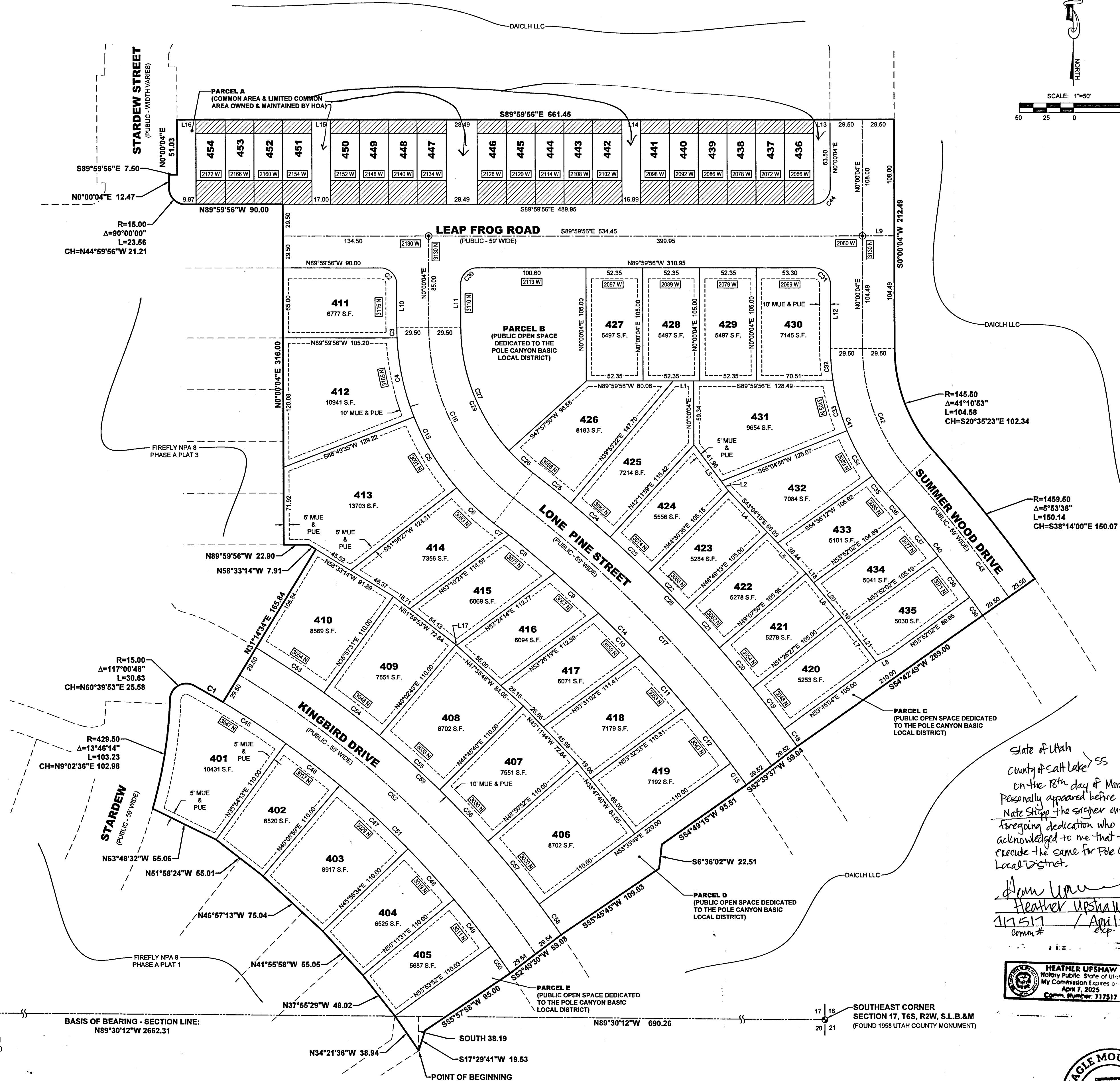
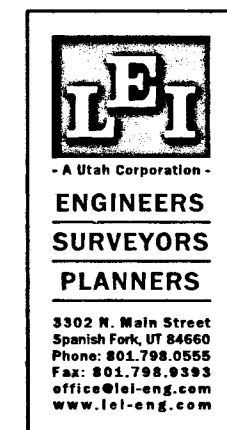
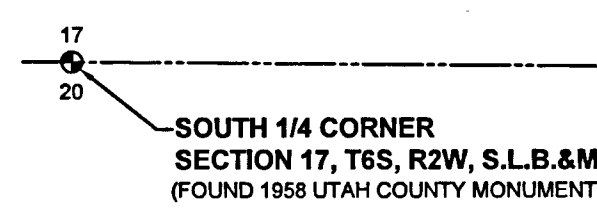


	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO VEHICULAR ACCESS
	LIMITED COMMON AREA

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:	0.58 ACRES
RIGHT-OF-WAY AREA:	2.64 ACRES
AVERAGE LOT SIZE:	7,089 SQFT.
LARGEST LOT SIZE:	13,776 SQFT.
SMALLEST LOT SIZE:	4,840 SQFT.
OVERALL DENSITY:	5.33 U/A
TOTAL # OF LOTS:	54
NOTE: AVERAGE LOT SIZE ONLY INCLUDES AREAS OF SINGLE FAMILY LOTS.	

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. PARCEL A IS COMMON AND LIMITED COMMON AREA AND IS OWNED & MAINTAINED BY THE FIRELY MASTER HOME OWNERS ASSOCIATION.
3. ALL COMMON AREAS AND LIMITED COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY & DRAINAGE EASEMENTS.
4. PARCELS B-E ARE DEDICATED TO THE POLE CANYON BASIC LOCAL DISTRICT (PCBLD) FOR PUBLIC PARKS, PUBLIC TRAILS, AND PUBLIC OPEN SPACE USES CONSISTENT WITH THE FIRELY AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT.
5. **Parcels B-E are a municipal utility and drainage easement and public utility easement.**

<u>BUILDING LOTS</u>	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

[illegible]

1. 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.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF 17, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF FIRELY NIA 8 PHASE A PLAT 1, DESCRIBED IN ENTRY NUMBER 8411420303, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, BEING LOCATED N89°30'12" W ALONG THE SECTION LINE 690.268 FEET AND SOUTH 38.16 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N24°12'30" S, 39.94 FEET; N42°14'30" S, 147.92 FEET; THENCE ALONG THE N41°58'30" E CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 02°04'18", CHORD: N59°43'29" E, 30.82 FEET; THENCE ALONG THE N31°14'34" E, 165.84 FEET; THENCE N59°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 150.00 FEET THROUGH A CENTRAL ANGLE OF 09°00'00", CHORD: N44°56'56" N, 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, 66.41 FEET; THENCE S00°00'04" W, 212.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 104.58 FEET WITH A RADIUS OF 145.00 FEET THROUGH A CENTRAL ANGLE OF 41°53'30", CHORD: N54°42'49" W, 269.00 FEET; THENCE ALONG THE ARC OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 150.00 FEET WITH A RADIUS OF 145.00 FEET THROUGH A CENTRAL ANGLE OF 05°53'38", CHORD: S38°14'00" E, 150.07 FEET; THENCE S54°42'49" W, 269.00 FEET; THENCE S52°39'37" W, 59.04 FEET; THENCE S54°59'15" 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 S54°57'58" W, 95.00 FEET; THENCE S71°29'41" W, 19.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: 410.12 ACRES
440.947 SQ. FT.

 LOREEN N JOHNSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 72520
COMM EXP 06-10-2022

State of Utah }
County of Utah } ss
On the 19th day of March 2015, personally appeared before me
Mayor Tom Westmoreland the signer on the foregoing dedication who duly
acknowledged to me that they did execute the same for Eagle Mountain City

OWNERS DEDICATION S171000, 1/1/2017, 1/1/2017-2017

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED HEREIN, IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBMITTED INTO LOTS 145 E. 20TH STREET AND EASTGATE AND DO HEREBY DEDICATE THE STRIP, EASTWIDE 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 PARCEL A AND LIMITED COMMON AREAS, AS INDICATED HEREON, TO THE FIREFLY MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 S. 145 E. #204, DRAPER, UT 84020. THE OWNERS HEREBY DEDICATE PARCELS B-E AS INDICATED HEREON TO THE POLE GROUND 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 18th DAY OF December A.D. 20 24

[Signature], Notary Shipp

For DAICLU, LLC
Tommy [Signature] 3/19/2025

Tom Westmaceland, Mayor of Eagle Mountain
City of Eagle Mountain

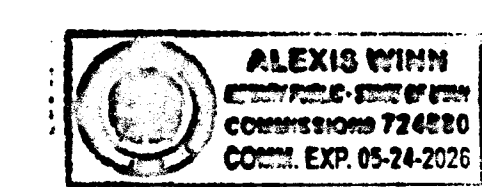
[Signature], Notary Shipp

3/18/2025

Pole Canyon ^{Provo} Local District

APPROVED

STATE OF UTAH
COUNTY OF Salt Lake
ON THE 19th DAY OF December, A.D. 2014 PERSONALLY APPEARED BEFORE ME not a ship
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
for DAHLIA LLC.



NOTARY PUBLIC FULL NAME: Alexis Winn
COMMISSION NUMBER: 724880
MY COMMISSION EXPIRES: 5/24/2020
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Sanle Montez

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 7 DAY OF March, A.D. 2025

APPROVED BY MAYOR Tommy Thompson

APPROVED BY CITY ATTORNEY [Signature]

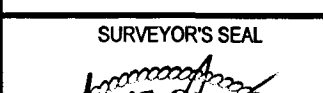
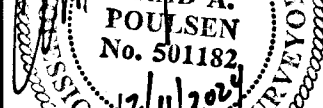
APPROVED Vince Hogan ENGLISH (See Seal Below)

ATTEST [Signature] CLERK-RECORDER (See Seal Below)

(INCLUDES THE AMENDMENT OF NPA 8 PHASE 4 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

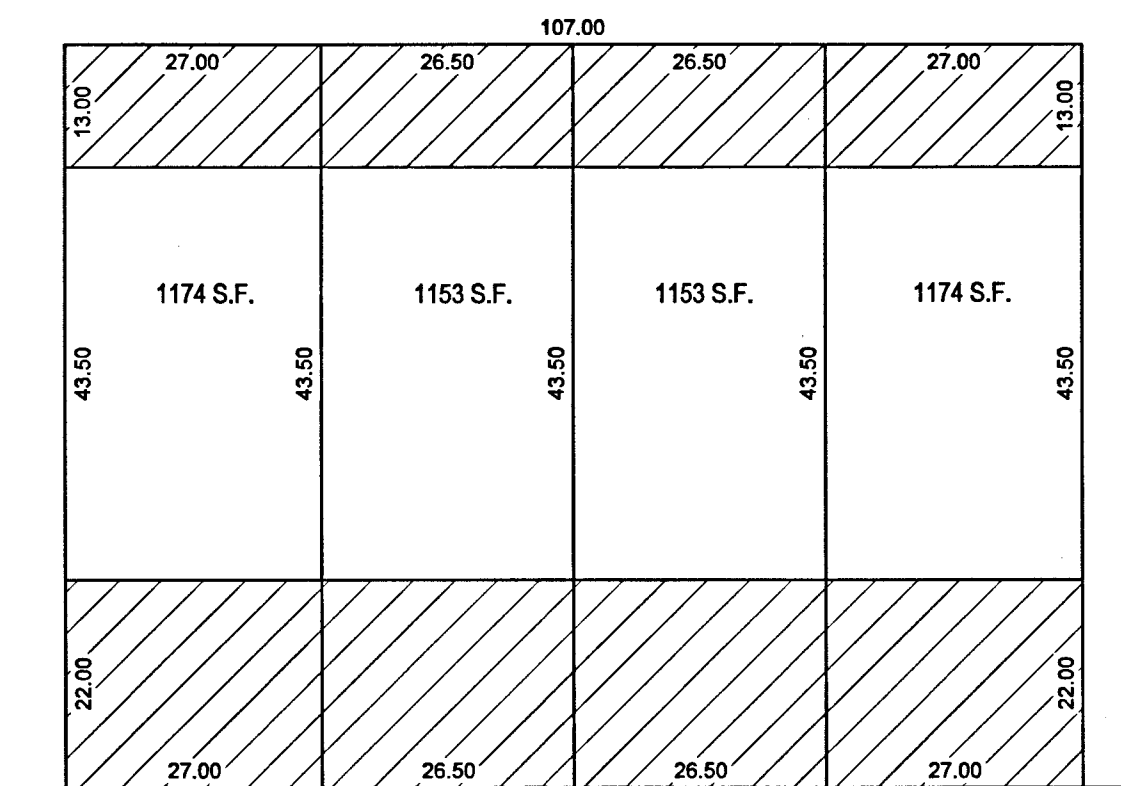
SCALE: 1" = 50'

SURVEYOR'S SEAL 		CITY-COUNTY ENGINEER SEAL 	COUNTY-RECORDER SEAL 
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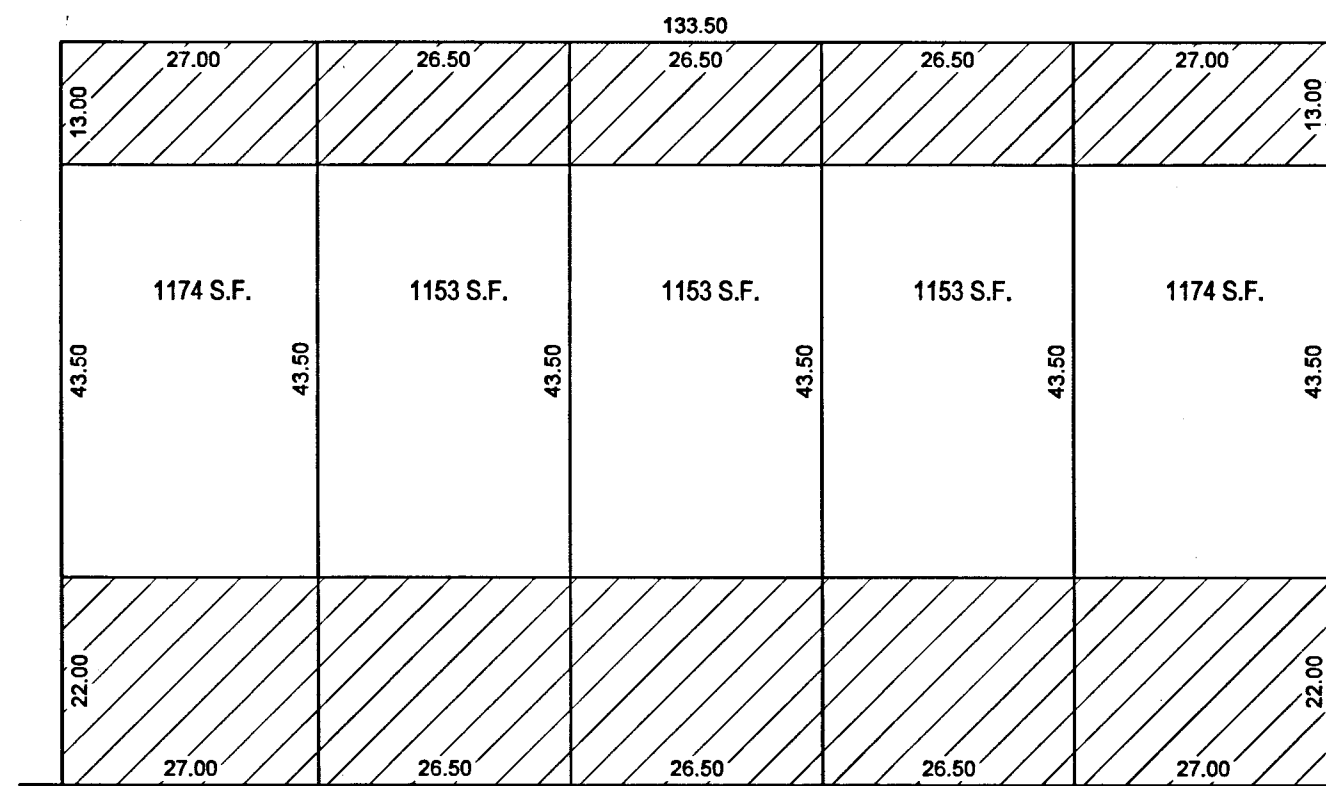
This form approved by Utah County and the municipalities therein.

ENTS, AND

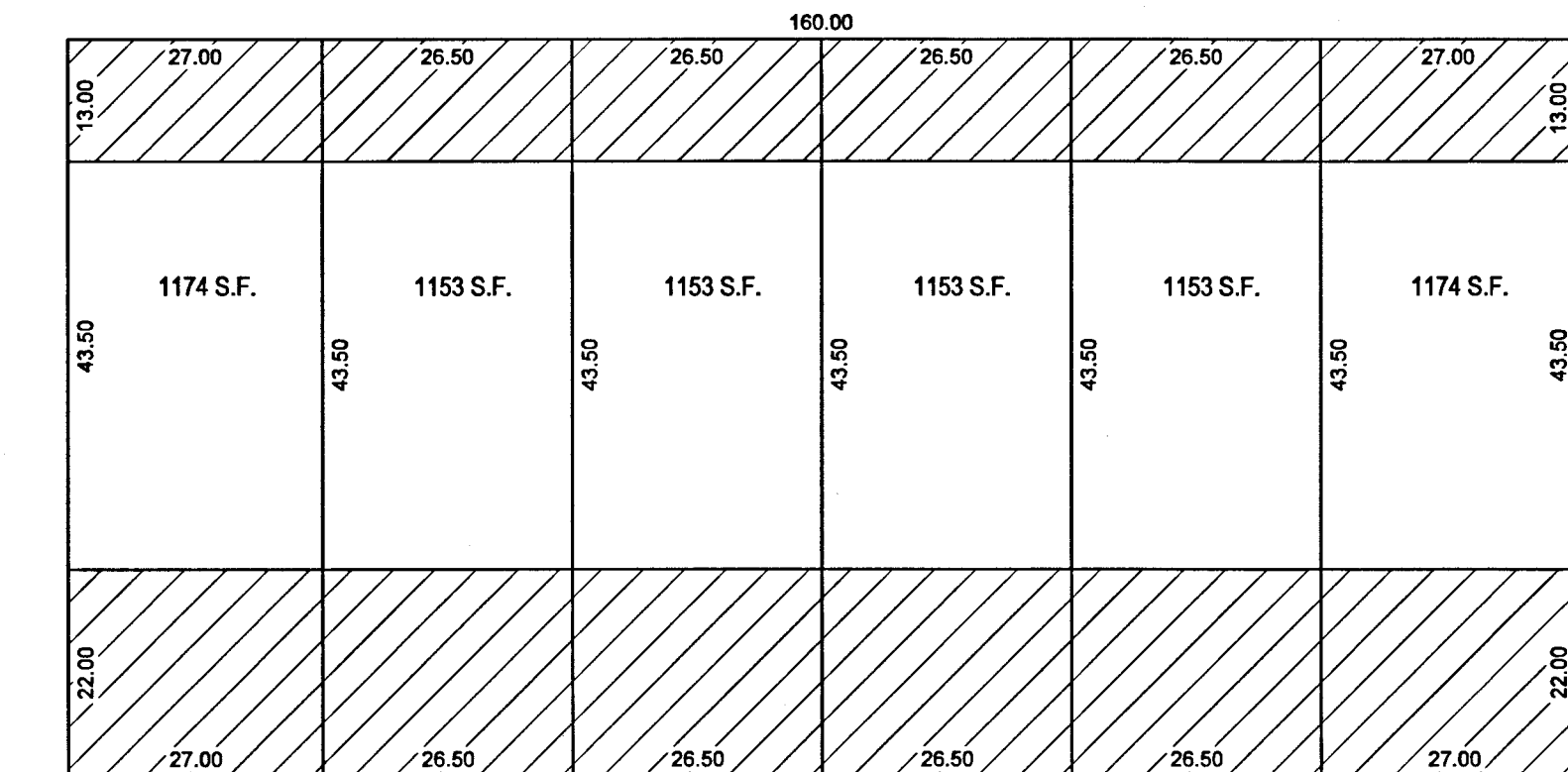
19675 1042



FRONT-LOAD TOWNHOME 4 PLEX
LOTS 447-454



FRONT-LOAD TOWNHOME 5 PLEX
LOTS 442-446



FRONT-LOAD TOWNHOME 6 PLEX
LOTS 436-441

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	852.50	2°04'18"	30.82	S59°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°11'06"E 9.50
C4	229.50	18°46'11"	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°18'26"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	17°04'51"	337.32	N43°43'11"W 336.07
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	N39°42'52"W 48.00

CURVE TABLE				
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"	44.86	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°45'24"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°26'20"	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°07'01"	27.30	N40°37'19"W 27.30
C37	1400.50	1°57'59"	48.07	N39°04'49"W 48.07
C38	1400.50	1°57'51"	48.01	N37°06'54"W 48.01
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 TABLE				
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	4°24'49"	69.35	N56°25'36"W 69.33
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	24°43'24"	367.85	N46°23'44"W 365.01
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"	34.89	N35°20'13"W 34.88
C59	911.50	24°31'11"	390.08	N46°29'50"W 387.11

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°59'56"W	19.01
L2	S36°37'34"E	11.32
L3	S36°37'34"E	53.28
L4	S43°04'15"E	62.27
L5	N43°04'15"W	62.26
L6	N38°40'06"W	62.26
L7	N37°24'15"W	62.23
L8	N53°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	69.99
L13	N89°59'56"W	15.00
L14	N89°59'56"W	16.99
L15	N89°59'56"W	17.00
L16	N89°59'56"W	17.46
L17	S47°35'48"E	0.87
L18	S38°40'06"E	11.06
L19	S37°24'15"E	6.85
L20	S38°40'06"E	41.20
L21	S37°24'15"E	45.39

PARCEL AREA TABLE	
Parcel #	Area (S.F.)
PARCEL A	25326
PARCEL B	15673
PARCEL C	4303
PARCEL D	6797
PARCEL E	3267

ENT 233321-2025 MAP 19675
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 1 10:24:48 PM FEE: 218.00 BY LH
RECORDED FOR EAGLE MOUNTAIN CITY

19675 2042

FIREFLY NPA 8 PHASE A PLAT 4 AMENDED

(INCLUDES THE AMENDMENT OF 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 #21-0000

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.

[Signature] 12/13/24
DIRECT COMMUNICATIONS DATE

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 800-366-8532.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

APPROVED THIS 16 DAY OF January 2024

BY: *[Signature]*

TITLE: Pole Can Rep II

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)(c)(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 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

[Signature] 12/19/2024
ROCKY MOUNTAIN POWER 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 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 12/19/24

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 CLERK

[Signature] DATE: 12/18/24

POLE CANYON BASIC LOCAL DISTRICT CLERK

[Signature] DATE: 1/15/2024