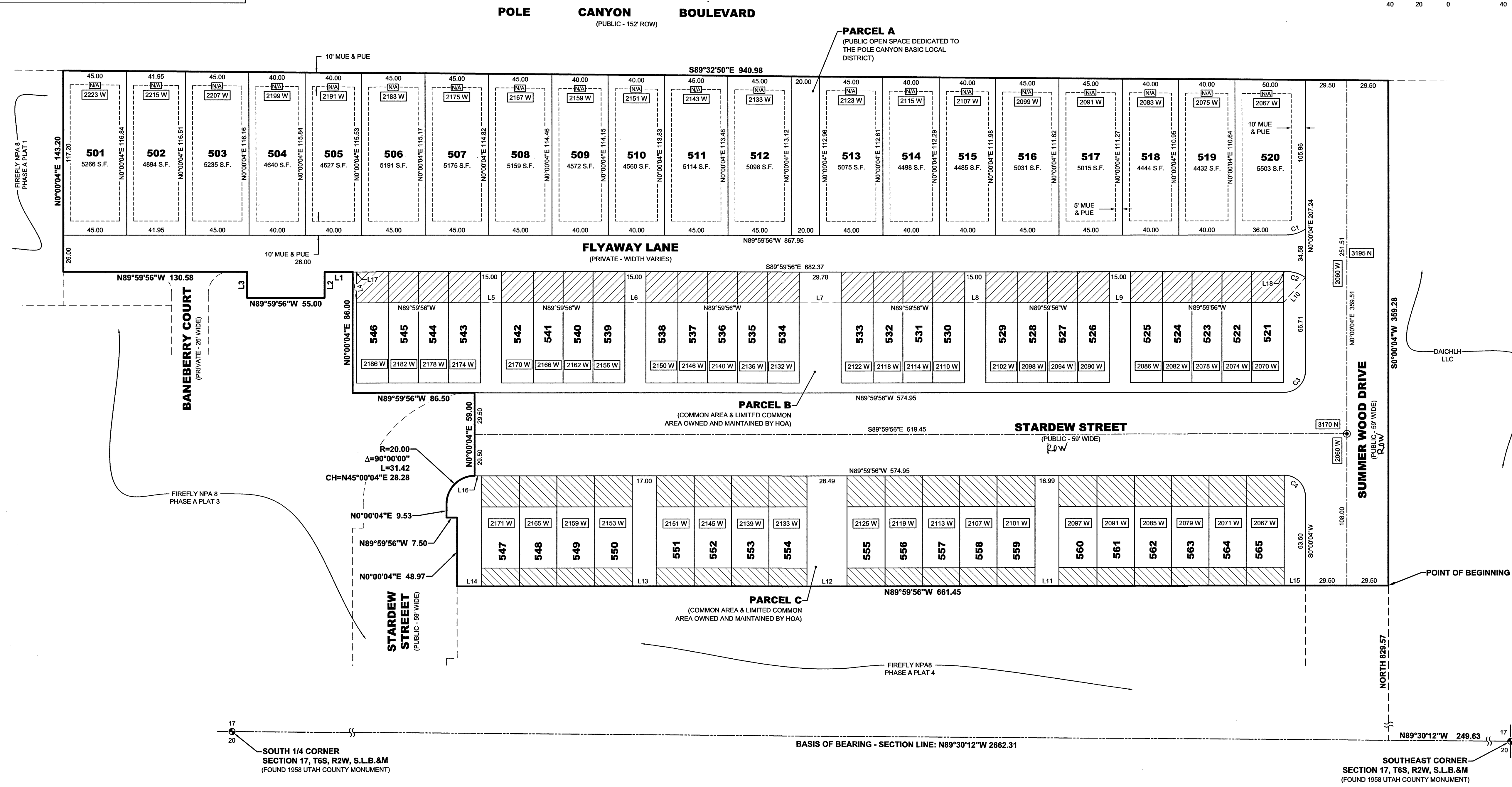


- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - PARCELS B & C AND FLYAWAY LANE ARE COMMON AREAS AND LIMITED COMMON AREAS AND ARE OWNED & MAINTAINED BY THE FIREFLY MASTER HOME OWNERS ASSOCIATION.
 - ALL COMMON AREAS, LIMITED COMMON AREAS, AND OPEN SPACE AREAS ARE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS.
 - PARCEL A IS DEDICATED TO THE POLE CANYON BASIC LOCAL DISTRICT (PCBLD) FOR PUBLIC PARKS, PUBLIC TRAILS, AND PUBLIC OPEN SPACE USES CONSISTENT WITH THE FIREFLY AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT.
 - PARCEL A IS A MUNICIPAL UTILITY AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT.



LEGEND

—	BOUNDARY LINE
- - -	CENTERLINE
- - - -	EASEMENT LINE
- - - -	EXISTING LOT LINES
- - - -	PROPOSED LOT LINES
⊙	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
⊙	NO VEHICULAR ACCESS
▨	LIMITED COMMON AREA

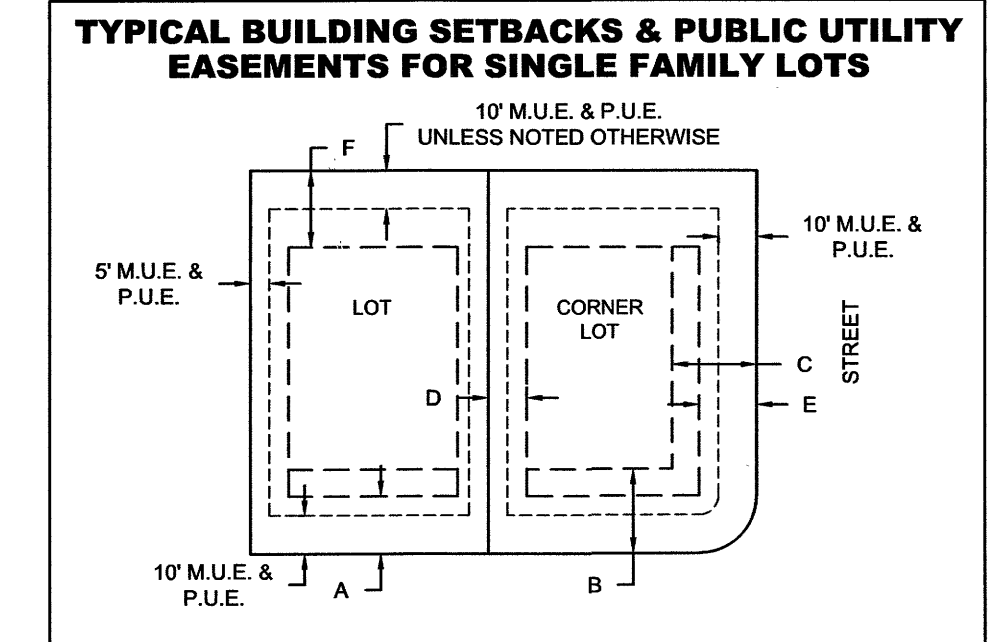
TABULATIONS

TOTAL ACREAGE:	6.56 ACRES
BUILDABLE ACREAGE:	6.56 ACRES
TOTAL ACREAGE IN LOTS:	2.25 ACRES
TOTAL OPEN SPACE:	0.08 ACRES
TOTAL IMPROVED OPEN SPACE:	0.05 ACRES
COMMON AREA:	1.17 ACRES
RIGHT-OF-WAY AREA:	1.83 ACRES
AVERAGE LOT SIZE:	4,901 SQFT.
LARGEST LOT SIZE:	5,503 SQFT.
SMALLEST LOT SIZE:	4,432 SQFT.
OVERALL DENSITY:	9.90 U/A
TOTAL # OF LOTS:	65

NOTE: AVERAGE LOT SIZE ONLY INCLUDES AREAS OF SINGLE FAMILY LOTS.

PARCEL AREA TABLE

Parcel #	Area (S.F.)
PARCEL A	2261
PARCEL B	25707
PARCEL C	25304



BUILDING LOTS	ALLEY LOAD SINGLE FAMILY LOTS 501 - 520	ALLEY LOAD MULTI-FAMILY LOTS 521 - 546	FRONT LOAD MULTI-FAMILY LOTS 547 - 565
FRONT LIVING SETBACK (A)	10 Ft	10 Ft	15 Ft
FRONT GARAGE SETBACK (B)	22 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	22 Ft	22 Ft	22 Ft
INTERIOR SIDE (D)	5 Ft / 5 Ft	15 Ft	15 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	5 Ft	5 Ft	10 Ft

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 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF FIREFLY NPA 8, PHASE A, PLAT 4, DESCRIBED IN ENTRY NUMBER 61512-2024, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED N89°30'12"W ALONG THE SECTION LINE 249.63 FEET AND NORTH 829.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE NORTH LINE OF SAID PLAT N89°59'56"W 661.45 FEET TO THE EAST LINE OF FIREFLY NPA 8, PHASE A, PLAT 3, DESCRIBED IN ENTRY NUMBER 38568-2024, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EAST AND NORTH LINES OF SAID PLAT THE FOLLOWING TWELVE (12) COURSES: N00°00'04"E 48.97 FEET; THENCE N89°59'56"W 7.50 FEET; THENCE N00°00'04"E 9.53 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 31.42 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°00'04"E 28.28 FEET; THENCE N00°00'04"E 59.00 FEET; THENCE N89°59'56"W 86.50 FEET; THENCE N00°00'04"E 86.00 FEET; THENCE N89°59'56"W 19.92 FEET; THENCE S00°00'04"W 18.50 FEET; THENCE N89°59'56"W 55.00 FEET; THENCE N00°00'04"E 18.50 FEET; THENCE N89°59'56"W 130.58 FEET TO THE EAST LINE OF FIREFLY NPA 8, PHASE A, PLAT 1, DESCRIBED IN ENTRY NUMBER 84114-2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EAST LINE N00°00'04"E 143.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD AS DEFINED ON TYSON SUBDIVISION PLAT, DESCRIBED IN ENTRY NUMBER 65810-2019, MAP NUMBER 16725, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°32'50"E 940.98 FEET; THENCE S00°00'04"W 359.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.56 ACRES
285,862 SQ. FT.

DATE: December 4, 2024

SURVEYOR: Chad A. Poulsen
(See Seal Below)

ENT: 537-2025 MAP: 19573
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 JAN 3 01:43 PM FEE: 236.00 BY LN
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 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS ALL PRIVATE ROADS, LIMITED COMMON AREA, AND PARCELS B-C, 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 PARCEL A AS INDICATED HEREON TO THE POLE CANYON 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 20th DAY OF December, A.D. 2024

Partner Nathan Shipp
DAICHLH, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake
ON THE 20th DAY OF December, A.D. 2024, PERSONALLY APPEARED BEFORE ME Nathan Shipp
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

Kathryn Mckelvey
NOTARY PUBLIC FULL NAME: Kathryn Mckelvey
COMMISSION NUMBER: 123973
MY COMMISSION EXPIRES: 04-06-2026
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain City
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 2nd DAY OF January, A.D. 2025

APPROVED BY MAYOR: Tom Westwood
APPROVED BY CITY ATTORNEY: Macrus Draper
APPROVED: Vince R. Hogg ENGINEER (See Seal Below)
ATTEST: Eric A. Olsen CLERK-RECORDER (See Seal Below)

FIREFLY NPA 8 PHASE A PLAT 5

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" = 40'

SHEET 1 OF 2

SEC 17, T6S, R2W, S24M 10506 JN

19573 1012

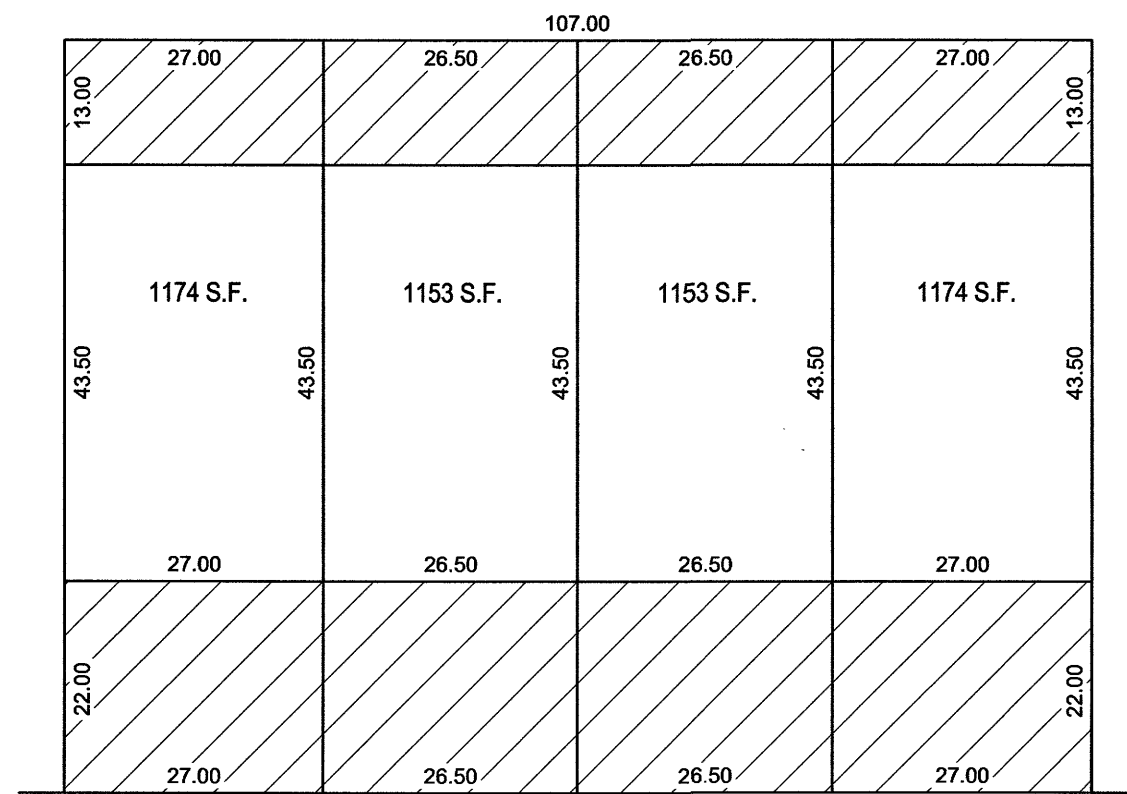
CHAD A. POULSEN
No. 501182
12/4/2024

EAGLE MOUNTAIN CITY
CORPORATE SEAL

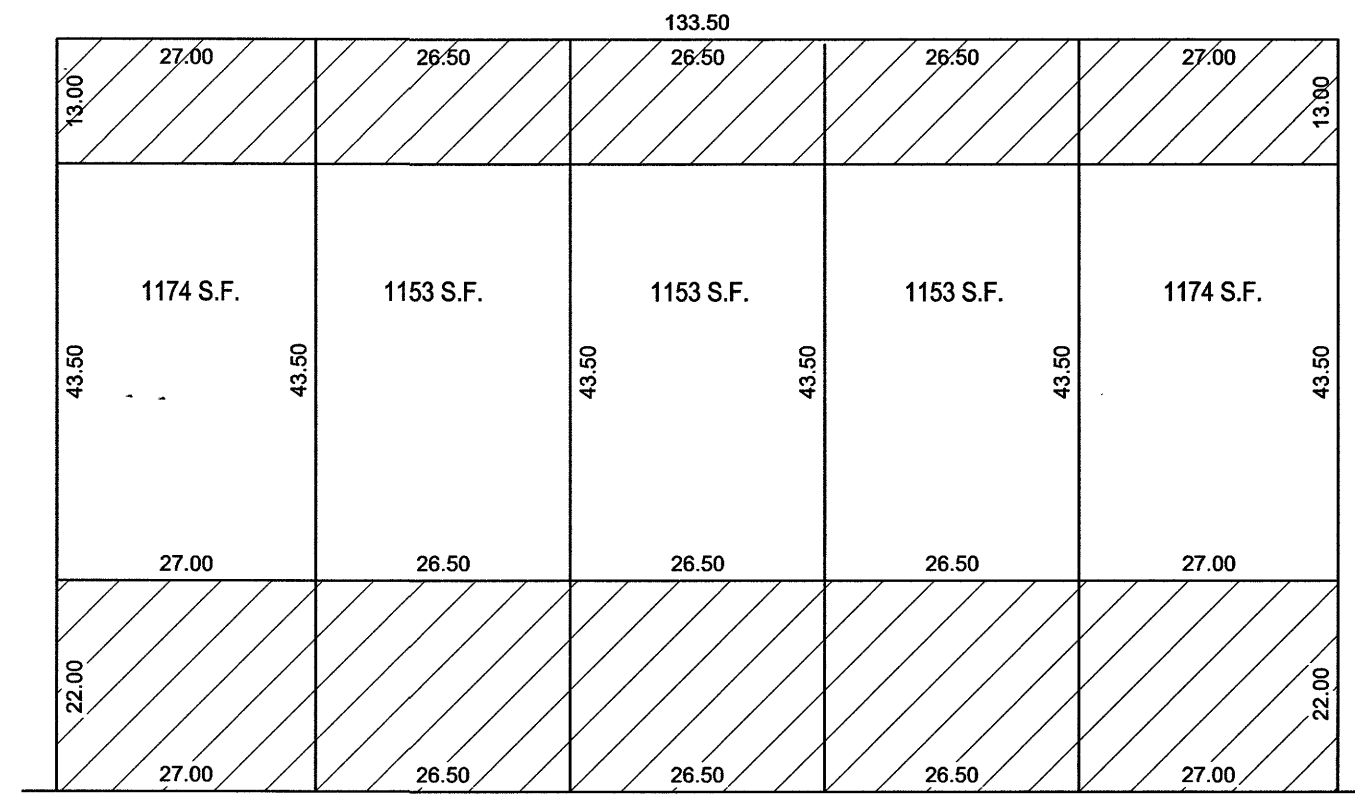
VINCE R. HOGG
12-12-2024

This form approved by Utah County and the municipalities therein.

LEI #21-0380



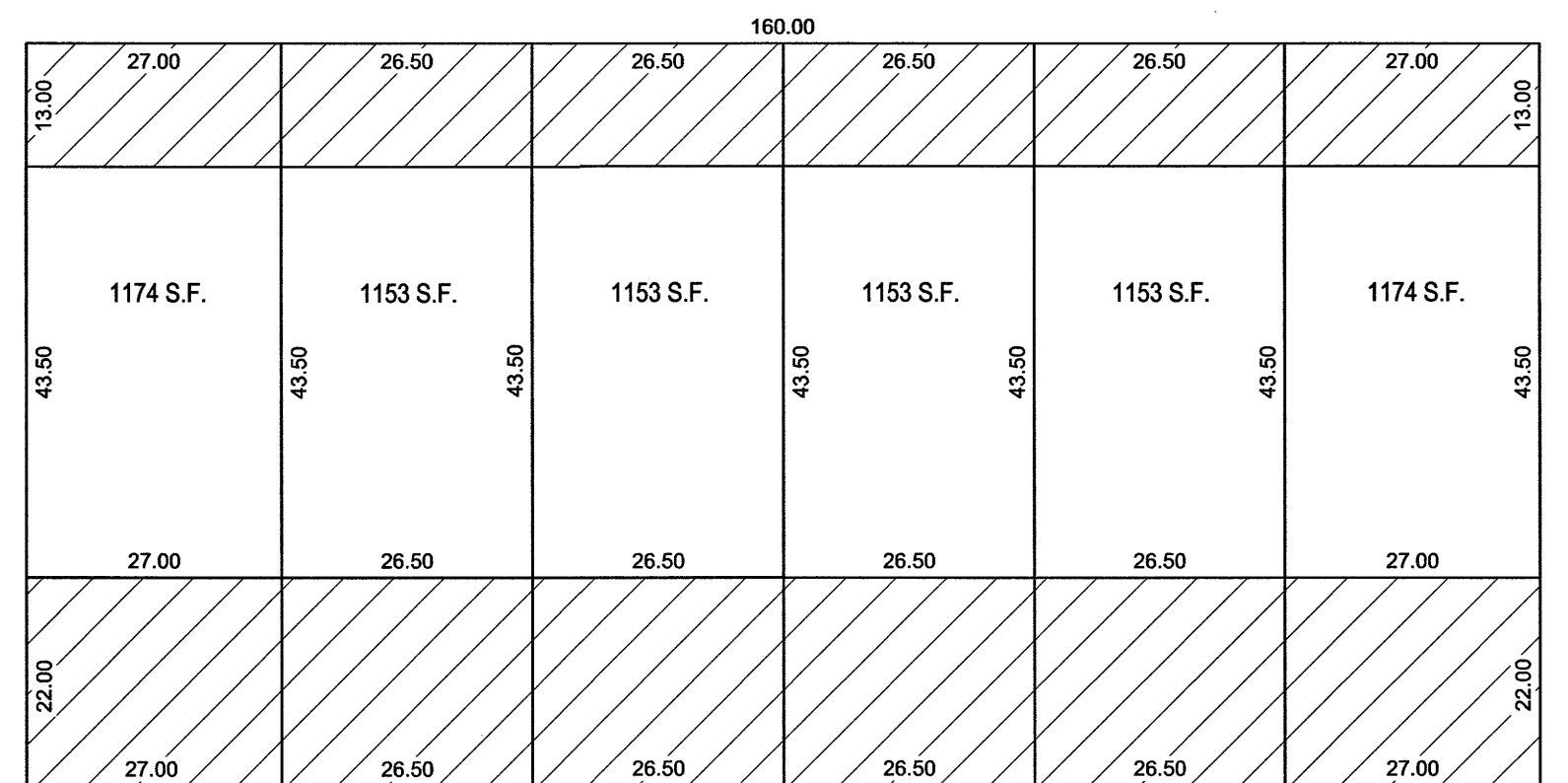
FRONT-LOAD TOWNHOME 4 PLEX
LOTS 547 - 554



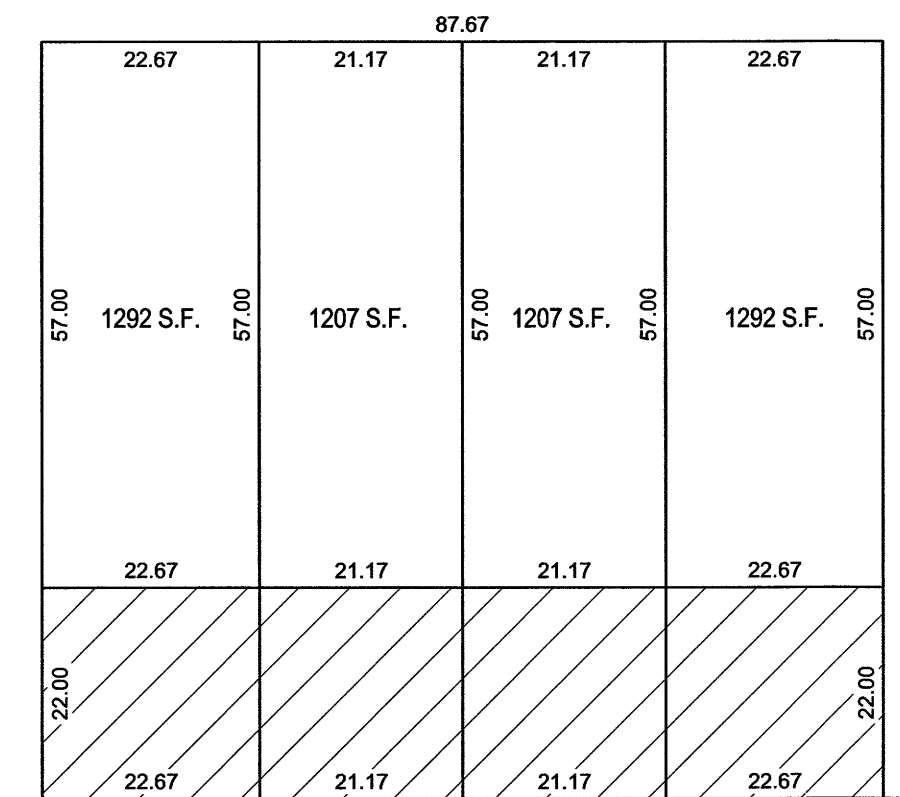
FRONT-LOAD TOWNHOME 5 PLEX
LOTS 555 - 559

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°59'56"W	19.92
L2	S0°00'04"W	18.50
L3	N0°00'04"E	18.50
L4	S7°27'24"E	22.19
L5	S89°59'56"E	15.00
L6	S89°59'56"E	15.00
L7	S89°59'56"E	29.78
L8	S89°59'56"E	15.00
L9	S89°59'56"E	15.00
L10	N41°07'43"E	23.51
L11	N89°59'56"W	16.99
L12	N89°59'56"W	28.49
L13	S89°59'56"E	17.00
L14	S89°59'56"E	17.46
L15	S89°59'56"E	15.00
L16	S89°58'55"W	4.96
L17	N89°59'56"W	4.55
L18	N89°59'56"W	1.47

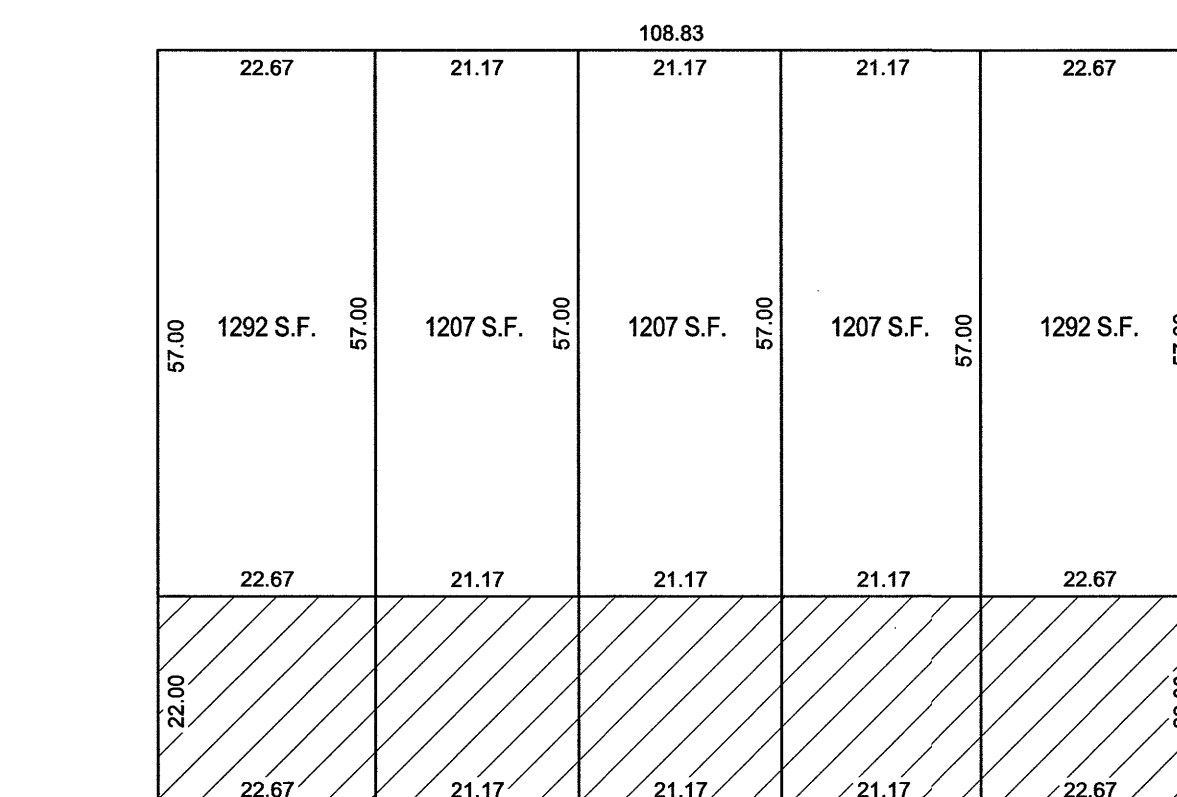
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	34°03'21"	14.86	N72°58'23"E 14.64
C2	25.00	34°03'21"	14.86	N72°58'16"W 14.64
C3	15.00	60°00'00"	23.56	N45°00'04"E 21.21
C4	15.00	60°00'00"	23.56	N44°59'56"W 21.21



FRONT-LOAD TOWNHOME 6 PLEX
LOTS 560-565



REAR-LOAD TOWNHOME 4 PLEX
LOTS 526 - 533 & 539 - 546



REAR-LOAD TOWNHOME 5 PLEX
LOTS 521 - 525 & 534 - 538

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.

Maupis Biffard 12/5/2024
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 5 DAY OF Dec 20 24
BY: *[Signature]*
TITLE: *[Signature]*

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §24-3-27 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)(i) 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
(4) ANY OTHER PROVISION OF LAW.

[Signature] 12/5/24
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 OWNER'S 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 12/5/24

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 CHAIR
[Signature]
DATE: 12/16/24

POLE CANYON BASIC LOCAL DISTRICT CLERK
[Signature]
DATE: 12/16/2024



ENT 537-2025 MAP 19572
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 3 01:43 PM FEE 236.00 BY LM
RECORDED FOR EAGLE MOUNTAIN CITY

**FIREFLY
NPA 8 PHASE A PLAT 5**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, 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.

SHEET 2 OF 2
LEI #21-0080

#19573 2012