Exhibit 7

REDWOOD ROAD
REDWOOD ROAD
SOUTH BEACON DR
EAST BEACON DRIVE
WINDLASS RD
CATAMARAN BAY
GARIBALDI WAY
LARKSPUR CIRCLE
WAYSIDE DR.
HIAWATHA CIRCLE
RIBBON ROCK ROAD
McGREGOR LANE
McGREGOR LANE
INDIAN ROCK DR
ARROW COVE
OPEN SPACE/DETENTION POND
SPINNAKER BAY DRIVE
SPINNAKER BAY DR.
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
(24"x36")
SCALE 1" = 120'
(11"x17")
SCALE 1" = 240'
SHEET NO.
1
OVERALL LAYOUT
SARATOGA SPRINGS,
UTAH COUNTY, UTAH
CATALINA BAY SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660
NO. REVISIONS BY DATE

CATALINA BAY SUBDIVISION
PLAT "A"
SARATOGA SPRINGS, UTAH COUNTY, UTAH

CONTAINS 30 LOTS AND 11.78 ACRES
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

VICINITY MAP
-NTS-

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.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. " 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 IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
7. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
8. REFERENCE HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
9. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
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 REPORT IS ON FILE WITH EARTHTEC ENGINEERING AND THE CITY. 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. "LOTS/UNITS" ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
13. 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.

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 THERIN.
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 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

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS_____DAY OF_____
A.D. 20___

BY _____

TITLE _____
QUESTAR GAS COMPANY

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	528.14	75.81	75.74	N 26°41'58" W	8°13'26"
C2	971.99	77.34	77.32	S 64°13'01" W	4°33'32"
C3	20.00	29.50	26.90	S 19°40'30" W	84°31'30"
C4	472.14	67.77	67.71	S 26°41'58" E	8°13'26"
C5	472.14	8.77	8.77	S 23°07'10" E	1°03'51"
C6	472.14	59.00	58.96	S 27°13'53" E	7°09'35"
C7	15.00	21.74	19.89	N 72°20'17" W	83°03'13"
C8	15.00	25.38	22.46	N 17°39'43" E	96°56'47"
C9	528.14	23.14	23.14	S 29°33'22" E	2°30'38"
C10	528.14	52.66	52.64	S 25°26'39" E	5°42'48"
C11	15.00	23.56	21.21	N 67°35'13" W	89°59'57"
C12	328.00	94.03	93.71	N 75°37'33" E	16°25'30"
C13	272.00	54.09	54.00	S 78°08'31" W	11°23'36"
C14	272.00	38.73	38.69	S 68°21'59" W	8°09'27"
C15	15.00	23.09	20.88	S 20°11'11" W	88°12'10"
C16	628.00	69.71	69.67	N 20°44'06" W	6°21'36"
C17	572.00	13.73	13.73	S 18°14'33" E	1°22'30"
C18	628.00	8.94	8.94	S 17°57'46" E	0°48'57"
C19	572.00	60.72	60.69	N 20°35'46" W	6°04'56"
C20	15.00	24.11	21.59	N 69°40'29" W	92°04'30"
C21	15.00	25.55	22.57	N 23°05'06" E	97°35'41"
C22	972.00	13.61	13.61	N 26°06'48" W	0°48'09"
C23	1028.00	14.40	14.40	N 26°06'48" W	0°48'09"
C24	15.00	23.56	21.21	S 70°42'44" E	90°00'00"
C25	328.00	51.83	51.78	S 68°48'54" W	9°03'16"
C26	328.00	60.09	60.00	S 78°35'25" W	10°29'47"
C27	272.00	76.09	75.84	N 75°25'38" E	16°01'40"
C28	15.00	23.56	21.21	N 22°24'47" E	90°00'03"
C29	272.00	1.89	1.89	N 83°38'23" E	0°23'51"
C30	300.00	86.00	85.71	N 75°37'33" E	16°25'30"
C31	300.00	102.37	101.87	S 74°03'47" W	19°33'03"
C32	600.00	11.33	11.33	S 18°05'46" E	1°04'56"
C33	600.00	85.42	85.35	N 21°38'01" W	8°09'26"
C34	1000.00	14.00	14.00	N 26°06'48" W	0°48'09"

NOTES:
1. PARCEL A IS COMMON OPEN SPACE AND IS TO BE MAINTAINED BY CATALINA BAY HOA.
2. PARCEL B AND PARCEL C ARE PUBLIC ACCESS EASEMENTS AND UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN.

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

0 30 60 120 180

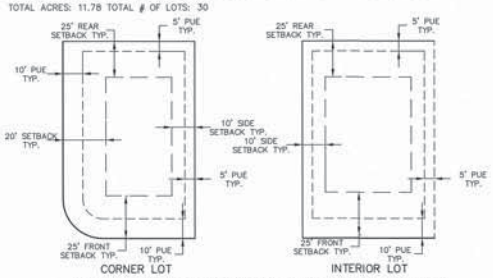
LEGEND
- FOUND BRASS CAP
- SUBDIVISION MONUMENT
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT

BOUNDARY DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT WHICH LIES N89°45'55"W 1146.84 FEET ALONG THE SECTION AND NORTH 1739.41 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N66°08'03"E 40.00 FEET; THENCE N71°37'46"E 103.36 FEET; THENCE N77°19'17"E 56.30 FEET; THENCE N65°03'40"E 105.50 FEET; THENCE N77°12'07"E 300.45 FEET; THENCE S36°39'08"E 85.26 FEET; THENCE S23°51'54"E 83.14 FEET; THENCE S20°23'47"E 83.30 FEET; THENCE S27°02'20"E 83.27 FEET; THENCE N66°08'06"E 49.08 FEET; THENCE S24°56'20"E 108.02 FEET; THENCE S23°51'54"E 56.00 FEET; THENCE N66°08'06"E 12.41 FEET; THENCE S23°51'54"E 103.78 FEET TO THE BOUNDARY OF HARBOR BAY SUBDIVISION PHASE 3; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES TO WIT: (1) N68°23'12"E 3.86 FEET, (2) N64°34'23"E 110.92 FEET TO THE WEST RIGHT-OF-WAY OF McGREGOR LANE; THENCE ALONG McGREGOR LANE THE FOLLOWING THREE (3) COURSES TO WIT: (1)N30°48'41"W 494.95 FEET, (2) ALONG THE ARC OF A 528.14 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 75.81 FEET (THE CHORD BEARS N26°41'58"W 75.74 FEET), (3) N22°35'15"W 584.07 FEET; THENCE S67°24'48"W 113.72 FEET; THENCE S25°51'45"E 177.43 FEET; THENCE S21°22'25"E 22.86 FEET; THENCE S19°56'30"E 87.11 FEET; THENCE S83°50'19"W 313.78 FEET; THENCE S25°16'13"E 27.14 FEET; THENCE S64°17'31"W 130.60 FEET; THENCE N26°30'53"W 16.66 FEET; THENCE S63°29'07"W 205.96 FEET; THENCE S25°42'44"E 160.57 FEET; THENCE S23°51'57"E 103.07 FEET TO THE POINT OF BEGINNING. CONTAINS 7.13 ACRES OF LAND.

PARCEL 2:
BEGINNING AT A POINT WHICH LIES N89°45'55"W 103.77 FEET ALONG THE SECTION LINE AND NORTH 1485.92 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N59°11'22"E 140.05 FEET; THENCE N 30°48'38"W 208.76 FEET TO THE BOUNDARY OF HARBOR BAY SUBDIVISION PHASE 4; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) N29°52'00"W 27.49 FEET; (2) N21°43'27"W 295.99 FEET; (3) N21°43'55"W 122.68 FEET; THENCE ALONG THE ARC OF A 971.99 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 77.34 FEET, (THE CHORD BEARS S64°13'01"W 77.32 FEET); THENCE S61°56'15"W 308.18 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 29.50 FEET, (THE CHORD BEARS S19°40'30"W 26.90 FEET) TO THE EAST RIGHT-OF-WAY OF McGREGOR LANE; THENCE ALONG McGREGOR LANE THE FOLLOWING THREE (3) COURSES TO WIT: (1) S22°35'15"E 98.62 FEET; (2) ALONG THE ARC OF A 472.14 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 67.77 FEET, (THE CHORD BEAR S26°41'58"E 67.71 FEET); (3) S30°48'41"E 485.37 FEET TO THE POINT OF BEGINNING. CONTAINS 4.68 ACRES OF LAND.

TOTAL ACRES: 11.78 TOTAL # OF LOTS: 30



DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695, 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.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

SEE TO THE LEFT

TOTAL ACRES: 11.78 TOTAL # OF LOTS: 30

OWNER'S DEDICATION

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

CATALINA BAY SUBDIVISION

AND DO HEREBY DEDICATE FOR THE 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) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM A CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

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

CASEY DEVELOPMENT, LC MANAGER: KEVIN CASEY

OILWELL PROPERTIES, LC MANAGER: ROBIN MCCULLOCH

BLACKROCK HOMES, LLC MANAGER: DAVE SCOVILLE

JAMES ELGIN LOUDER & PATRICIA MAE LOUDER TRUSTEES

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF_____, A.D. 20___ PERSONALLY APPEARED BEFORE ME_____, WHO BEING BY ME DID DULY SWORN, DID PROVE 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).

I CERITFY 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 PERPETUAL USE OF THE PUBLIC.
THIS___DAY OF_____, A.D. 20___

ATTEST _____

CITY MAYOR _____ CITY RECORDER _____

COMCAST CABLE TELEVISION

APPROVED THIS___DAY OF_____, A.D. 20__

COMCAST CABLE TELEVISION

PLANNING DIRECTOR APPROVAL

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

CENTURY LINK

APPROVED THIS___DAY OF_____, A.D. 20__

CENTURY LINK

SARATOGA SPRINGS ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER ON THIS ___DAY OF_____, A.D. 20__

CITY ENGINEER

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON 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__

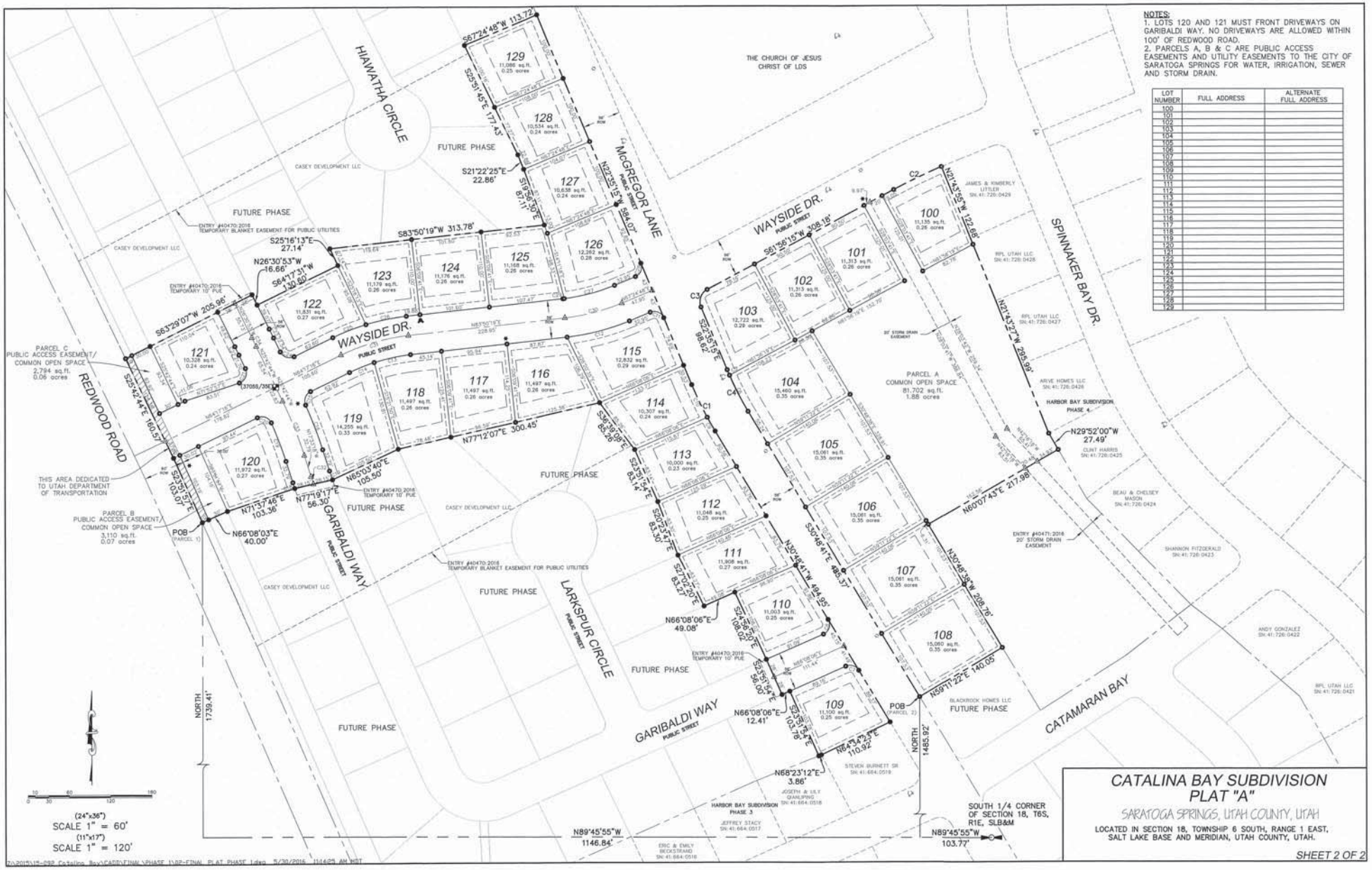
LEHI CITY POST OFFICE REPRESENTATIVE

CATALINA BAY SUBDIVISION
PLAT "A"
SARATOGA SPRINGS, UTAH COUNTY, UTAH

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



NOTES:
1. LOTS 120 AND 121 MUST FRONT DRIVEWAYS ON GARIBALDI WAY. NO DRIVEWAYS ARE ALLOWED WITHIN 100' OF REDWOOD ROAD.
2. PARCELS A, B & C ARE PUBLIC ACCESS EASEMENTS AND UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN.

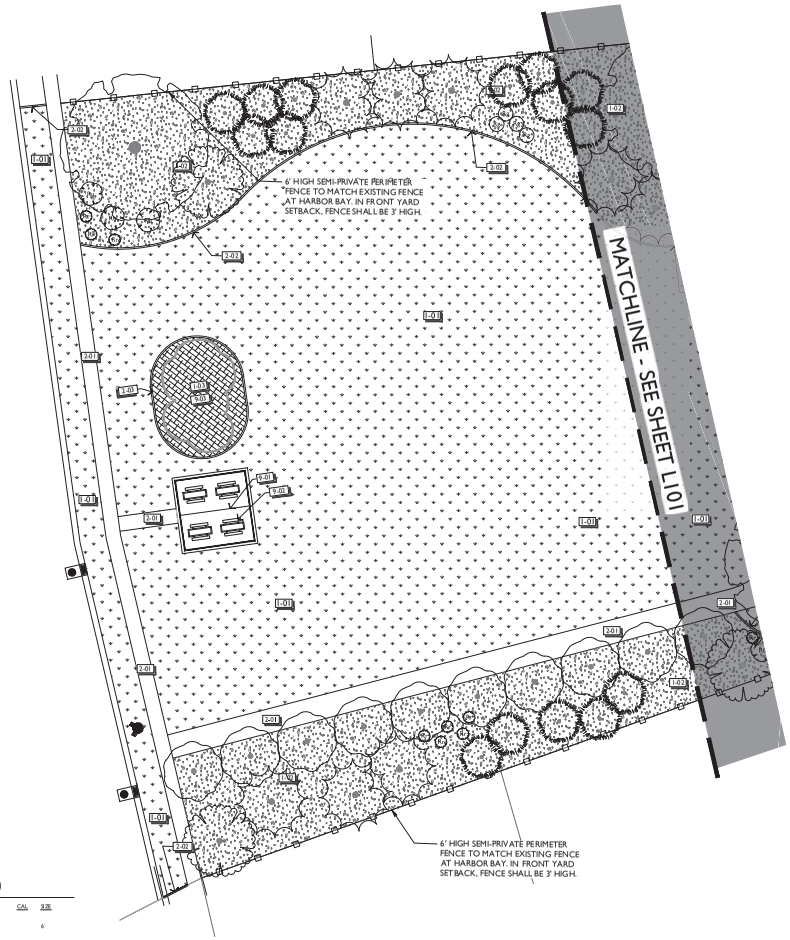
LOT NUMBER	FULL ADDRESS	ALTERNATE FULL ADDRESS
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		

CATALINA BAY SUBDIVISION PLAT "A"

SARATOGA SPRINGS, UTAH COUNTY, UTAH

LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 2 OF 2



REFERENCE NOTES SCHEDULE PARK

SYMBOL	1 LANDSCAPE DESCRIPTION	DETAIL
REF	SODDED LAWN AREAS SHALL HAVE 6" DEPTH OF QUALITY TOP SOIL. SEE SPECIFICATIONS.	
REF	PLANTING AREAS SHALL HAVE MIN. 12" DEPTH OF QUALITY TOPSOIL. SEE SPECIFICATIONS. PROVIDE 3" DEPTH OF DARK BROWN SHREDDED LANDSCAPE WOOD MULCH TOP DRESSING. PROVIDES OZ. LANDSCAPE WEED BARRIER FABRIC.	
REF	PLAYGROUND SURFACING - 5x7 Fall ENGINEERED WOOD FIBER, 12" DEPTH.	
SYMBOL	2 HARDSCAPE DESCRIPTION	DETAIL
REF	CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS.	
REF	6" CONCRETE MOWCURB	4/L104
REF	6" CONCRETE PLAYGROUND CURB WALL	5/L104
SYMBOL	9 SITE FURNISHINGS DESCRIPTION	DETAIL
REF	PAVILION - ICON SHELTERS MODEL# SQ24M-PA-25-140-100 OVER 26 X26' CONCRETE SLAB, FRAME COLOR: BLACK, ROOF COLOR: BLUE	
REF	PICNIC TABLES (4) - WEBCOAT MODEL # TBRC REGAL STYLE PORTABLE WITH LOCKING ANCHOR, FRAME COLOR: BLACK, TOP AND SEAT COLOR: BLUE	
REF	PLAYGROUND - PLAYWORLD SYSTEMS MODEL # 15-4986A	

PLANT SCHEDULE PARK (PHASE 1)

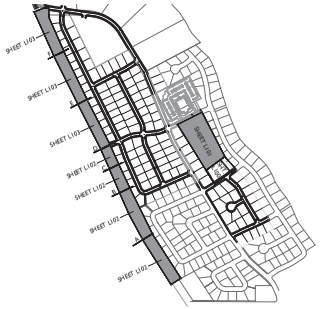
CONIFERS	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	Pinus pungens 'Thume'	Colorado Blue Spruce	B & B		6'
	Pinus sylvestris 'Nana'	Dwarf Scotch Pine	B & B		6'
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2"Cal	
	Malus x 'Prairifire'	Prairifire Crab Apple	B & B	2"Cal	
	Platanus x acerifolia	London Plane Tree	B & B	2"Cal	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	
	Ru	Rhus glabra 'Cismontana'	Western Smooth Sumac	5 gal	
	Rg	Rhus trilobata 'Gro Low'	Skunkbush Sumac	1 gal	
	Rr	Rosa Meidland series 'Red'	Red Meidland Rose	1 gal	

NOTES:

1. FOR REFNOTES AND PLANTING QUANTITIES FOR ENTIRE PARK AREA, SEE SHEET L101.
2. FOR TOTAL REQUIRED LANDSCAPE CALCULATIONS FOR PARK AREA, SEE SHEET L101.

PHASING NOTES:

1. PARK CONSTRUCTION BELONGS TO PHASE 1



SITE INDEX

NORTH

LAYOUT PLAN

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0' 20' 40' 80'

SCALE: 1" = 20' on 24"x36" Sheet

NORTH

northland DESIGN GROUP
Landscape Architecture + Land Planning
801.762.0179 office 801.762.0180 fax www.northland-design.com

REVISIONS	DATE	BY

DRAWN BY: DGS REVIEWED BY: GB DATE: 23 Mar 2016 PROJECT NO. 2015017 ENGINEER: ATLAS ENG.

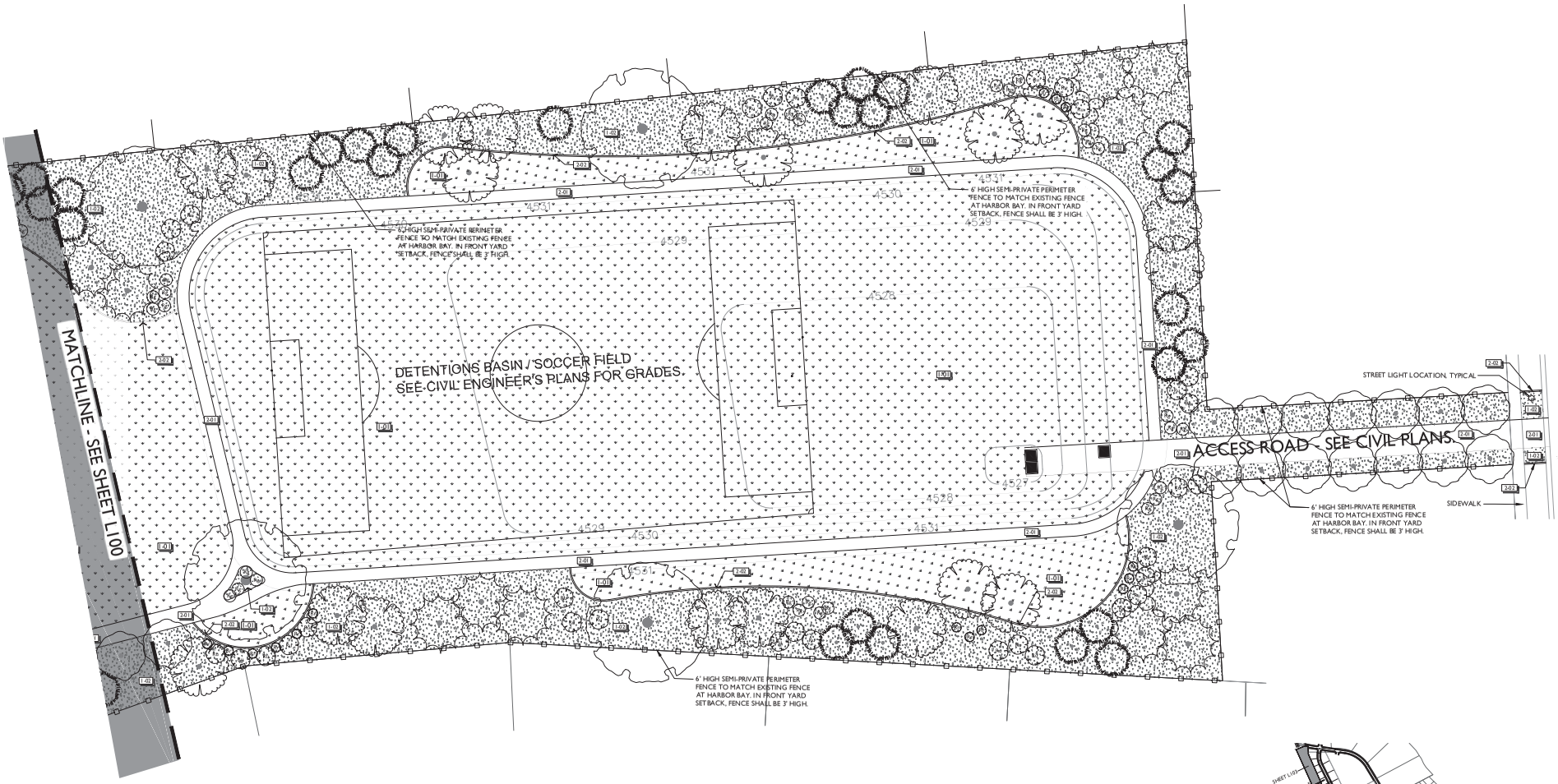
CATALINA BAY

SARATOGA SPRINGS, UTAH

LICENSED LANDSCAPE ARCHITECT # 7922519-5301 R. August Bateman STATE OF UTAH

PRELIMINARY SET
NOT FOR CONSTRUCTION

L100



REFERENCE NOTES SCHEDULE PARK

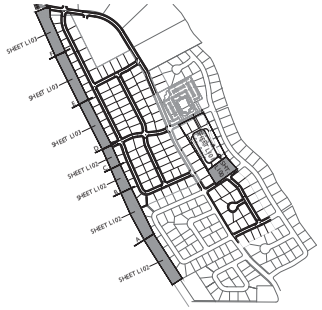
SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	SODDED LAWN AREAS SHALL HAVE 6" DEPTH OF QUALITY TOPSOIL. SEE SPECIFICATIONS	101,096 sf	
	PLANTING AREAS SHALL HAVE MIN. 12" DEPTH OF QUALITY TOPSOIL. SEE SPECIFICATIONS. PROVIDE 3" DEPTH OF DARK BROWN SHREDDED LANDSCAPE WOOD MULCH TOP DRESSING. PROVIDE 5 OZ. LANDSCAPE WEED BARRIER FABRIC.	44,129 sf	
	PLAYGROUND SURFACING - 5 of Nd ENGINEERED WOOD FIBER. 12" DEPTH.	39.44 cy	
SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
	CONCRETE WALKWAY - SEE CIVIL ENGINEER PLANS.		
	6" CONCRETE MOW CURB	1859 lf	4L/104
	6" CONCRETE PLAY GROUND CURB WALL	119 lf	5L/104
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
	PAVILION - ICON SHELTERS MODEL# SQ 30 PA-35-140-100 OVER 36' X 36' CONCRETE SLAB. FRAME COLOR: BLACK. ROOF COLOR: BLUE		
	PICNIC TABLES (4) - WEECO AT MODEL # TBF-C REGAL STYLE PORTABLE WITH LOOKING ANCHOR. FRAME COLOR: BLACK. TOP AND SEAT COLOR: BLUE		
	PLAYGROUND - PLAYWORLD SYSTEMS MODEL # 15-4986A		

PLANT SCHEDULE PARK (PHASE 1)

CONIFERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	17	Pinus pungens 'Thume'	Colorado Blue Spruce	B & B		6'
	39	Pinus sylvestris 'Nana'	Dwarf Scotch Pine	B & B		6'
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	33	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	3"Cal	
	14	Malus x 'Prairifire'	Prairifire Crab Apple	B & B	3"Cal	
	6	Platanus x acerifolia	London Plane Tree	B & B	3"Cal	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	Ro	35	Rhus glabra 'Cismontana'	Western Smooth Sumac	5 gal	
	Rg	34	Rhus trilobata 'Gro Low'	Skunkbush Sumac	1 gal	
	Rr	33	Rosa Meidiland series 'Red'	Red Meidiland Rose	1 gal	

TOTAL PARK AREA: 3.54 ACRES
REQUIRED DECIDUOUS TREES IN PARK: 53
REQUIRED EVERGREEN TREES IN PARK: 51
REQUIRED SHRUBS IN PARK: 71
MAXIMUM LAWN AREA ALLOWED (70%): 107,942 SQUARE FEET
TOTAL LAWN AREA PROVIDED: 101,448 SQUARE FEET (66%)

PHASING NOTES:
1. PARK CONSTRUCTION BELONGS TO PHASE 1



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