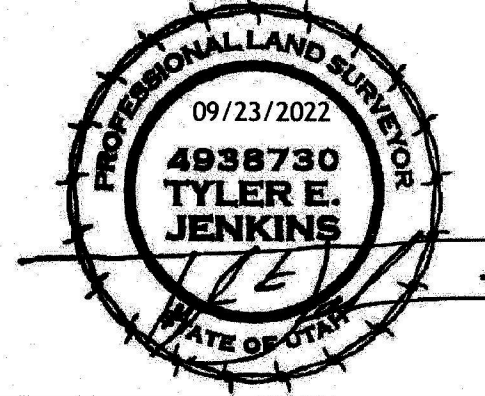


NOTES:

- 1. PARCELS A, B, AND C ARE COMMON AREA AND HEREBY DEDICATED TO THE SAGE HEN HOLLOW HOME OWNERS ASSOCIATION WITH RIGHTS TO WASATCH COUNTY WITH AN OPEN SPACE EASEMENT.
2. PARCEL D IS OPEN SPACE WITH RIGHTS TO WASATCH COUNTY WITH AN OPEN SPACE EASEMENT.
2.1. THE OPEN SPACE EASEMENT IS BLANKET IN NATURE TO INCLUDE ALL OF COMMON PARCEL C.
2.2. THE OPEN SPACE EASEMENT IS IN FAVOR OF WASATCH COUNTY PURSUANT TO WASATCH COUNTY CODE 16.21.06.
2.1.1. OPEN SPACE PARCELS ARE NOT DEVELOPABLE.
3. COMMON PARCEL C IS HEREBY SUBJECT TO A PUBLIC ACCESS EASEMENT FOR TRAILS, COMMON PARCEL D IS ALSO HEREBY SUBJECT TO A PUBLIC ACCESS EASEMENT FOR TRAILS.
3.1. THE PUBLIC ACCESS EASEMENT IS BLANKET IN NATURE TO INCLUDE ALL OF COMMON PARCEL C.
4. ALL LOTS SHALL INCLUDE A 10' PUBLIC UTILITY EASEMENT (PUE) ALONG THE FRONT OF THE LOT.
5. 5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.
6. PARK STRIP IN PRIVATE ROADS ARE SNOW STORAGE EASEMENTS.
7. OPEN SPACE PARCEL C IS SUBJECT TO SNOW STORAGE EASEMENT.
8. PARCEL A, B, C, D AND ROADWAYS ARE BLANKET EASEMENTS FOR PUBLIC UTILITIES.

SAGE HEN HOLLOW SUBDIVISION AMENDED AMENDING THE STREET NAME OF CORNCRAKE COURT TO OSPREY COURT PART OF THE SOUTH HALF (SOUTH 1/2), OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, STATE OF UTAH

SURVEYOR'S CERTIFICATE I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: SAGE HEN HOLLOW SUBDIVISION AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



OWNER'S DEDICATION I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, A PARCEL, AND STREETS, TOGETHER WITH EASEMENTS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS: SAGE HEN HOLLOW SUBDIVISION AMENDED AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT ON THE 2nd DAY OF October, 2022, BARRY GITTLEMAN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF HAMLET HOMES IV CORPORATION, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

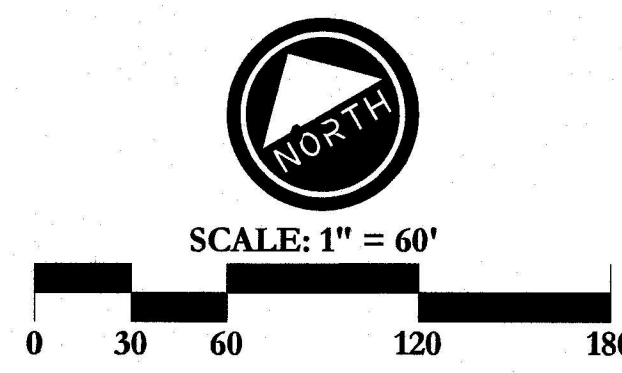
CORPORATE ACKNOWLEDGEMENT ON THE 2th DAY OF October, 2022, STORM BARGAT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF US TITLE COMPANY OF UTAH AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

CORPORATE ACKNOWLEDGEMENT ON THE 7th DAY OF October, 2022, CANNON GERSTNER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF M & T BANK, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT ON THE 6th DAY OF October, 2022, JACOB BALLSTAEDT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF JORDANELLE INVESTMENTS, LC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

SAGE HEN HOLLOW SUBDIVISION AMENDED PART OF THE SOUTH HALF (SOUTH 1/2), OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, STATE OF UTAH SHEET 1 OF 2 RECORDED # 5270416 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: HAMLET HOMES IV CORP DATE: 11/18/22 TIME: 3:22:19PM BOOK: 1473-74 PAGE: 184-185 FEE: \$184.00 MALLI M. MURRAY WASATCH COUNTY RECORDER

LEGEND BOUNDARY LINE LOT LINE SECTION LINE CENTERLINE / MONUMENT LINE ADJACENT PROPERTY LINE SURVEY TIE LINE RIGHT OF WAY LINE EASEMENT LINE PROPOSED SEWER EASEMENT EXISTING SEWER EASEMENT SECTION CORNER (FOUND) CALCULATED SECTION CORNER (NOT FOUND) MONUMENT TO BE SET



NARRATIVE: THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF WASATCH COUNTY AND HAMLET HOMES FOR THE PURPOSE OF CHANGING THE NAME OF CORNCRAKE COURT TO OSPREY COURT. THE CHANGES ARE NOTED ON THE STREET LABEL AND WITHIN THE ADDRESS TABLE. BASIS OF BEARING: NORTH 87°04'35" EAST, BEING THE BEARING BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M.

BOUNDARY DESCRIPTION A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JORDANELLE PARKWAY AS RECORDED AS ENTRY NUMBER 447875, WASATCH COUNTY RECORDER; SAID POINT OF BEGINNING BEING N87°04'35"E 1518.40 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER AND N00°00'00"E 1573.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 537.50 FEET, A DISTANCE OF 75.79 FEET, A CHORD DIRECTION OF N13°46'37"E AND A CHORD DISTANCE OF 75.73 FEET; 2) N09°43'55"E 46.96 FEET; 3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2462.50 FEET, A DISTANCE OF 423.45 FEET, A CHORD DIRECTION OF N14°39'29"E AND A CHORD DISTANCE OF 422.93 FEET; 4) N19°35'04"E 442.52 FEET; 5) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 962.50 FEET, A DISTANCE OF 31.17 FEET, A CHORD DIRECTION OF N20°30'44"E AND A CHORD DISTANCE OF 31.17 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY 560°48'21"E 1813.34 FEET; THENCE S29°11'39"W 457.45 FEET; THENCE S60°48'21"E 0.67 FEET; THENCE S29°11'39"W 465.00 FEET; THENCE N60°48'21"W 938.21 FEET; THENCE N67°01'12"W 659.16 FEET TO THE POINT OF BEGINNING. CONTAINS 37.16 ACRES IN AREA

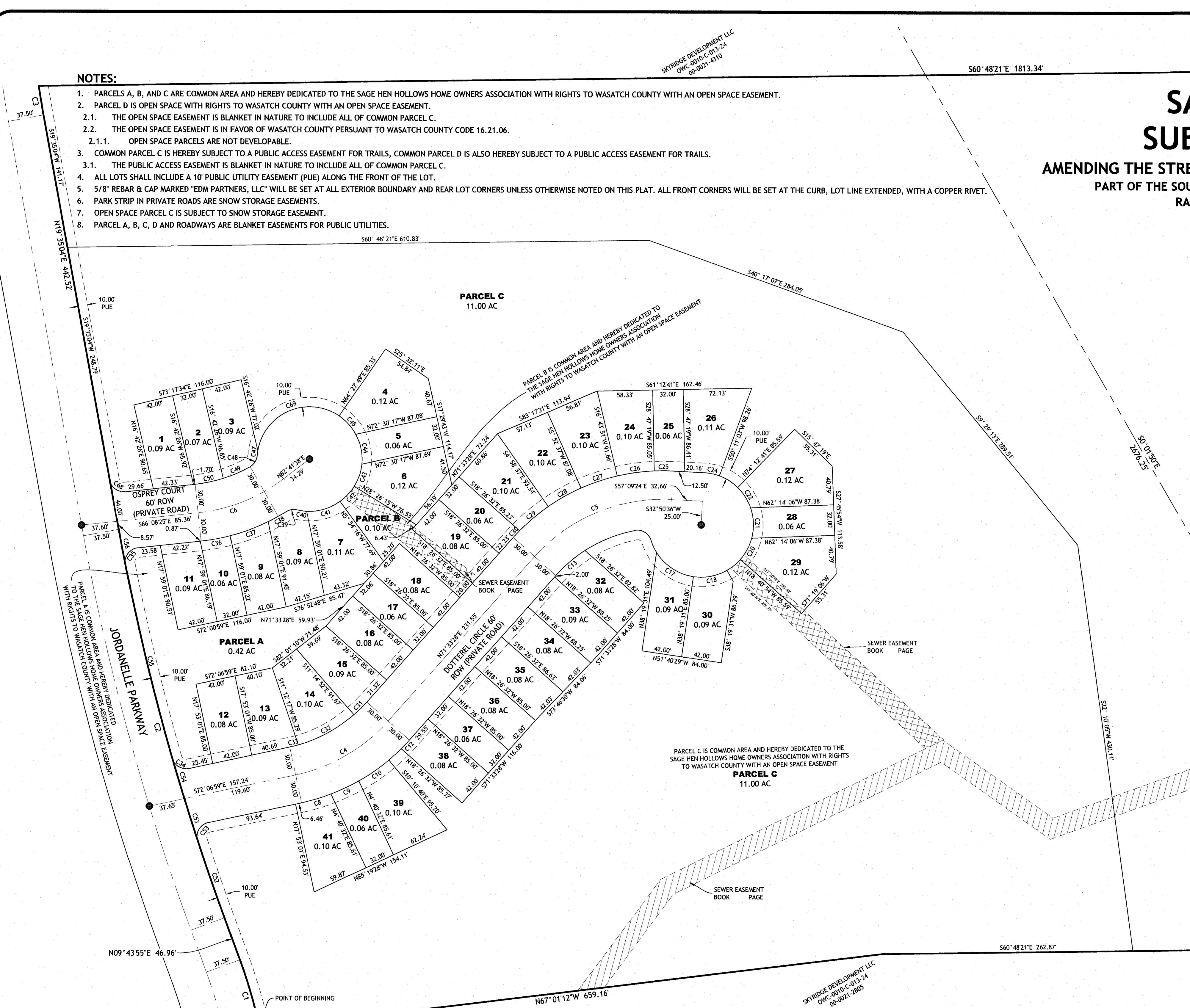


Table of official approvals from various Wasatch County departments including Recreation, Sheriff's Office, Weed Board, Administrative Body, Public Works, Solid Waste, Fire Chief, Health Department, Water Board, Planning Office, Engineer, Attorney, Special Service District, Planning Commission, and Surveyor.

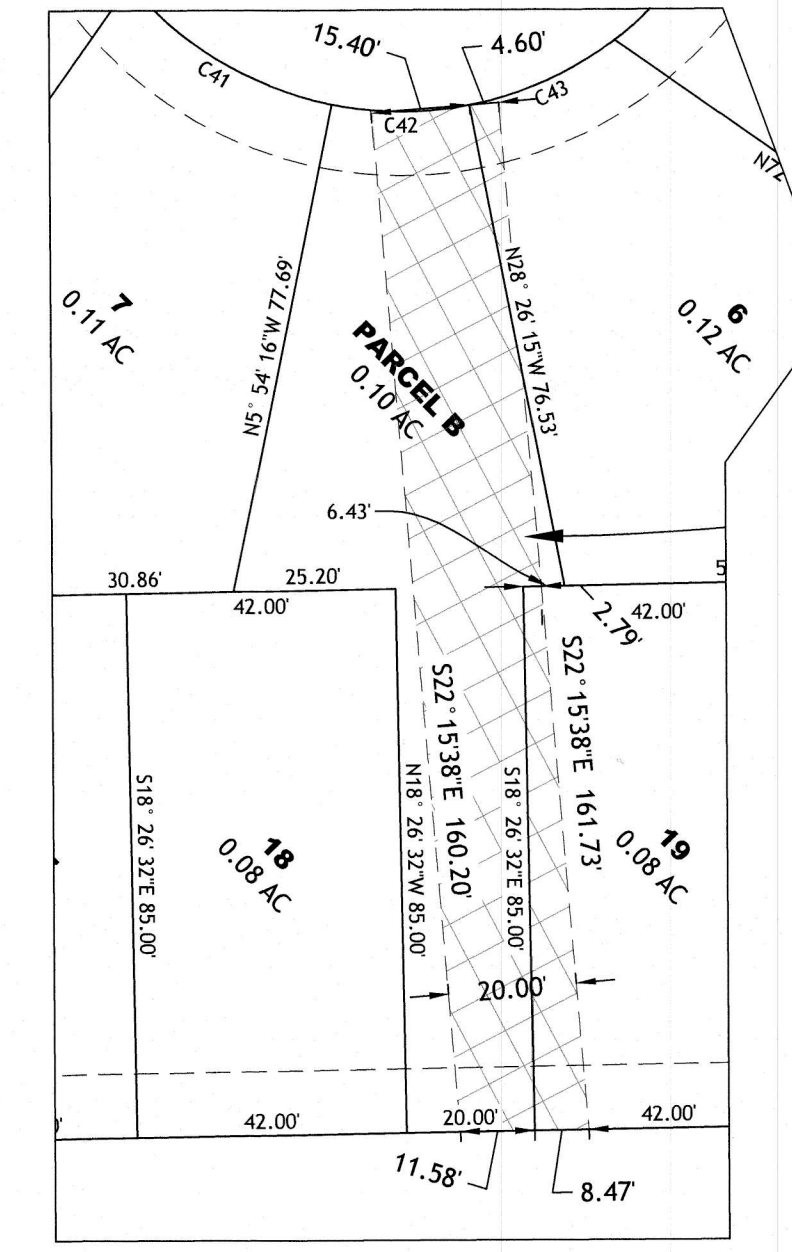
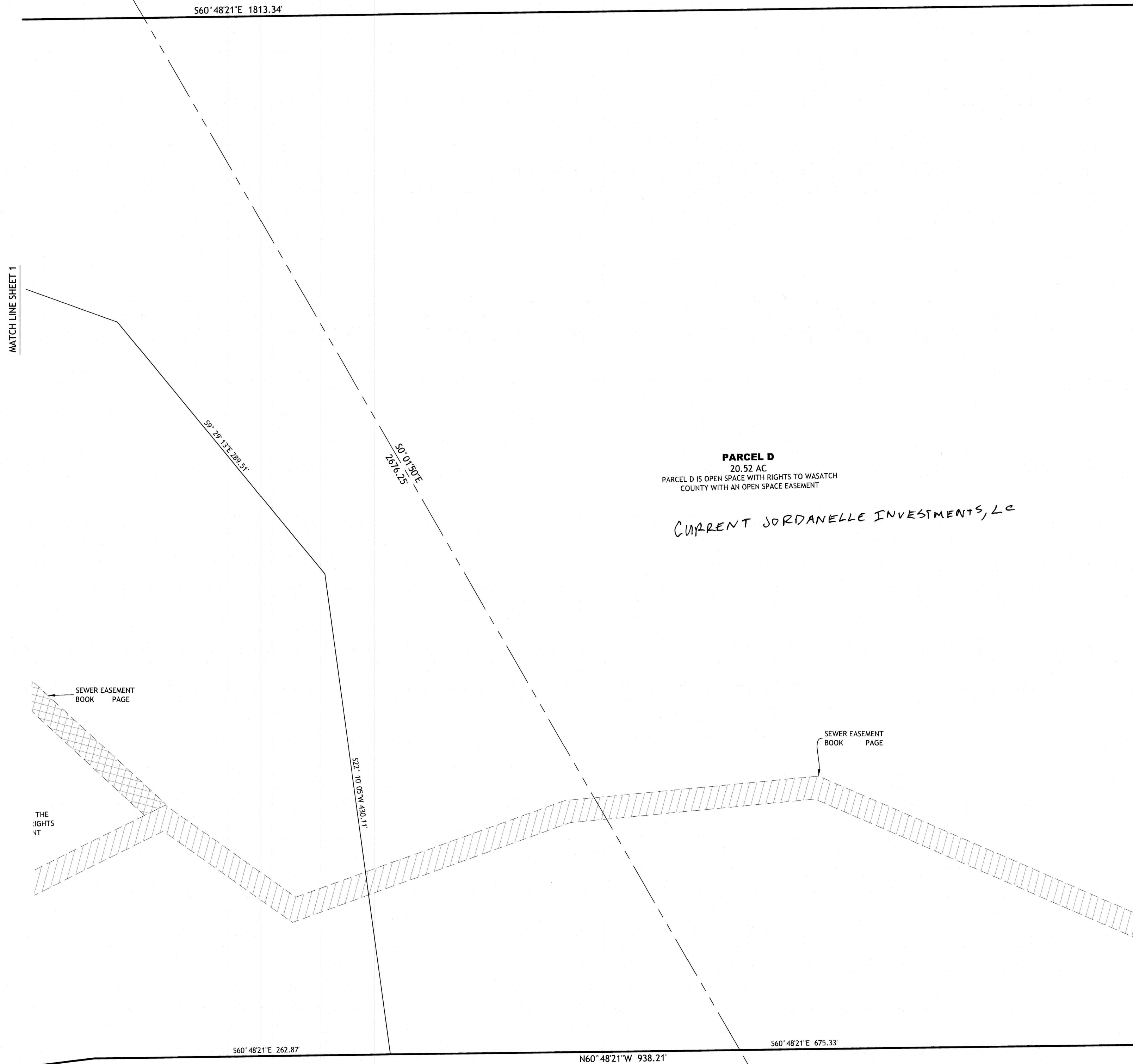
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SAGE HEN HOLLOW SUBDIVISION AMENDED

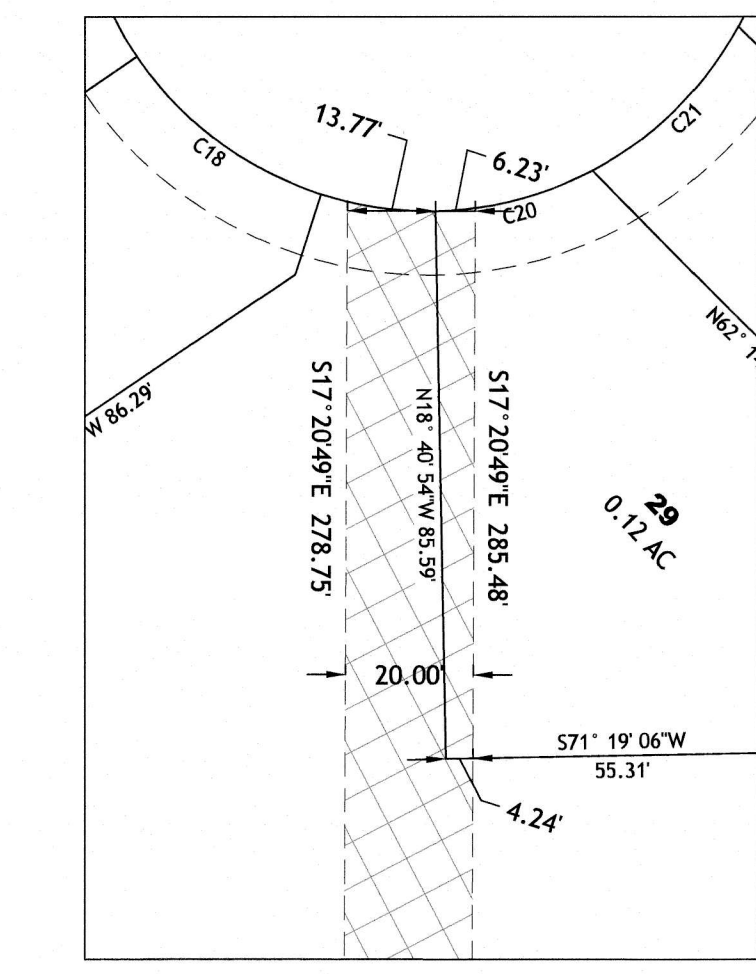
PART OF THE SOUTH HALF (SOUTH 1/2), OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, STATE OF UTAH



SCALE: 1" = 60'



PARCEL B, LOT 6, AND LOT 19
SEWER EASEMENT DETAIL



PARCEL C AND LOT 29
SEWER EASEMENT DETAIL

ADDRESS TABLE			
LOT NO.	ADDRESS	LOT NO.	ADDRESS
1	1982 W OSPREY CT	22	1902 W DOTTEREL CIR
2	1972 W OSPREY CT	23	1894 W DOTTEREL CIR
3	1964 W OSPREY CT	24	1888 W DOTTEREL CIR
4	1952 W OSPREY CT	25	1884 W DOTTEREL CIR
5	1951 W OSPREY CT	26	1882 W DOTTEREL CIR
6	1953 W OSPREY CT	27	1876 W DOTTEREL CIR
7	1955 W OSPREY CT	28	1874 W DOTTEREL CIR
8	1961 W OSPREY CT	29	1872 W DOTTEREL CIR
9	1967 W OSPREY CT	30	1881 W DOTTEREL CIR
10	1973 W OSPREY CT	31	1883 W DOTTEREL CIR
11	1979 W OSPREY CT	32	1909 W DOTTEREL CIR
12	2002 W DOTTEREL CIR	33	1919 W DOTTEREL CIR
13	1992 W DOTTEREL CIR	34	1927 W DOTTEREL CIR
14	1976 W DOTTEREL CIR	35	1937 W DOTTEREL CIR
15	1962 W DOTTEREL CIR	36	1945 W DOTTEREL CIR
16	1952 W DOTTEREL CIR	37	1953 W DOTTEREL CIR
17	1944 W DOTTEREL CIR	38	1961 W DOTTEREL CIR
18	1936 W DOTTEREL CIR	39	1971 W DOTTEREL CIR
19	1922 W DOTTEREL CIR	40	1977 W DOTTEREL CIR
20	1916 W DOTTEREL CIR	41	1983 W DOTTEREL CIR
21	1908 W DOTTEREL CIR		

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	75.79	537.50	N13°46'17"E	75.73
C2	423.45	2462.50	N14°39'29"E	422.93
C3	31.17	962.50	N20°30'44"E	31.17
C4	114.12	180.00	N89°43'15"E	112.22
C5	161.12	180.00	S82°47'58"E	155.79
C8	32.39	210.00	S76°32'08"E	32.36
C9	32.03	210.00	S85°19'28"E	32.00
C10	38.42	210.00	N85°03'50"E	38.37
C12	12.46	210.00	N73°15'27"E	12.46
C13	40.49	150.00	N79°17'27"E	40.37
C17	47.79	55.00	S26°46'55"E	46.30
C18	36.50	55.00	S70°41'13"E	35.83
C20	25.57	55.00	N57°59'52"E	25.34
C21	32.47	55.00	N27°45'54"E	32.00
C22	25.57	55.00	N2°28'05"W	25.34
C24	16.65	55.00	N48°29'11"W	16.58
C25	19.54	210.00	N59°49'21"W	19.53
C26	39.51	210.00	N67°52'43"W	39.46
C27	39.78	210.00	N78°41'46"W	39.72
C28	39.78	210.00	N89°33'00"W	39.72
C29	39.58	210.00	S79°37'25"W	39.52
C30	9.77	210.00	S72°53'28"W	9.77
C31	18.84	150.00	S75°09'18"W	18.82
C32	66.93	150.00	N88°27'56"W	66.37
C33	9.34	150.00	N73°54'00"W	9.34
C34	22.50	15.00	N29°08'30"E	20.45
C35	24.91	15.00	N66°16'51"E	22.15
C36	31.18	210.00	S70°23'38"E	31.15
C37	42.53	210.00	S80°26'58"E	42.46
C38	21.76	210.00	S89°13'14"E	21.75
C39	12.00	15.00	S69°16'29"E	11.68
C40	10.20	55.00	S51°40'26"E	10.19
C41	37.36	55.00	S76°26'46"E	36.64
C42	21.63	55.00	N72°49'44"E	21.49
C43	25.02	55.00	N48°31'52"E	24.80
C44	32.48	55.00	N18°35'03"E	32.01
C45	26.11	55.00	N11°56'02"W	25.87
C47	4.64	55.00	S36°27'12"W	4.64
C48	14.77	15.00	S62°15'10"W	14.18
C49	30.86	150.00	N83°38'16"W	30.81
C50	30.38	150.00	N71°56'30"W	30.32
C52	85.34	2462.50	S10°43'29"W	85.33
C53	46.84	2462.50	S12°15'45"W	46.84
C54	44.08	2462.50	S13°19'12"W	44.08
C55	209.26	2462.50	N16°16'03"E	209.20
C56	37.93	2462.50	S19°08'35"W	37.93
C68	22.44	15.00	S23°16'40"E	20.41
C69	110.96	55.00	S83°20'01"E	93.08



VICINITY MAP
NOT TO SCALE

DEVELOPER	
HAMLET DEVELOPMENT 84 WEST 4800 SOUTH, SUITE 300 MURRAY, UT 84107	2815 East 3300 South, Salt Lake City, UT 84109 (801) 305-4670 www.edmpartners.com

SAGE HEN HOLLOW SUBDIVISION AMENDED
PART OF THE SOUTH HALF (SOUTH 1/2), OF SECTION
13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND
MERIDIAN, WASATCH COUNTY, STATE OF UTAH

SHEET 2 OF 2

RECORDED # 521046
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST
OF:
DATE: _____ TIME: _____ BOOK: 1428 PAGE: 1474
FEE _____ WASATCH COUNTY RECORDER

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