

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

CURVE RADIUS DELTA

C41 | 600.00 | 4°08'06"

C42 632.50 23°26'51"

550.00

C46 | 400.00 | 6°13'37"

C50 | 563.00 | 10°38'18"

C51 | 563.00 | 2°43'07"

C53 | 150.00 | 11°54'38"

C55 | 603.00 | 27°22'18"

C57 570.50 3°57'57"

C59 370.50 2°47'24"

C60 370.50 2°57'41"

603.00

C52 | 563.00

632.50 | 13°01'10"

429.50 | 25°06'38"

400.00 26°46'15"

150.00 | 12°27'43"

TOTAL # OF LOTS: 8

S68°53'42"E 6.63

N38°15'54"W 75.00

15.00 | 84°24'56" | 22.10 | S14°20'09"E 20.15

65.03

48.01

75.04

1°46'11" | 19.54 | N33°58'52"W 19.54

15°49'08" | 165.65 | N7°54'38"E 165.13

4°20'57"

6°47'53"

CURVE TABLE

CURVE TABLE										
DELTA	LENGTH	CHORD		LINE						
4°08'06"	43.30	N17°53'15"E 43.29		L1						
23°26'51"	258.84	N44°49'12"W 257.04		L2						
13°01'10"	143.73	N70°56'21"W 143.42		L3						
25°06'38"	188.23	N15°19'00"E 186.73		L4						
10°38'18"	102.12	N73°52'08"W 101.97		L5						
6°13'37"	43.47	N5°52'29"E 43.45		L6						
20°32'37"	143.42	N19°15'37"E 142.65		L7						
26°46'15"	186.89	N16°08'48"E 185.20		L8						
12°27'43"	32.62	S74°46'50"E 32.56		L9						
10°38'18 "	104.53	N73°52'08"W 104.38		L10						
2°43'07"	26.71	N77°49'44"W 26.71		L11						
7°55'11 "	77.82	N72°30'35"W 77.76		L12						
11°54'38"	31.18	N7°34'31"E 31.13		L13						
44°21'10"	466.78	S55°16'21"E 455.21		L14						
27°22'18"	288.07	N46°46'56"W 285.34		L15						
16°58'51"	178.71	N68°57'30"W 178.06		L16						
3°57'57 "	39.49	N17°58'19"E 39.48		L17						
15°59'17"	159.19	N7°59'42"E 158.68		L18						
2°47'24"	18.04	N10°23'00"E 18.04		L19						
2°57'41"	19.15	N7°30'28"E 19.15		L20						
	DELTA 4°08'06" 23°26'51" 13°01'10" 25°06'38" 10°38'18" 6°13'37" 20°32'37" 26°46'15" 12°27'43" 10°38'18" 2°43'07" 7°55'11" 11°54'38" 44°21'10" 27°22'18" 16°58'51" 3°57'57" 15°59'17" 2°47'24"	DELTA LENGTH 4°08'06" 43.30 23°26'51" 258.84 13°01'10" 143.73 25°06'38" 188.23 10°38'18" 102.12 6°13'37" 43.47 20°32'37" 143.42 26°46'15" 186.89 12°27'43" 32.62 10°38'18" 104.53 2°43'07" 26.71 7°55'11" 77.82 11°54'38" 31.18 44°21'10" 466.78 27°22'18" 288.07 16°58'51" 178.71 3°57'57" 39.49 15°59'17" 159.19 2°47'24" 18.04	DELTA LENGTH CHORD 4°08'06" 43.30 N17°53'15"E 43.29 23°26'51" 258.84 N44°49'12"W 257.04 13°01'10" 143.73 N70°56'21"W 143.42 25°06'38" 188.23 N15°19'00"E 186.73 10°38'18" 102.12 N73°52'08"W 101.97 6°13'37" 43.47 N5°52'29"E 43.45 20°32'37" 143.42 N19°15'37"E 142.65 26°46'15" 186.89 N16°08'48"E 185.20 12°27'43" 32.62 S74°46'50"E 32.56 10°38'18" 104.53 N73°52'08"W 104.38 2°43'07" 26.71 N77°49'44"W 26.71 7°55'11" 77.82 N72°30'35"W 77.76 11°54'38" 31.18 N7°34'31"E 31.13 44°21'10" 466.78 S55°16'21"E 455.21 27°22'18" 288.07 N46°46'56"W 285.34 16°58'51" 178.71 N68°57'30"W 178.06 3°57'57" 39.49 N17°59'42"E 158.68 2°47'24" 18.04 N10°23'00"E 18.04	DELTA LENGTH CHORD 4°08'06" 43.30 N17°53'15"E 43.29 23°26'51" 258.84 N44°49'12"W 257.04 13°01'10" 143.73 N70°56'21"W 143.42 25°06'38" 188.23 N15°19'00"E 186.73 10°38'18" 102.12 N73°52'08"W 101.97 6°13'37" 43.47 N5°52'29"E 43.45 20°32'37" 143.42 N19°15'37"E 142.65 26°46'15" 186.89 N16°08'48"E 185.20 12°27'43" 32.62 S74°46'50"E 32.56 10°38'18" 104.53 N73°52'08"W 104.38 2°43'07" 26.71 N77°49'44"W 26.71 7°55'11" 77.82 N72°30'35"W 77.76 11°54'38" 31.18 N7°34'31"E 31.13 44°21'10" 466.78 S55°16'21"E 455.21 27°22'18" 288.07 N46°46'56"W 285.34 16°58'51" 178.71 N68°57'30"W 178.06 3°57'57" 39.49 N17°58'19"E 39.48 15°59'17" 159.19 N7°59'42"E 158.68 2°47'24" 18.04 N10°23'00"E 18.04						

LINE TABLE			LINE TABLE				PARCE		
E	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH		TAI		
	N5°30'05"E	20.87	L21	S79°11'17"E	47.88		Parcel #		
	N89°59'56"W	10.00	L22	S79°11'17"E	41.46		PARCEL A		
	S89°59'56"E	10.00	L23	N7°52'25"E	21.81		PARCEL B		
	S10°48'43"W	26.00	L24	N0°00'04"E	15.00	,	PARCEL C		
,	S79°11'17"E	86.50	L25	N90°00'00"W	61.00		PARCEL D		
;	S79°11'17"E	2.84	L26	N0°00'04"E	15.00		>		
	S68°32'59"E	14.69	L27	N90°00'00"W	61.00				
	S81°00'42"E	3.88	<u> </u>						
)	S89°59'56"E	29.50				-			
0	S10°48'43"W	13.00							
1	S10°48'43"W	13.00							

NOTES:

PROJECTION OF SIDE LOT LINES.

POLE CANYON BASIC LOCAL DISTRICT.

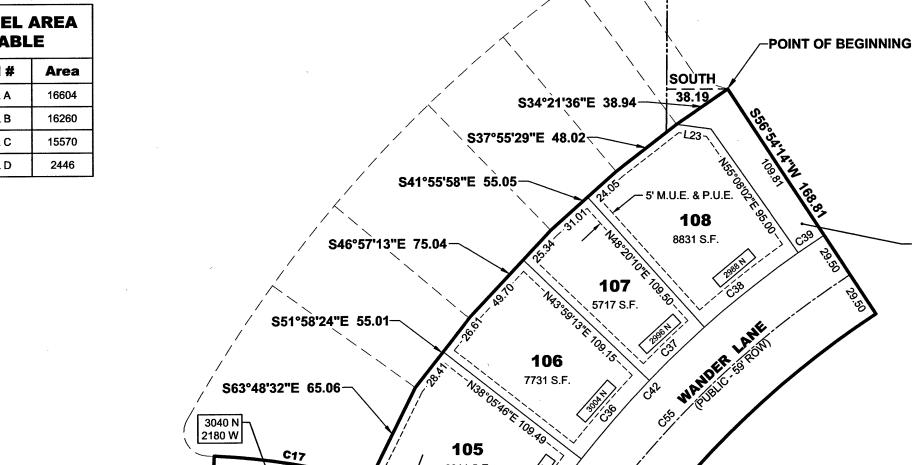
FIREFLY MASTER HOME OWNERS ASSOCIATION.

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @

2. PARCELS A - D AND PRIVATE ROADS ARE COMMON AREAS AND ARE OWNED AND MAINTAINED BY THE

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



V_C28

SECTION 17, T6S, R2W, S.L.B.&M

(FOUND 1958 UTAH COUNTY MONUMENT)

PARCEL D (OWNED &

MAINTAINED

--R=573.50 ∆=44°21'10"

L=443.95

432.94

-SOUTH 1/4 CORNER

DIRECT COMMUNICATIONS APPROVAL

ROCKY MOUNTAIN POWER APPROVAL

PURSUANT TO UTAH CODE ANN. \$54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC

2. PURSUANT TO UTAH CODE ANN. \$17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE M.U.E AS DESCRIBED

N THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY

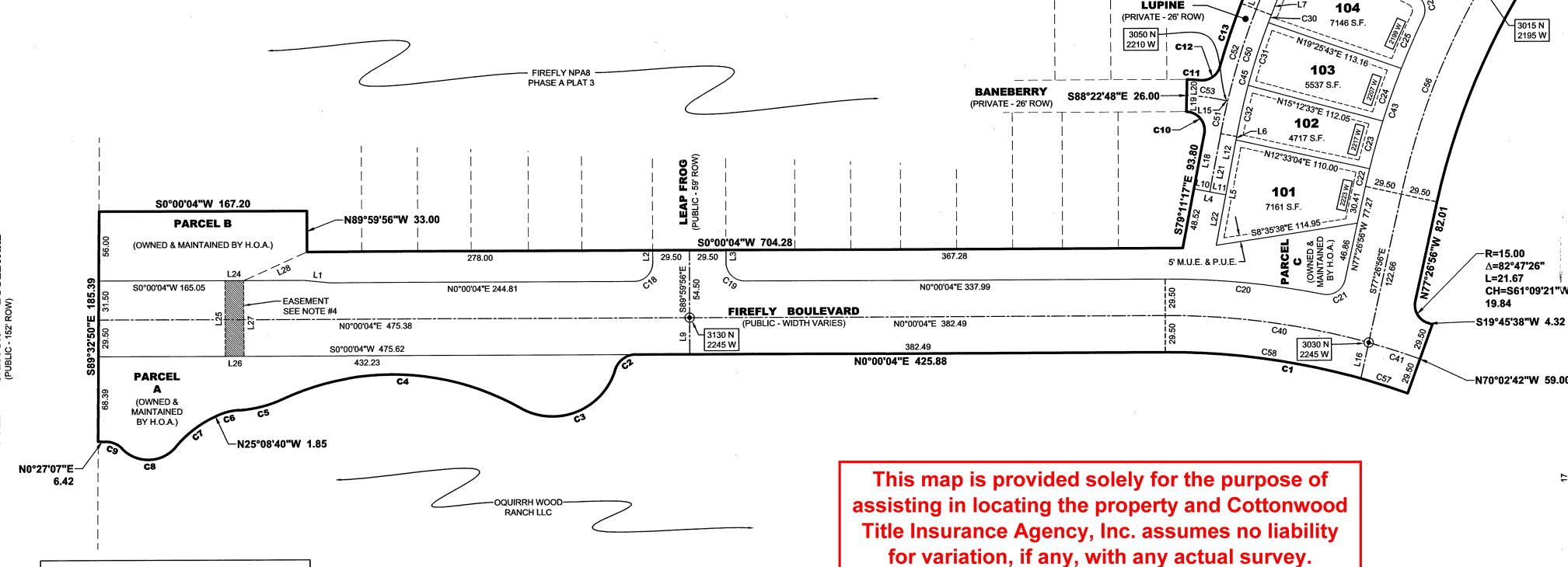
LOCATION, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL

SECTION 17, T6S, R2W, S.L.B.&M

(FOUND 1958 UTAH COUNTY MONUMENT)

CH=N55°16'21"W

-OQUIRRH WOOD-RANCH LLC



N79°11'17"W

N29°31'55"E

S81°00'42"E

N13°31'50"E

S77°26'56"E

S68°32'59"E

S79°11'17"E

N88°22'48"W

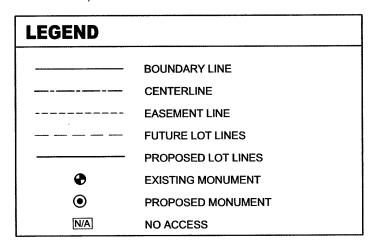
N88°22'48"W

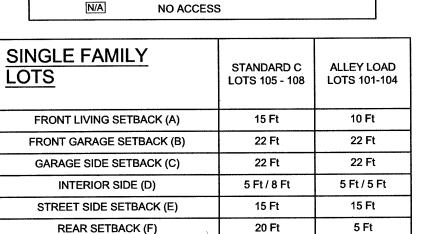
29.55

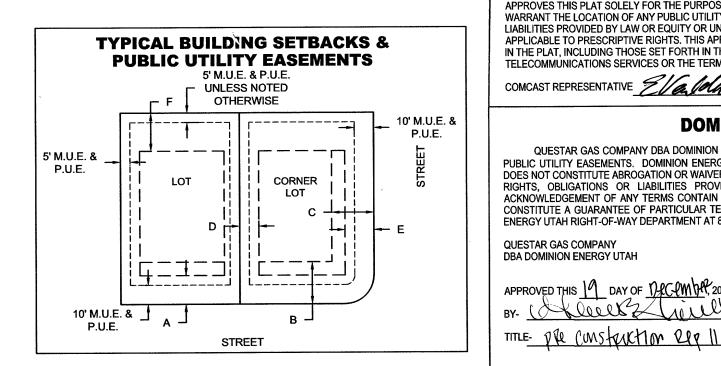
14.69

45.28

13.00







[COMCAST ENTITY] APPROVAL APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. [COMCAST ENTITY] DOES NOT DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. 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 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

S87°14'19"E 59.00-

COMCAST REPRESENTATIVE Walder DATE 12.19.23 DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 C ACKNOWLEDGEMENT OF ANY TERMS CONTAIN IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER 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 DOMINION EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE ENERGY LITAH RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

QUESTAR GAS COMPANY **DBA DOMINION ENERGY UTAH**

APPROVED THIS 19 DAY OF 12C-1M 14 20 13 BY Cheek Till

UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES

DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

1) A RECORDED EASEMENT OR RIGHT-OF-WAY. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.

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 FROM TH SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S56°54'14"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 432.94 FEET; THENCE N77°26'56"W 82.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 21.67 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 82°47'26", CHORI S61°09'21"W 19.84 FEET; THENCE S19°45'38"W 4.32 FEET; THENCE N70°02'42"W 59.00 FEET; THENCE ALONG THE ARC OF 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°58'41"E 197.68 FEET; THENCE N00°00'04"E 425.88 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 22.3 FEET WITH A RADIUS OF 17.50 FEET THROUGH A CENTRAL ANGLE OF 73°06'18", CHORD: N36°33'06"W 20.84 FEET TO A POINT C REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 94.22 FEET WITH A RADIUS OF 52.50 FEET THROUGH 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 CURVE TO THE LEFT 198.35 FEET WITH A RADIUS OF 209.00 FEET THROUGH A CENTRAL ANGLE OF 54°22'32", CHORD: N02°31'48' 190.99 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 36.79 FEET WITH A RADIU OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 21°04'47", CHORD: N14°07'04"W 36.58 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 C 39.48 FEET WITH A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 25°08'11", CHORD: N37°42'46"W 39.17 FEET TO POINT OF REVERSE CURVE: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 49.00 FEET WITH A RADIUS OF 29.00 FEI THROUGH A CENTRAL ANGLE OF 96°48'49", CHORD: N01°52'27"W 43.38 FEET TO A POINT OF REVERSE CURVE; THENCE ALON THE ARC OF A CURVE TO THE LEFT 14.48 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 46°04'51", CHOR N23°29'32"E 14.09 FEET: THENCE N00°27'07"E 6.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD A DEFINED ON TYSON SUBDIVISION PLAT, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, ENTRY NO. 95910:2019, MA NO. 16725: THENCE S89°32'50"E ALONG SAID SOUTH RIGHT-OF-WAY LINE 185.39 FEET; THENCE S00°00'04"W 167.20 FEET; THENC CURVE TO THE LEFT 25.96 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 99°10'39", CHORD: N51°13'24" 22.84 FEET: THENCE S88°22'48"E 26.00 FEET: THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 10.55 FEE WITH A RADIUS OF 163.00 FEET THROUGH A CENTRAL ANGLE OF 03°42'35", CHORD: S03°28'29"W 10.55 FEET TO A POINT O REVERSE CURVE: THENCE ALONG THE ARC OF A 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 TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF CURVE TO THE RIGHT 54.09 FEET WITH A RADIUS OF 576.00 FEET THROUGH A CENTRAL ANGLE OF 05°22'51", CHORD: S71°14'25' 54.07 FEET: THENCE S68°32'59"E 14.69 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.81 FEET WITH A RADIUS OF 137.00 FEET THROUGH A CENTRAL ANGLE OF 06°11'42", CHORD: S71°38'50"E 14.81 FEET; THENCE ALONG THE ARC OF A CURV TO THE LEFT 19.59 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 44°54'04", CHORD: N82°48'17"E 19.0 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.12 FEET WITH A RADIUS OF 370.50 FEET THROUG A CENTRAL ANGLE OF 03°15'57", CHORD: N04°23'39"E 21.12 FEET; THENCE S87°14'19"E 59.00 FEET; THENCE ALONG THE ARC OF NON-TANGENT CURVE TO THE RIGHT 98.70 FEET WITH A RADIUS OF 429.50 FEET THROUGH A CENTRAL ANGLE OF 13°10'02'

CONTAINS: ±5.07 ACRES

ANDREA ALLEN UTAH COUNTY RECORDER

023 Dec 29 10:58 AM FEE 74.00 BY KR ECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION

CHORD: S09°20'42"W 98.49 FEET; THENCE S63°48'32"E 65.06 FEET; THENCE S51°58'24"E 55.01 FEET; THENCE S46°57'13"E 75.04

FEET; THENCE S41°55'58"E 55.05 FEET; THENCE S37°55'29"E 48.02 FEET; THENCE S34°21'36"E 38.94 FEET TO THE POINT OI

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 THE COMMON AREA, AS INDICATED HEREON, TO THE FIREFLY MASTER HOME OWNERS ASSOCIATION, WITH

ON THE DAY OF DOWN DLY, A.D. 2023 PERSONALLEY APPEARED BEFORE ME NAMEN SNIFF

A REGISTERED ADDRESS OF 14034 S 145 E #204 DRAPER, UT. 84020 IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _______ __ day of **Decembey** , a.d. 20 <u>13</u> DATCH, LIC **ACKNOWLEDGMENT** STATE OF UTAH

NOTARY PUBLIC FULL NAME: KATULIN MILKELSUN
COMMISSION NUMBER: 123913
MY COMMISSION EXPIRES: 04.00.2020

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

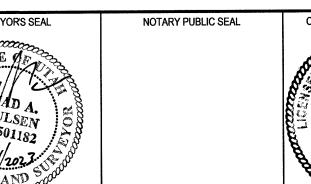
Mountain hts formal of Engle Whi OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC

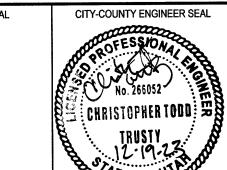
THIS 2/ DAY OF Weember A.D. 20 23

SCALE: 1" = 60'

FIREFLY NPA 8 PHASE A PLAT 1

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 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH





LEI #21-0080

This form approved by Utah County and the municipalities therein

SURVEYORS PLANNERS 3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com

COUNTY-RECORDER SEAL

SHEET 1 OF