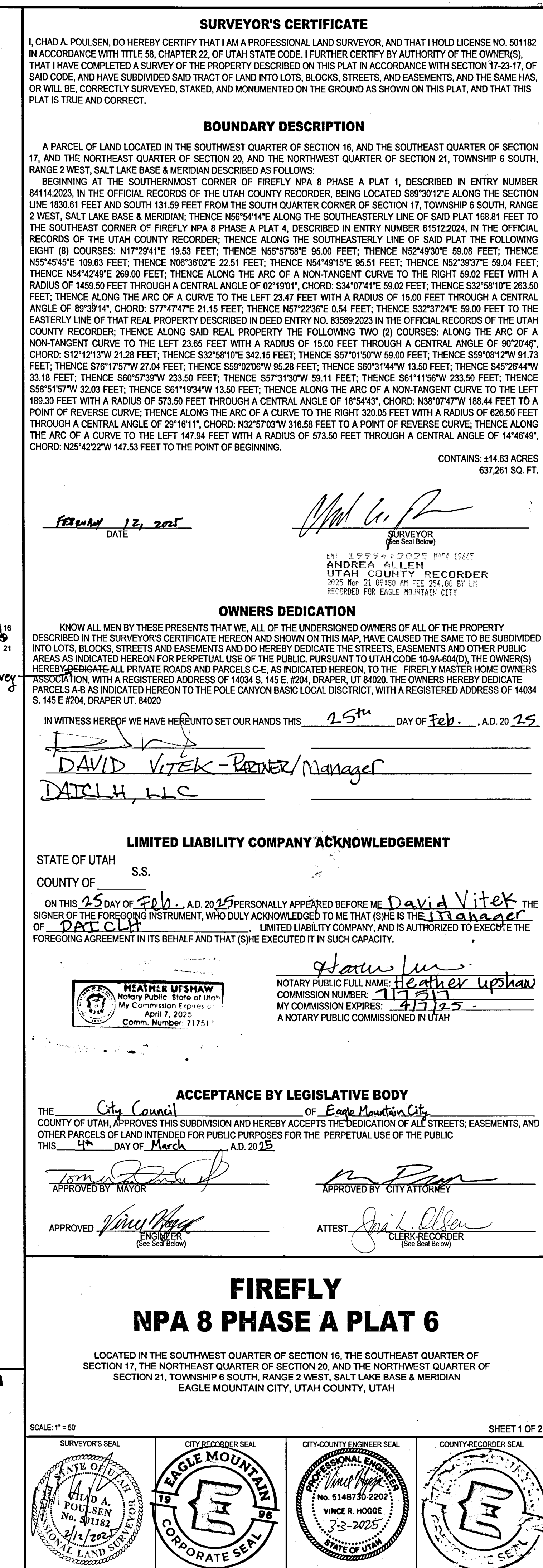


* AVERAGE LOT SIZE ONLY INCLUDES AREAS OF SINGLE FAMILY LOTS.



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE
SIGNER OF THE FOREGOING INSTRUMENT, _____, WHO DULY ACKNOWLEDGE TO ME THAT (S)HE IS THE
OF _____, A LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE
FOREGOING AGREEMENT IN ITS BEHALF AND THAT _____ EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH.

	F 2		C 080	170-2150-0000	T.E.C.	11
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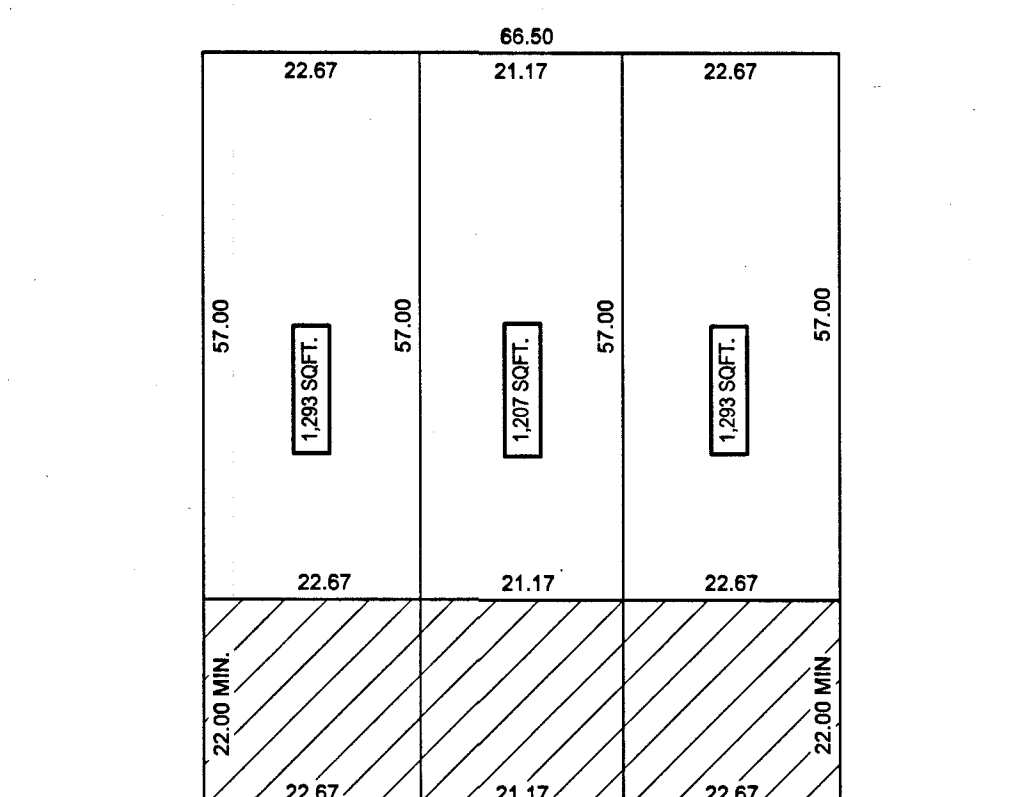
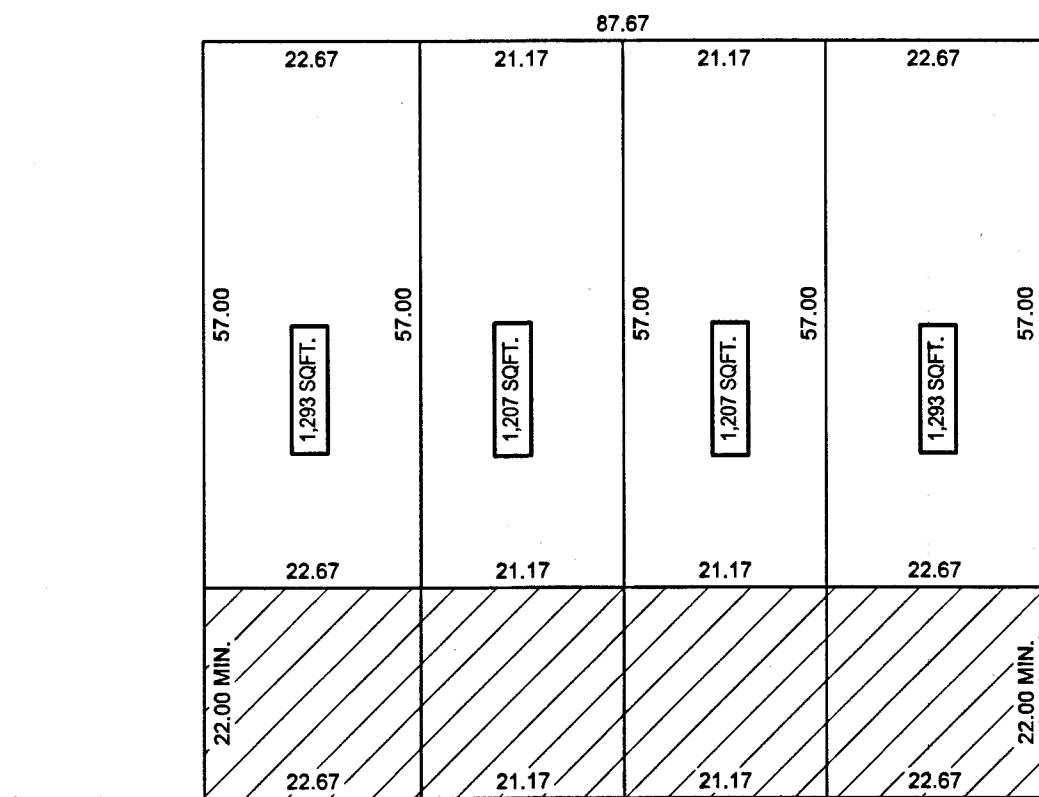
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	632.50	14°46'49"	163.16	N25°42'22"W 162.71
C2	632.50	6°47'53"	75.04	N28°41'50"W 75.00
C3	632.50	4°20'57"	48.01	N24°07'25"W 48.00
C4	632.50	3°37'59"	40.11	N20°07'57"W 40.10
C5	567.50	9°57'06"	98.57	S23°17'31"E 98.45
C6	567.50	1°30'17"	14.90	S19°04'06"E 14.90
C7	567.50	8°26'49"	83.67	S24°02'39"E 83.59
C8	15.00	94°21'20"	24.70	S75°26'44"E 22.00
C9	15.00	83°21'10"	21.82	N15°42'00"E 19.95
C10	347.50	7°39'37"	46.46	S22°08'46"E 46.42
C11	852.50	15°43'04"	233.86	N26°10'30"W 233.13
C12	852.50	0°21'23"	5.30	N18°29'39"W 5.30
C13	852.50	3°42'18"	55.12	N20°31'30"W 55.12
C14	852.50	3°42'17"	55.12	N24°13'47"W 55.11
C15	852.50	4°14'46"	63.18	N28°12'19"W 63.16
C16	852.50	3°42'20"	55.14	N32°10'52"W 55.13
C17	911.50	15°55'17"	253.29	N26°16'36"W 252.47
C18	911.50	4°05'12"	65.01	N32°11'39"W 65.00
C19	911.50	4°05'12"	65.01	N28°09'28"W 65.00
C20	911.50	4°42'57"	75.02	N23°42'22"W 75.00
C21	911.50	3°01'56"	48.24	N19°49'56"W 48.23
C22	15.00	98°49'31"	25.87	S73°12'39"E 22.78
C23	15.00	84°51'25"	22.22	N14°56'53"E 20.24
C24	429.50	5°43'45"	42.85	S24°36'57"E 42.93
C25	1131.50	1°32'54"	265.18	S28°27'55"E 264.58
C26	1131.50	0°25'34"	8.41	S21°57'52"E 8.41
C27	1131.50	3°05'07"	60.93	S23°43'12"E 60.92
C28	1131.50	3°38'47"	72.01	S27°05'09"E 72.00
C29	1131.50	3°05'07"	60.93	S30°27'07"E 60.92
C30	1131.50	3°11'05"	62.90	S33°35'13"E 62.89
C31	1190.50	13°32'06"	281.24	N28°31'08"W 280.58
C32	1190.50	2°18'37"	48.00	N34°07'53"W 48.00
C33	1190.50	2°18'37"	48.00	N31°49'16"W 48.00
C34	1190.50	2°58'16"	61.73	N29°10'49"W 61.73
C35	1190.50	2°19'24"	48.28	N26°31'59"W 48.27
C36	1190.50	2°38'36"	54.92	N24°02'59"W 54.92
C37	1190.50	0°58'36"	20.30	N22°14'23"W 20.29
C38	370.50	4°26'12"	28.69	S23°58'11"E 28.68
C39	15.00	96°26'08"	25.25	S74°24'21"E 22.37
C40	15.00	90°20'46"	23.65	N12°12'13"E 21.28

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1400.50	2°19'01"	56.63	N34°07'41"W 56.63
C42	632.50	18°47'05"	207.37	N38°11'39"W 206.44
C43	632.50	1°36'27"	17.74	N29°36'17"W 17.74
C44	632.50	6°58'30"	77.00	N33°53'46"W 76.95
C45	632.50	6°47'53"	75.04	N40°46'58"W 75.00
C46	632.50	3°24'15"	37.58	N45°53'01"W 37.57
C47	567.50	10°04'42"	99.82	S42°32'48"E 99.69
C48	567.50	2°46'10"	27.43	S46°12'04"E 27.43
C49	567.50	7°18'32"	72.39	S41°09'43"E 72.34
C50	15.00	94°53'02"	24.84	S9°56'04"W 22.10
C51	15.00	82°32'39"	21.61	N81°21'05"W 19.79
C52	347.50	7°30'23"	45.53	S43°49'57"E 45.49
C53	852.50	18°47'05"	279.49	N38°11'39"W 278.24
C54	852.50	1°18'44"	19.52	N46°55'47"W 19.52
C55	852.50	4°22'11"	65.02	N44°05'19"W 65.00
C56	852.50	5°02'32"	75.02	N39°22'58"W 75.00
C57	852.50	6°12'21"	82.33	N33°43'31"W 82.29
C58	852.50	1°51'17"	27.60	N29°43'43"W 27.60
C59	911.50	18°32'47"	295.05	N38°18'45"W 293.76
C60	911.50	1°15'26"	20.00	N29°40'04"W 20.00
C61	911.50	4°05'12"	65.01	N32°20'23"W 65.00
C62	911.50	3°27'28"	55.01	N36°06'43"W 55.00
C63	911.50	3°27'28"	55.01	N39°34'11"W 55.00
C64	911.50	3°27'28"	55.01	N43°01'39"W 55.00
C65	911.50	2°49'46"	45.01	N46°10'16"W 45.01
C66	15.00	98°54'12"	26.15	S7°26'29"W 22.97
C67	15.00	83°39'04"	21.90	N80°47'53"W 20.01
C68	429.50	5°10'41"	38.82	S41°33'41"E 38.80
C69	1131.50	15°06'41"	298.42	N36°35'41"W 297.56
C70	1131.50	0°17'41"	5.82	N44°00'11"W 5.82
C71	1131.50	2°41'33"	53.17	N42°30'34"W 53.17
C72	1131.50	2°41'33"	53.17	N39°49'01"W 53.17
C73	1131.50	2°41'33"	53.17	N37°07'27"W 53.17
C74	1131.50	2°41'33"	53.17	N34°25'54"W 53.17
C75	1131.50	2°47'20"	55.08	N31°41'27"W 55.07
C76	1131.50	1°15'26"	24.83	N29°40'04"W 24.83
C77	1190.50	14°40'45"	305.01	N36°48'39"W 304.17
C78	25.00	40°35'30"	17.71	S37°04'50"W 17.34
C79	15.00	79°08'49"	20.72	N83°03'00"W 19.11
C80	878.00	13°37'41"	208.84	N36°39'45"W 208.34

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C81	904.00	13°26'10"	211.99	N36°05'24"W 211.50
C82	15.00	100°11'04"	26.23	S7°17'03"W 23.01
C83	25.00	33°42'35"	14.71	S74°13'53"W 14.50
C84	25.00	24°51'28"	10.85	N69°48'20"E 10.76
C85	1190.50	1°40'05"	34.66	N40°29'26"W 34.66
C86	370.50	3°34'46"	23.15	S42°21'39"E 23.14
C87	15.00	97°56'51"	25.64	S8°24'10"W 22.63
C88	15.00	89°39'14"	23.47	N77°47'47"W 21.15
C89	25.00	34°24'07"	15.01	N40°10'32"E 14.79
C90	288.50	5°28'55"	27.60	S21°03'25"E 27.59
C91	288.50	5°03'32"	25.47	S45°03'23"E 25.46
C92	603.00	14°46'49"	155.55	N25°42'22"W 155.12
C93	597.00	29°16'11"	304.98	N32°57'03"W 301.67
C94	603.00	18°50'48"	198.35	N38°09'45"W 197.45
C95	597.00	14°33'04"	151.62	S25°35'30"E 151.21
C96	597.00	14°43'07"	153.36	S40°13'35"E 152.94
C97	882.00	18°39'42"	287.27	N38°15'18"W 286.00
C98	318.00	14°30'17"	80.50	N40°20'00"W 80.29
C99	318.00	14°45'53"	81.85	N25°41'54"W 81.72
C100	882.00	15°49'23"	243.58	N26°13'39"W 242.80
C101	1161.00	13°28'59"	273.21	S28°29'34"E 272.58
C102	400.00	11°32'20"	80.56	S27°31'15"E 80.42
C103	400.00	10°51'37"	75.82	S38°43'13"E 75.71
C104	1161.00	14°53'32"	301.76	S36°42'16"E 300.92
C105	1430.00	2°19'01"	57.83	N34°07'41"W 57.82
C106	1190.50	10°11'07"	211.63	N34°33'50"W 211.35
C107	1190.50	2°49'34"	58.72	N42°44'15"W 58.71

LINE TABLE		
LINE	DIRECTION	LENGTH
L2	S4°08'43"W	28.65
L3	S38°43'28"E	23.45
L4	N61°11'56"E	13.50
L5	N60°57'39"E	13.50
L6	S60°23'50"E	23.24
L7	S1°26'36"W	15.62
L8	N59°19'52"W	23.51
L9	N57°22'36"E	19.64
L10	N38°44'05"E	17.28
L11	S62°45'47"E	18.62
L12	S34°45'57"E	18.90

PARCEL AREA TABLE	
Parcel	Area
PARCEL A	5,137 S.F.
PARCEL B	4,931 S.F.
PARCEL C	11,255 S.F.
PARCEL D	11,589 S.F.
PARCEL E	12,949 S.F.

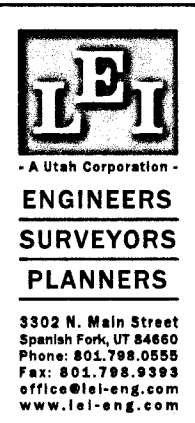


REAR-LOAD TOWNHOME 4 PLEX

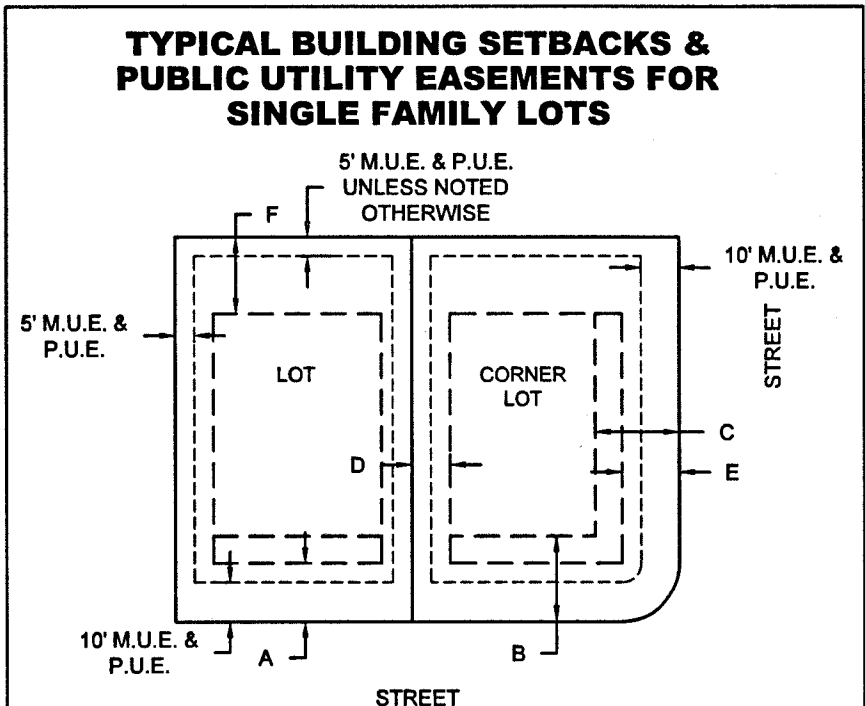
LOTS 650-653, 654-657, 665-668, 669-672, 661-664

REAR-LOAD TOWNHOME 3 PLEX

LOTS 658-660



BUILDING LOTS	STANDARD SINGLE FAMILY LOTS 601 - 649	ALLEY LOAD MULTIFAMILY LOTS 650 - 672
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	15 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	5 Ft



ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS 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 ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-386-4632.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
APPROVED THIS 19 DAY OF February 2025
BY: [Signature]
TITLE: PRE CONSENT

[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.

COMCAST REPRESENTATIVE [Signature] DATE 2-20-25
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 2/24/25
POLE CANYON BASIC LOCAL DISTRICT CLERK [Signature] DATE 2/26/25

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-TABFF.

[Signature] DATE 2/19/2025
DIRECT COMMUNICATIONS

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(a)(ii) 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 84, CHAPTER 58, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

[Signature] DATE 2/19/25
ROCKY MOUNTAIN POWER

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO VEHICULAR ACCESS
	LIMITED COMMON AREA

19665
Sheet 2 of 2

ENT 19994-2025 MAP 19665
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 21 09:15:50 AM FEE 254.00 BY LH
RECORDED FOR EAGLE MOUNTAIN CITY

FIREFLY
NPA 8 PHASE A PLAT 6

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, THE SOUTHEAST QUARTER OF SECTION 17, THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein. LEI #21-0080