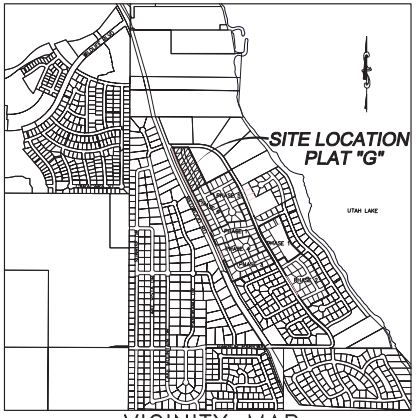
CATALINA BAY SUBDIVISION - PLAT "G"

A RESIDENTIAL SUBDIVISION
SARATOGA SPRINGS, UTAH
FINAL PLAN SET



VICINITY MAP
-NTS-

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	FINAL PLAT – PHASE 7 (SHEET 1 OF 2)
2B	FINAL PLAT – PHASE 7 (SHEET 2 OF 2)
3	UTILITY & INDEX SHEET
4	EXISTING TOPOGRAPHY/DEMOLITION
5	GRADING AND DRAINAGE
6	SITE, LIGHTING, STRIPING & SIGNAGE PLAN
7	RECORD OF SURVEY
8	PHASING PLAN
9	OPEN SPACE PHASING PLAN
PP-01	PLAN & PROFILE – GARIBALDI WAY – STA. 32+00 TO STA. 36+00
PP-02	PLAN & PROFILE – GARIBALDI WAY – STA. 36+00 TO STA. 39+61.09
PP-03	PLAN & PROFILE – McGREGOR LANE – STA. 38+00 TO STA. 42+50
PP-04	PLAN & PROFILE – McGREGOR LANE – STA. 42+50 TO STA 47+50
PP-05	PLAN & PROFILE – McGREGOR LANE – STA. 47+50 TO STA 51+01.41
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET
DT-04	DETAIL SHEET
DT-05	DETAIL SHEET
DT-06	DETAIL SHEET

GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE, IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCOATE UTILITIES IN THE FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPENCIES EXIST.
5. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.
8. DETENTION POND FROM PHASE 1 MUST BE COMPLETED IN ORDER FOR PHASE 2 AND PHASE 4 DRAINAGE SYSTEM TO OPERATE.

DATA TABLE:
TOTAL AREA=2,203,640 SF/50.59 acres
PHASE 7 AREA=196,952 SF/4.521 acres
TOTAL LOT AREA=1,595,152 SF/36.62 acres/72.36%
PHASE 7 LOT AREA=155,198 SF/3.563 acres
TOTAL OPEN SPACE=284,785 SF/6.54 acres/12.92%
PHASE 7 OPEN SPACE=0 SF/0 acres
TOTAL SENSITIVE LANDS=154,422/3.55 acres/54.28% of OS
PHASE 7 SENSITIVE LANDS=0 SF/0 acres
TOTAL LANDSCAPED AREA=229,505 SF/5.27 acres/10.41%
PHASE 7 LANDSCAPED AREA=0 SF/0 acres
TOTAL IMPERVIOUS AREA=419,857 SF/9.64 acres/19.05%
PHASE 7 IMPERVIOUS AREA=66,918 SF/1.536 acres
TOTAL ROW AREA=419,857 SF/9.64 acres/19.05%
PHASE 7 ROW AREA=41,754 SF/0.959 acres
TOTAL NUMBER OF LOTS=131
PHASE 7 NUMBER OF LOTS=13

DEVELOPER:
DESERT PEAK MANAGEMENT GROUP, LLC
BRAD A. JENSEN, MANAGER
947 S 500 E STE 100
AMERICAN FORK, UT 84003

CITY OF SARATOGA SPRINGS:
PHONE: 801-766-9793
1307 N COMMERCE DR STE 200
SARATOGA SPRINGS, UT 84045

PUBLIC WORKS:
PHONE: 801-766-6506
213 N 900 E
SARATOGA SPRINGS, UT 84045

ROCKY MOUNTAIN POWER:
PHONE: 888-221-7070
1407 W NORTH TEMPLE
SALT LAKE CITY, UTAH 84116

DOMINION ENERGY:
PHONE: 801-324-5111
PO BOX 45360
SALT LAKE CITY, UT 84145

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
2/5/20
STATE OF UTAH

LEGEND
(APPLIES TO ALL SHEETS)

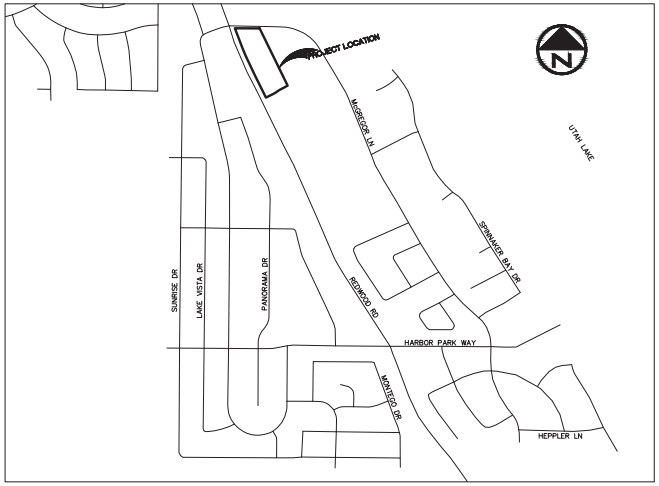
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STORM DRAIN W/MANHOLE
PROPOSED PVC SDR-35 SEWER W/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
18"ADS
8"SS
8"CUL
6"PI

CATALINA BAY SUBDIVISION
PLAT "G"

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

CATALINA BAY SUBDIVISION PLAT "G"

BEING A VACATION OF A PORTION OF LOTS LOTS 51 AND 52,
LAKE MOUNTAIN ESTATES PLAT "B"
LOCATED IN THE WEST HALF OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE
SARATOGA SPRINGS, UTAH

PLAT NOTES:
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN IN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 3RD DAY OF JULY, A.D. 2017.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. 18CA003" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OF BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC ENGINEERING, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
13. SET REBAR AND CAP AT ALL LOT CORNERS OR A PLUG IN THE CURB OF LOT LINE EXTENSIONS.

DATA TABLE:

INFORMATION	ACRES	SQ. FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	4.521	196,948	100%		
BUILDABLE LAND	0.959	41,765	78.79%		
ROW AREA	3.562	155,183	21.21%		
OPEN SPACE	0.000	0	0.00%		
LOTS				13	
NET DENSITY DWELLINGS BY ACRE				2.88	

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

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 PUE 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:
   A. A RECORDED EASEMENT OR RIGHT-OF-WAY
   B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   C. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   D. ANY OTHER PROVISION OF LAW

APPROVED THIS____ DAY OF_____, A.D. 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS____ DAY OF_____, A.D. 20____

BY:_____

TITLE:

DOMINION ENERGY QUESTAR CORPORATION

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF_____, A.D. 20____

PUBLIC WORKS DIRECTOR

CENTURY LINK

APPROVED THIS____ DAY OF_____, A.D. 20____

CENTURY LINK

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF_____, A.D. 20____

PLANNING DIRECTOR

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF_____, A.D. 20____

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF_____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

APPROVED THIS____ DAY OF_____, A.D. 20____

COMCAST CABLE TELEVISION

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS THIS ____ DAY OF_____, A.D. 20____

CITY ENGINEER

FIRE CHIEF

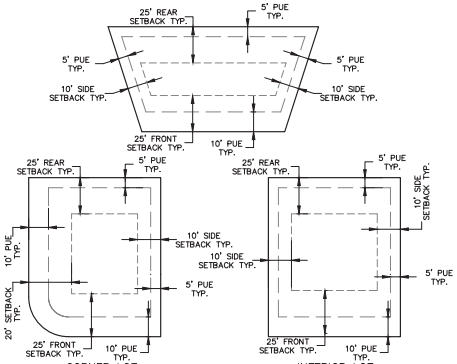
APPROVED BY THE FIRE CHIEF ON THIS THIS ____ DAY OF_____, A.D. 20____

CITY FIRE CHIEF

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF_____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE



DETAIL-TYP. BUILDING SETBACK + EASEMENT
-NTS-

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
(801) 849-0112
WWW.WILDINGENGINEERING.COM

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES NORTH 89°45'55" WEST 1322.36 FEET ALONG THE SECTION LINE AND NORTH 2802.04 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CATALINA BAY PLAT "F", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) SOUTH 62°00'24" WEST 104.74 FEET, 2) SOUTH 55°25'49" WEST 56.56 FEET, 3) SOUTH 63°32'05" WEST 104.78 FEET TO THE EAST LINE OF CATALINA BAY SUBDIVISION OPEN SPACE PLAT "D", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF CATALINA BAY SUBDIVISION OPEN SPACE PLAT "E", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING FOUR (4) COURSES, 1) NORTH 26°30'56" WEST 266.69 FEET, 2) NORTH 25°18'29" WEST 228.36 FEET, 3) NORTH 22°30'16" WEST 89.56 FEET, 4) NORTH 20°57'25" WEST 231.49 FEET TO THE SOUTH LINE OF McGREGOR LANE; THENCE SOUTH 89°43'23" EAST ALONG SAID SOUTH LINE A DISTANCE OF 265.76 FEET TO THE NORTHEAST CORNER OF LOT 52, LAKE MOUNTAIN ESTATES PLAT "B", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 26°04'37" EAST ALONG THE EAST LINE OF SAID LOT 52 A DISTANCE OF 684.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 196,948 SQUARE FEET
4.521 ACRES, MORE OR LESS
13 LOTS

AUGUST 26, 2019
DATE

KAGAN M. DIXON, PLS
LICENSE NUMBER: 9061091

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS

CATALINA BAY SUBDIVISION PLAT "G"

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNERS(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ___ DAY OF _____, A.D. 20___

SIGNATURE | PRINT NAME | MANAGER
CASEY DEVELOPMENT, LC

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVIDE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____, A.D. 20____

_____, CITY MAYOR
ATTEST _____, CITY RECORDER (SEE SEAL BELOW)

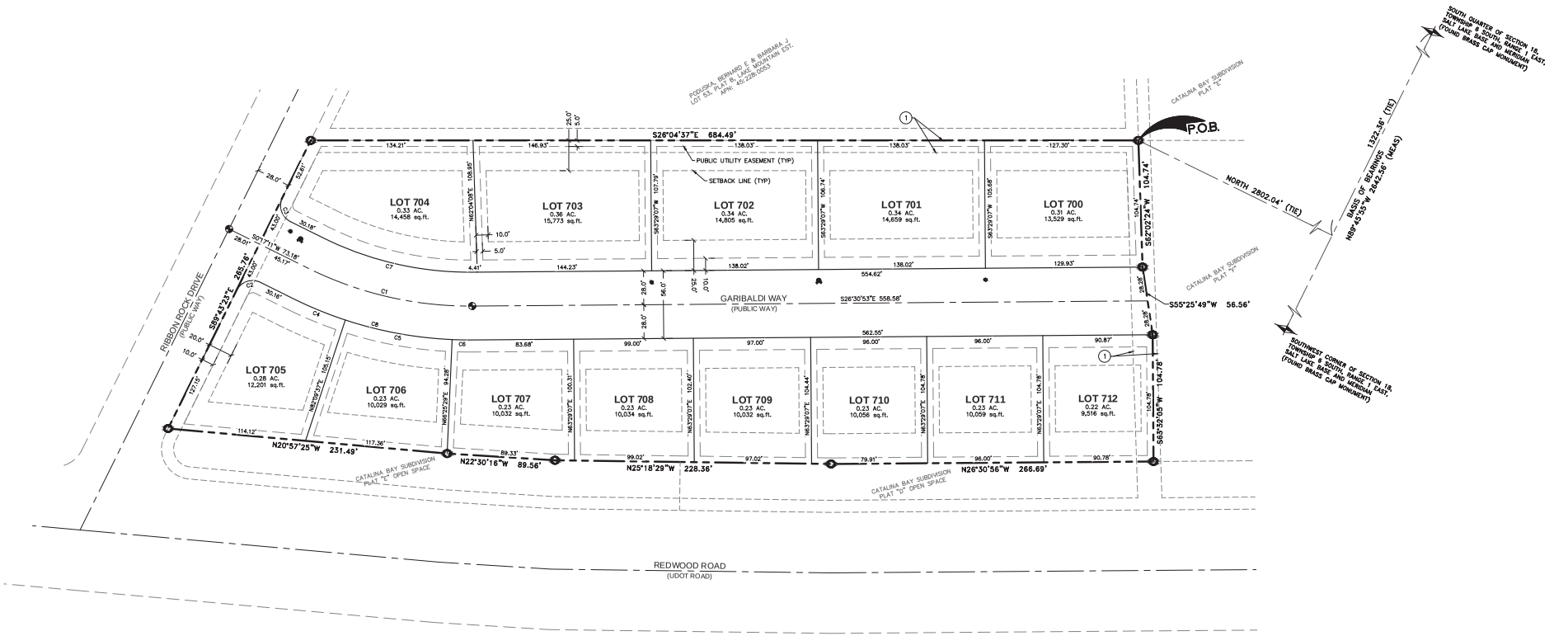
CATALINA BAY SUBDIVISION PLAT "G"
LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
KAGAN M. DIXON No. 9061091 08/26/19		

SUBMITTED FOR REVIEW ONLY

CATALINA BAY SUBDIVISION PLAT "G"

BEING A VACATION OF A PORTION OF LOTS LOTS 51 AND 52,
LAKE MOUNTAIN ESTATES PLAT "B"
LOCATED IN THE WEST HALF OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
SHEET 2 OF 2



1 DRAINAGE EASEMENT AS SHOWN ON LAKE MOUNTAIN ESTATES PLAT "B" (HEREBY VACATED WITH THIS PLAT)

NOTES:
1. PROPERTY IS LOCATED WITHIN FEMA FLOOD INSURANCE RATE MAP 4902500205A, ZONE 'X'.

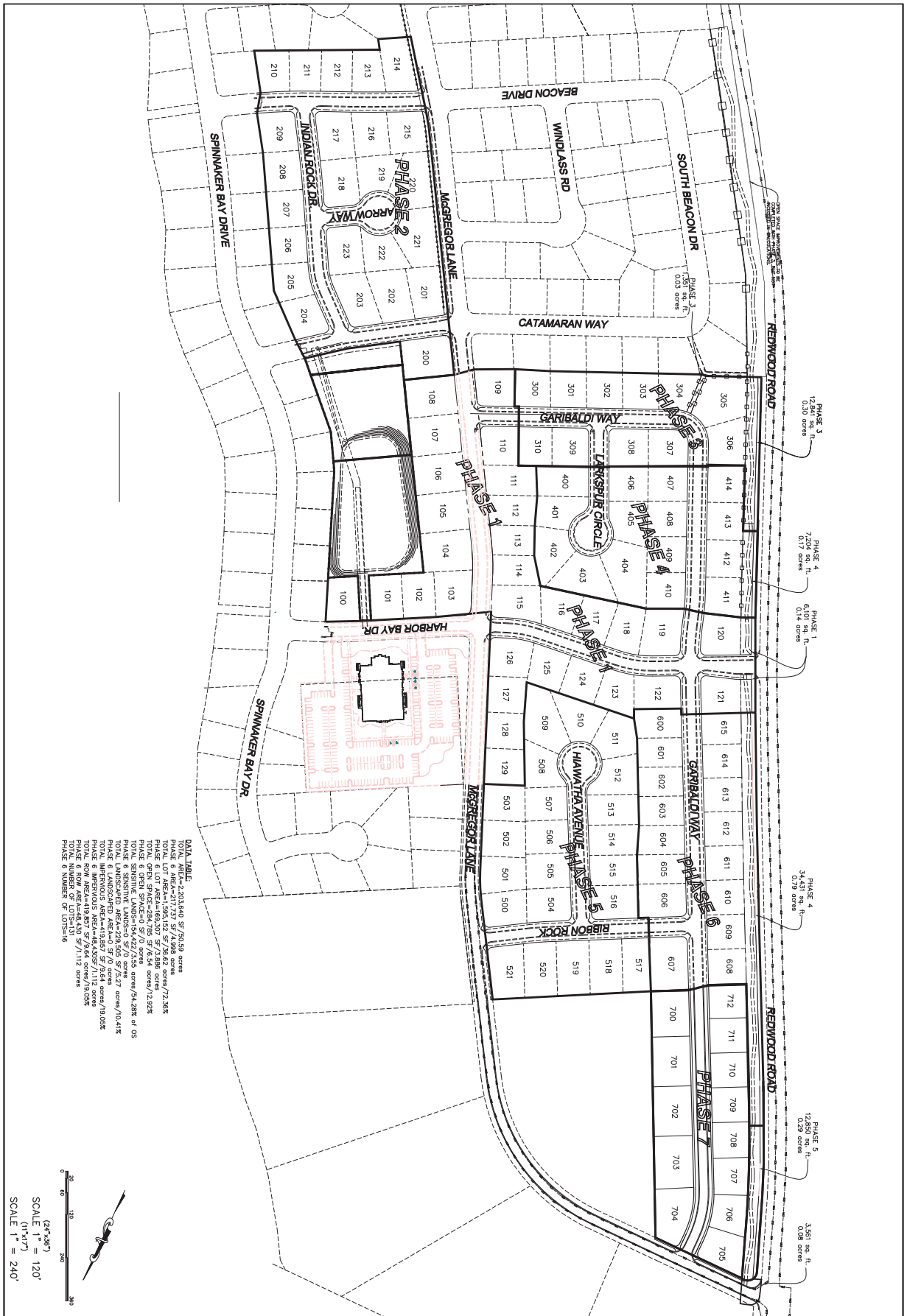
LEGEND

SECTION LINE
FOUND SECTION CORNER
ROW CENTERLINE
NEW STREET MONUMENT
SET 5/8 REBAR AND CAP (BOUNDARY LINE)
(WILDING ENGINEERING)
ADJACENT PROPERTY / ROW LINE
LOT LINE
FIRE HYDRANT
STREET LIGHT

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.569.6112
WWW.WILDINGENGINEERING.COM

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	140.33'	300.00'	26°48'04"	S13°06'51"E	139.05'
C2	23.56'	15.00'	90°00'34"	N44°43'06"W	21.21'
C3	23.56'	15.00'	89°59'26"	S45°16'54"W	21.21'
C4	46.52'	328.00'	8°07'35"	N03°46'36"W	46.48'
C5	90.08'	328.00'	15°44'08"	N15°42'28"W	89.80'
C6	16.83'	328.00'	2°56'21"	N25°02'42"W	16.82'
C7	127.23'	272.00'	26°48'04"	S13°06'51"E	126.08'
C8	153.43'	328.00'	26°48'04"	N13°06'51"W	152.03'



CATALINA BAY SUBDIVISION
PLAT "G"

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

SARATOGA SPRINGS, UTAH COUNTY, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.
8

Z:\2015\15-092 Catalina Bay\CADD\FINAL\PHASE 7\08-PHASING PLAN.dwg 2/5/2020 8:54:25 AM MST