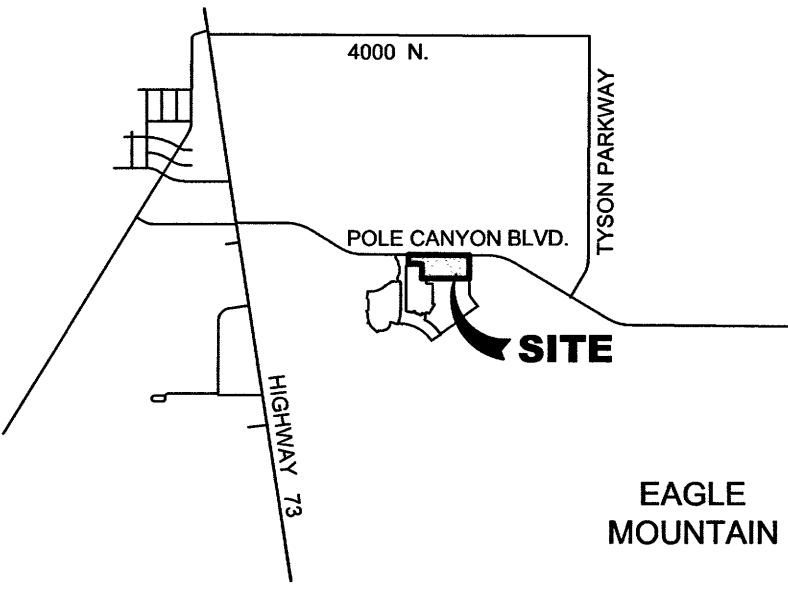
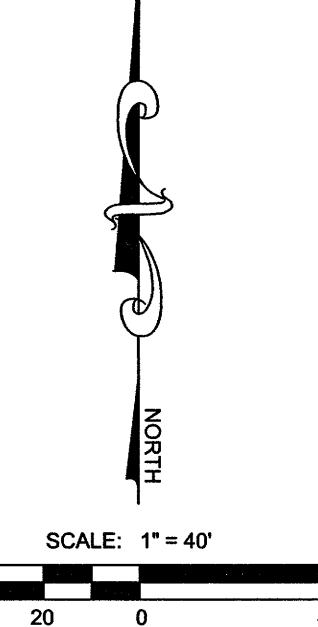


VICINITY MAP



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.



SURVEYOR'S CERTIFICATE
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 50182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(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 829.51 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 36568:2024, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EAST AND NORTH LINES OF SAID PLAT THE FOLLOWING TWELVE (12) FEET TO THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD AS DEFINED ON TYSON SUBDIVISION PLAT, DESCRIBED IN ENTRY NUMBER 95910:2019, 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" 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 0°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 8414:2023, 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 95910:2019, 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" E 359.28 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±.66 ACRES
285,862 SQ. FT.

Dec 4, 2024

SURVEYOR
(See Seal Below)

ENT 537-2025 Map 19573
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 JUN 11 2025 238.50 BY LH
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 HERON AND SHOWN ON THIS MAP, HAVE AGREED THAT 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 HERETO SET OUR HANDS THIS 2024 DAY OF December A.D. 2024

Parfey Nathan Shipp
DAICHI, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 2024 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.

Katlyn Madsen
NOTARY PUBLIC FULL NAME: *Katlyn Madsen*
COMMISSION NUMBER: *723513*
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 3rd DAY OF January A.D. 2025

Tom Westover
APPROVED BY MAYOR

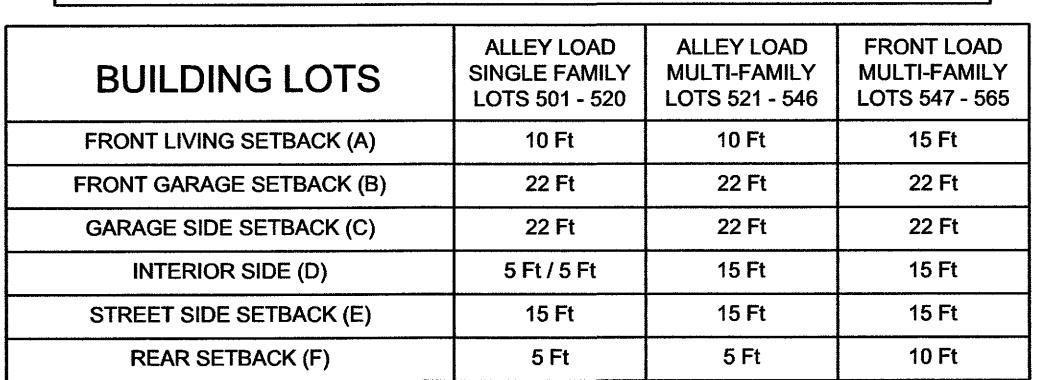
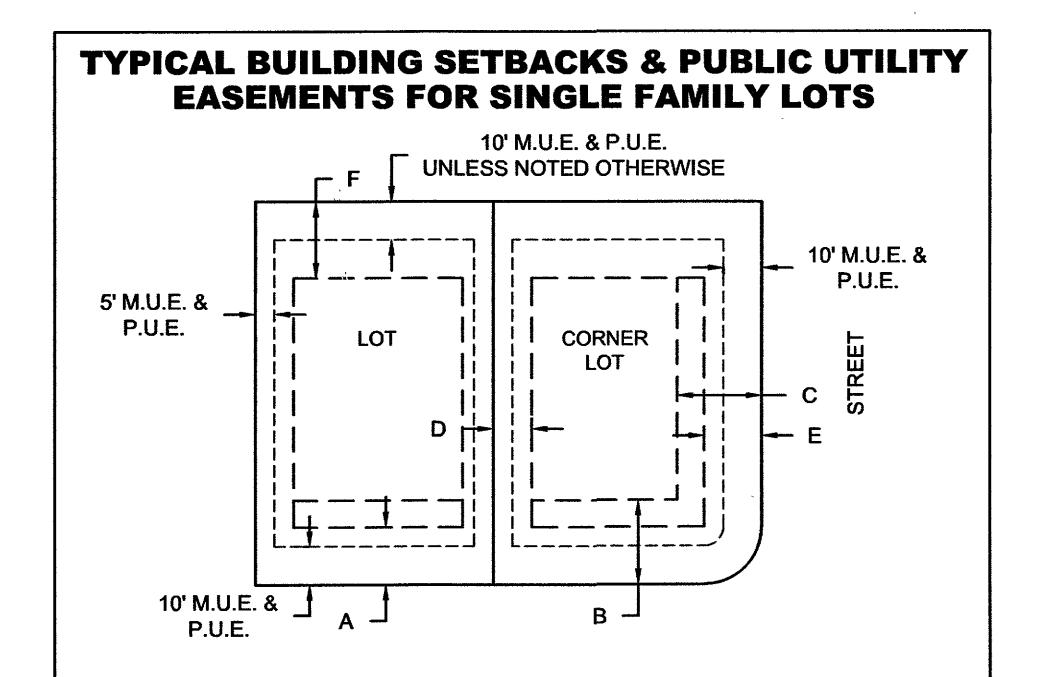
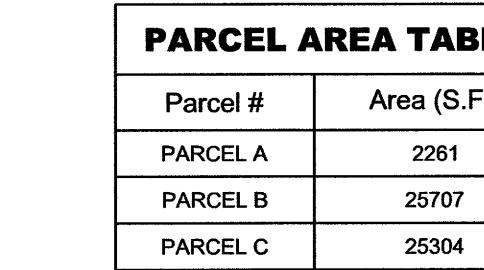
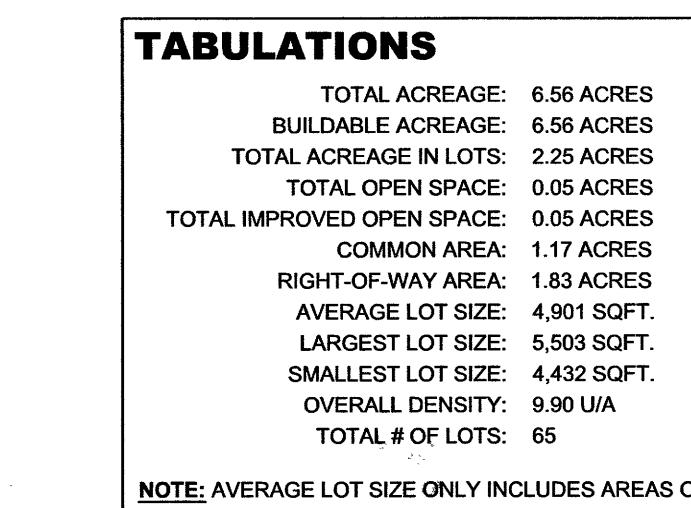
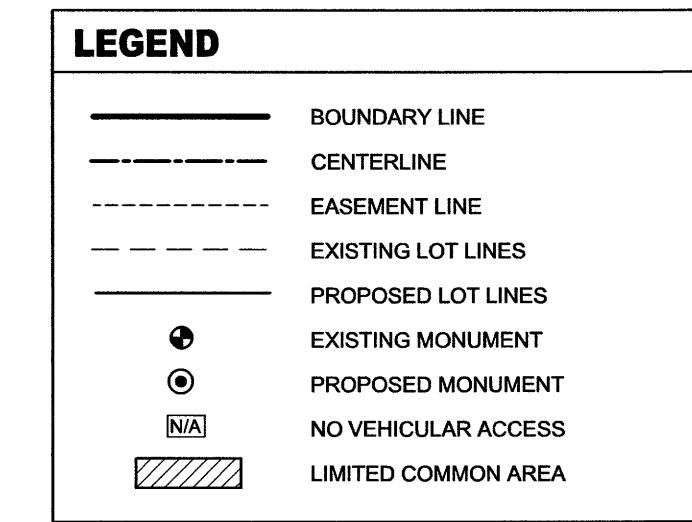
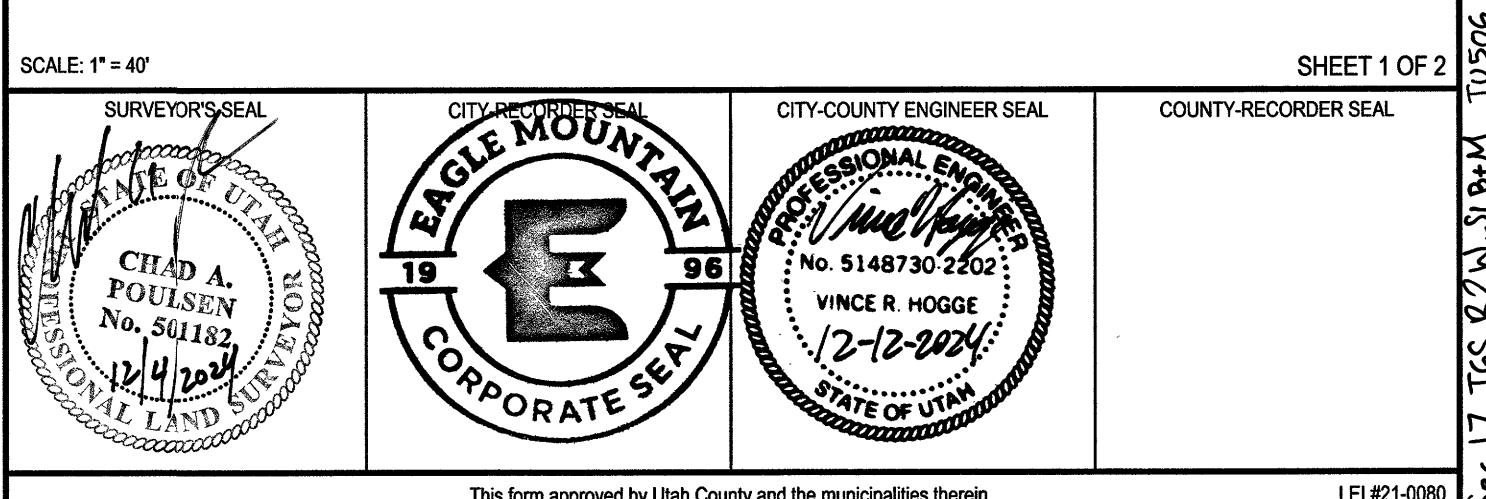
Marcus Proctor
APPROVED BY CITY ATTORNEY

Vince R. Hogg
APPROVED BY ENGINEER

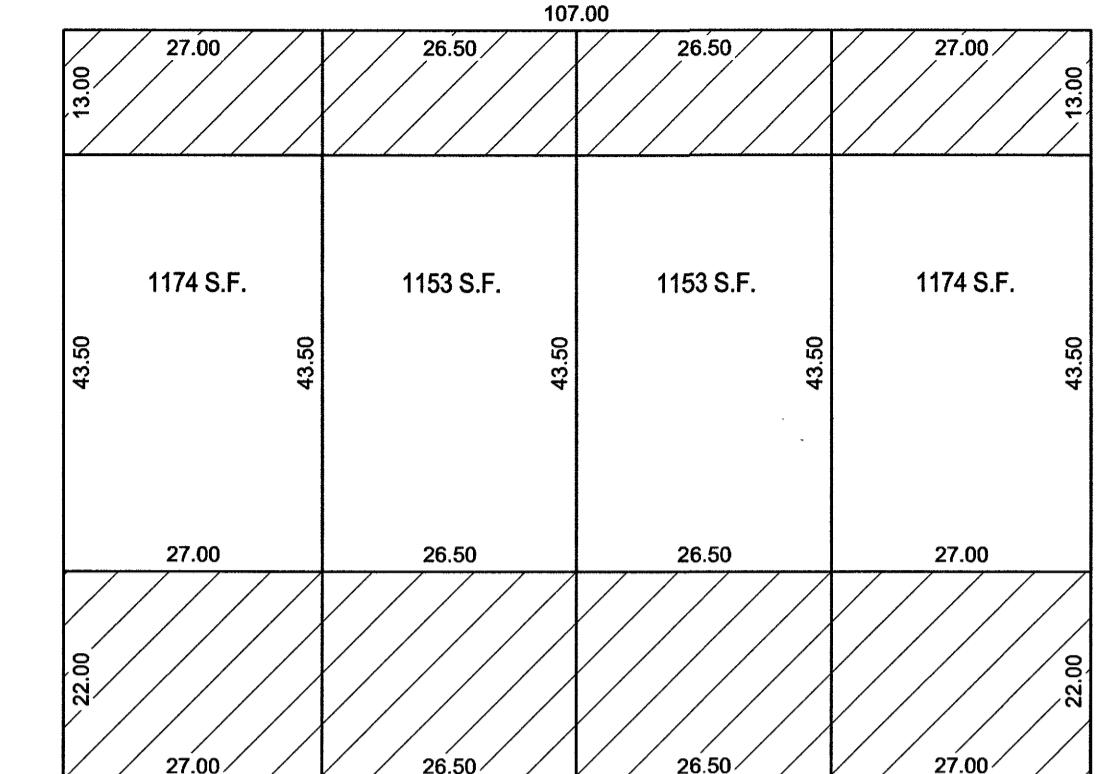
John Olsen
ATTEST CLERK-RECORDER
(See Seal Below)

FIREFLY
NPA 8 PHASE A PLAT 5

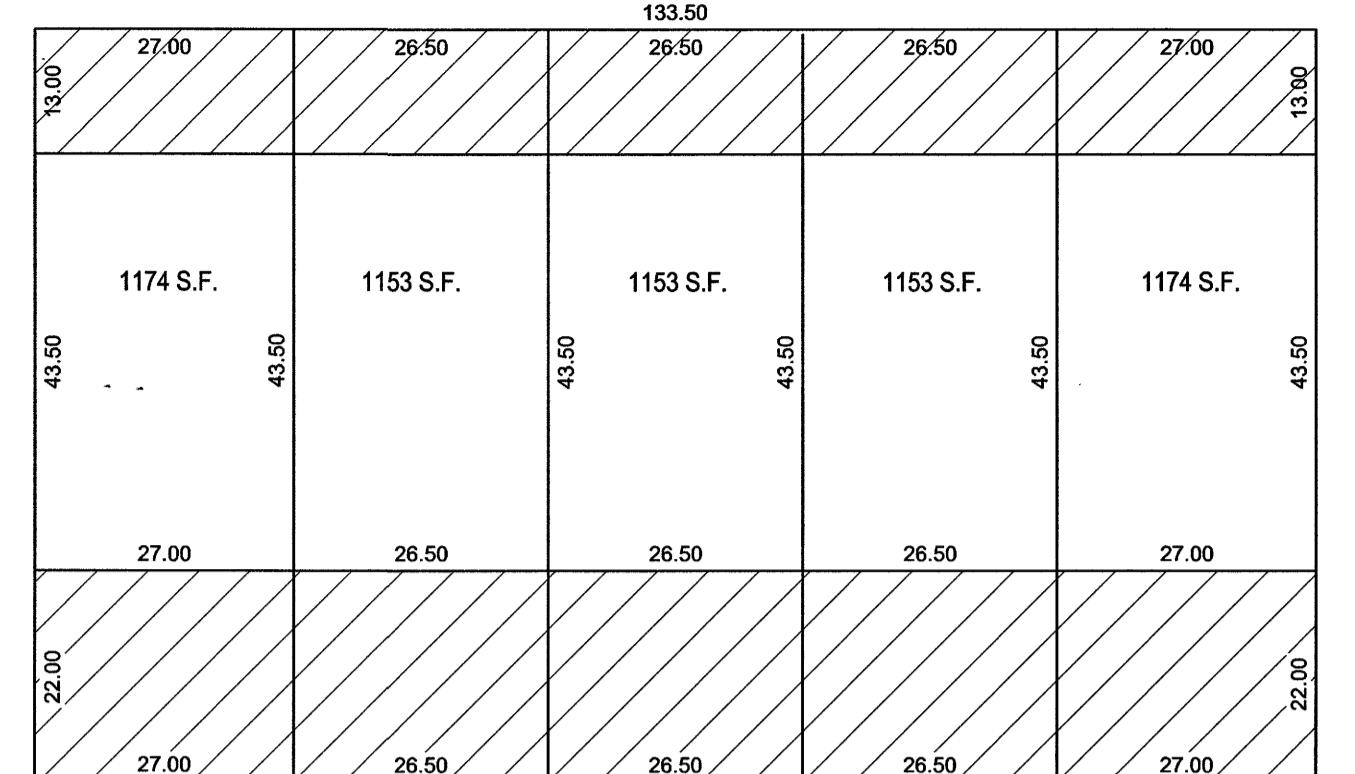
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



#19573 1012



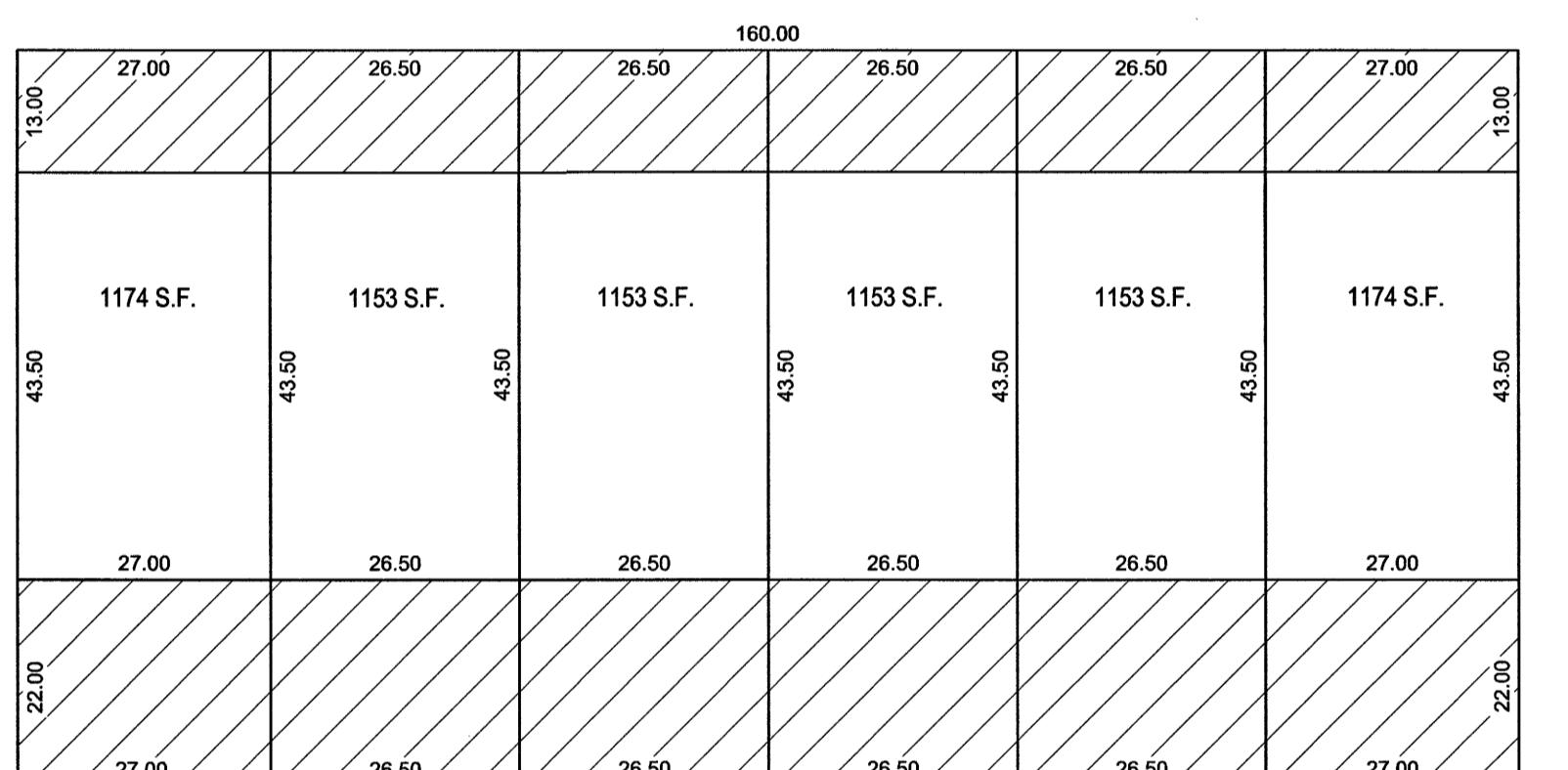
FRONT-LOAD TOWNHOME 4 PLEX
LOTS 547 - 554



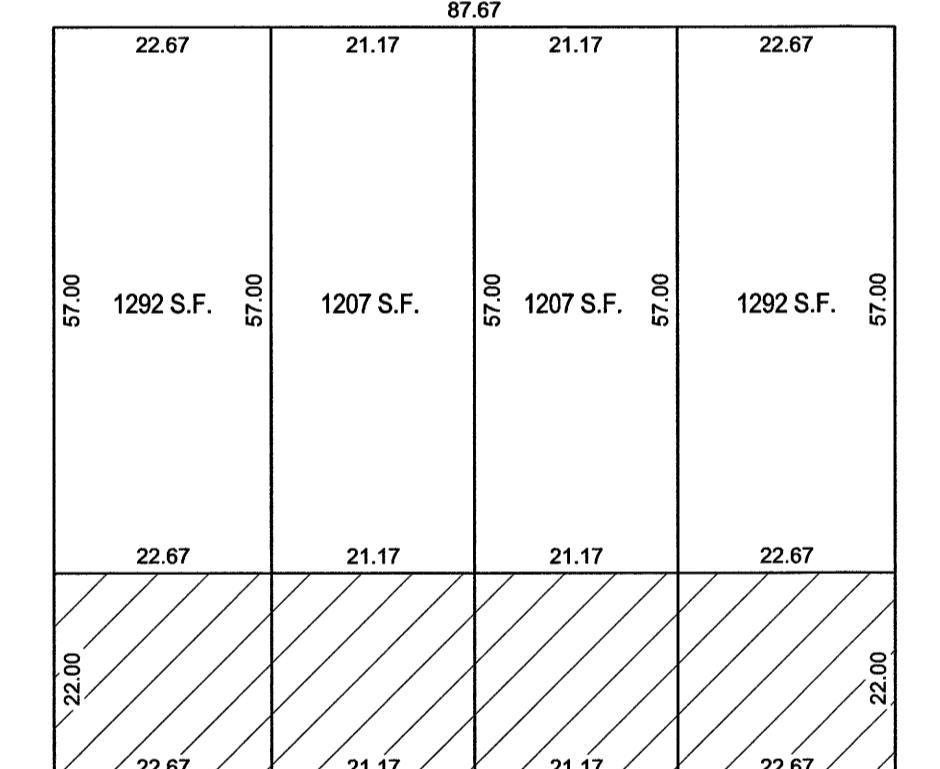
FRONT-LOAD TOWNHOME 5 PLEX
LOTS 555 - 559

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

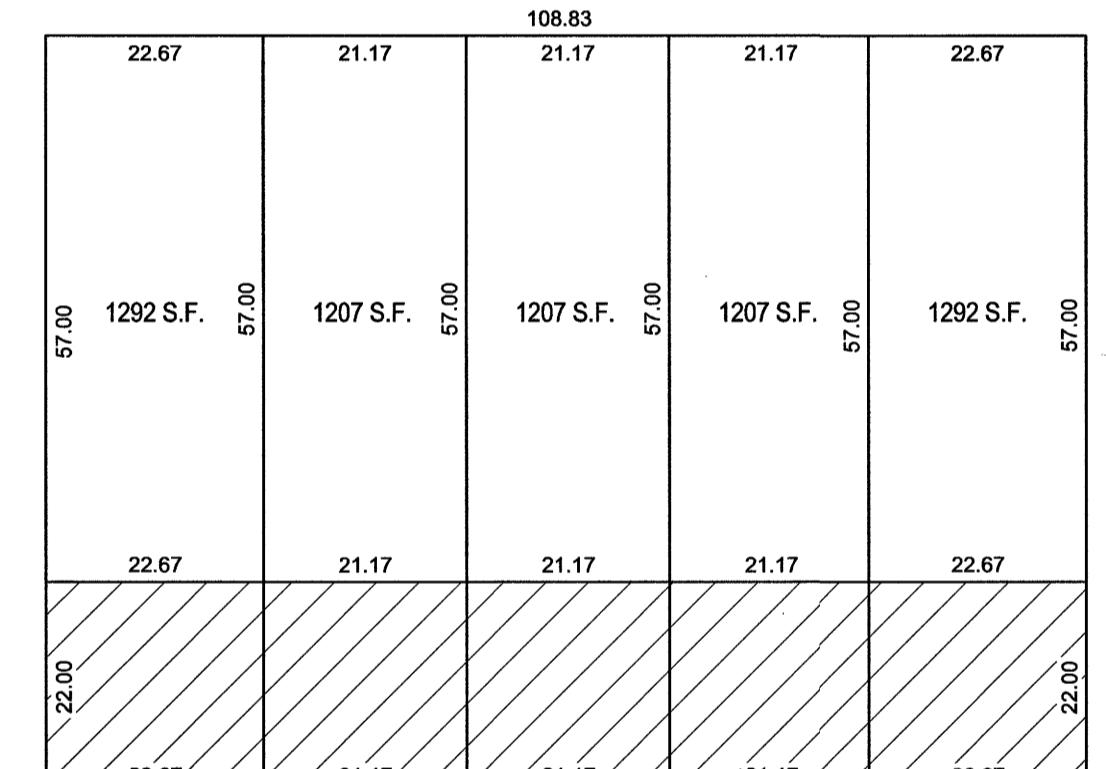
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	S4°03'21"	14.86	N72°58'23"E 14.64
C2	25.00	S4°03'21"	14.86	N72°58'16"E 14.64
C3	15.00	S0°00'00"	23.56	N45°00'04"E 21.21
C4	15.00	S0°00'00"	23.56	N44°59'56"W 21.21



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

ENT 537-2025 MAP 19573
ANDREW ALLEN
UTAH COUNTY RECORDER
2025 Jan 3 01:43 PM FEE 234.00 BY LN
RECORDED FOR EAGLE MOUNTAIN CITY

#19573 2024

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.	
<i>Markie Clifford</i>	12/5/2024
DIRECT COMMUNICATIONS	DATE

ROCKY MOUNTAIN POWER APPROVAL	
1. PURSUANT TO UTAH CODE ANN. §84-3-27 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. §87-27a-602a(v)(v) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE MUCE 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 THE PUBLIC UTILITY EASEMENTS. THIS PLAT DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:	
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY.	
(2) THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS.	
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES.	
(4) ANY OTHER PROVISION OF LAW.	
<i>Del E. Dubois</i>	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 AGREEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO DESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT 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	DATE
<i>John E. Schaefer</i>	12/5/24
COMCAST REPRESENTATIVE	DATE
<i>John E. Schaefer</i>	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	DATE: 12/10/24
<i>Nathan Shipp</i>	DATE: 12/10/24
POLE CANYON BASIC LOCAL DISTRICT CLERK	DATE: 12/10/24
<i>Josh Wright</i>	DATE: 12/10/24

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 DESCRIPTIVE RIGHTS AND OTHER RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE A DEDICATION OF THE PUBLIC UTILITY EASEMENTS. THIS APPROVAL 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 THE 5 DAY OF DEC 2024
APPROVED BY: <i>John E. Schaefer</i>	DATE: 12/5/24
BY: <i>John E. Schaefer</i>	DATE: 12/5/24
TITLE: <i>PCBLD CCR UP 11</i>	

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	
SHEET 2 OF 2	

This form approved by Utah County and the municipalities therein.

LEI-0089