



SDA-26-001

PLANNING DIRECTOR'S MEETING STAFF REPORT

Date: June 09, 2026
Re: Subdivision Amendment – Millcreek Common East

Property Address: 3232 South Highland Drive
Zone: CCOZ-DA

Applicant: Millcreek Staff
Prepared By: Brad Sanderson, Planning Project Manager

Scope of Decision: Administrative. This is an administrative matter, to be decided by the Millcreek Planning Director. The decision should be narrow in scope and should primarily be made on the basis of state statute and adopted local zoning land use development codes.

REQUEST AND SYNOPSIS

Millcreek Staff, on behalf of Millcreek City, is proposing to amend the subdivision boundary between the Millcreek City Center Open Space South Subdivision and the Shupe Subdivision First Amended. The proposal also includes extending the boundary by adding a metes and bounds parcel(s) and consolidating all lots and parcels into two subdivision lots.

FINDINGS:

1. The proposal seeks to:
 - a. Adjust the subdivision boundary between the Millcreek City Center Open Space South Subdivision and the Shupe Subdivision First Amended subdivisions.
 - b. Create a new subdivision, called Millcreek Common East.
 - c. Expand the subdivision boundary to include two metes and bounds parcels to the south.
 - d. Consolidate all lots and parcels into two subdivision lots.
 - e. Align right of way through dedication.
 - f. Include new easements in anticipation of a new mixed-use development.
2. All property is currently owned/controlled by Millcreek.
3. The proposed Lot 2 is intended to be later subdivided into separate commercial lots through a condominium subdivision, for the purpose of being sold as individual ownership.

4. A small portion of Chambers Avenue was recently vacated to better align Chambers Avenue with Highland Drive.
5. The Planning Director can review, and approve subdivision amendment for minor plat adjustments, according to MKZ 18.15.020.D.4, if:
 - a. The amended plat is in substantial conformance with the original approved subdivision.
 - b. The amended subdivision does not increase the number of lots or parcels or create new lots or parcels.
 - c. The amended subdivision does not eliminate or move a recorded easement without the prior approval of the easement holder.
 - d. The amended subdivision will not create any nonconformities or increase the degree of nonconformity of any existing structure or use.
 - e. The amended plat complies with all other applicable requirements of this Code, Utah Code Section 10-9a-608, [or as recently changed to 20-8-811] and regulations and standards.
 - f. All proposed vacations, alterations or amendments of subdivision plats must meet the review requirements outlined in this chapter and the requirements of the individual zone in which the subdivision is proposed.

CONCLUSIONS:

1. Lots and parcels are being consolidated, wherein no new lots will be created
2. The amended plat remains in substantial conformance with the original approved subdivision.
3. A private access easement along the south property line will remain in place.
4. A public utility easement located parallel to and abutting both Chambers Avenue and Highland Drive. This P.U.E. will get moved (not vacated) to better align with the new edge of right-of-way. The proposed plat requires all public utility holders' signatures prior to recordation.
5. The proposal will not further create any nonconformities or increase the degree of nonconformity of any existing structure or use.
6. Millcreek City Council recently granted approval, by ordinance, of a small portion of Chambers Avenue to be vacated for public safety and right-of-way alignment purposes.
7. Based on Staff's review, the proposed amended plat complies with all other applicable requirements of the Millcreek subdivision amendment code, Utah Code Section 20-8-811, and regulations and standards.

PLANNING STAFF RECOMMENDATION

Millcreek Staff:

Based on the findings and conclusions listed above, Staff recommends that the Planning Director, consider taking comments during the public meeting and, unless new findings are presented which may warrant further investigation by staff, Approve the Millcreek Common East Subdivision Amendment, as proposed.

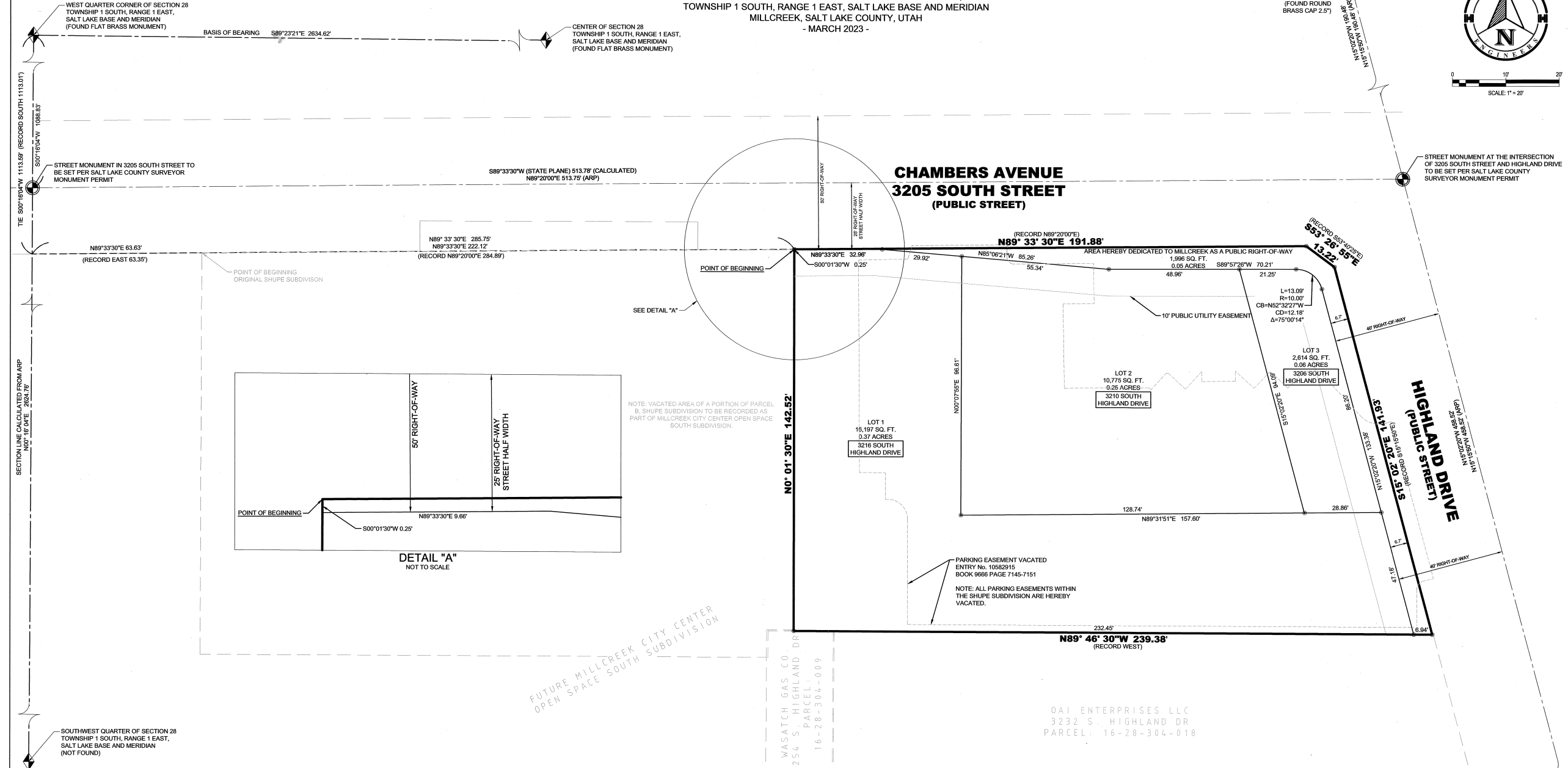
SUPPORTING DOCUMENTS

- **Location Map**
- **The Shupe Subdivision First Amended Plat**
- **Millcreek City Center Open Space South Plat**
- **Millcreek Common East Plat(proposed)**

SHUPE SUBDIVISION FIRST AMENDED

AMENDING PARCEL A AND VACATING A PORTION OF PARCEL B OF THE SHUPE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH
- MARCH 2023 -



WEST QUARTER CORNER OF SECTION 28
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND FLAT BRASS MONUMENT)

STREET MONUMENT IN 3205 SOUTH STREET TO
BE SET PER SALT LAKE COUNTY SURVEYOR
MONUMENT PERMIT

STREET MONUMENT AT THE INTERSECTION
OF 3205 SOUTH STREET AND HIGHLAND DRIVE
TO BE SET PER SALT LAKE COUNTY
SURVEYOR MONUMENT PERMIT

SECTION LINE CALCULATED FROM ARP
N0° 15' 00" W 2624.76'

SECTION LINE CALCULATED FROM ARP
N0° 15' 00" W 2624.76'

SOUTHWEST QUARTER OF SECTION 28
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 5251295 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SHUPE SUBDIVISION FIRST AMENDED, AMENDING PARCEL A AND VACATING A PORTION OF PARCEL B OF THE SHUPE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

C. DAVID MCKINNEY
LIC. 5251295

PROFESSIONAL LAND SURVEYOR
C. DAVID MCKINNEY
No. 5251295
3/15/2023
STATE OF UTAH

BOUNDARY DESCRIPTION

ALL OF PARCEL A AND A PORTION OF PARCEL B OF THE SHUPE SUBDIVISION RECORDED AS ENTRY No. 10586389 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AND BEING DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3205 SOUTH STREET (CHAMBERS AVENUE), SAID POINT ALSO BEING SOUTH 00°16'04" WEST ALONG THE SECTION LINE 1113.59 FEET TO THE NORTH BOUNDARY LINE OF MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION; THENCE NORTH 89°33'30" EAST ALONG SAID BOUNDARY LINE OF SAID SUBDIVISION, WHICH IS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS RECORD NUMBER 14078665; THENCE NORTH 89°33'30" EAST ALONG SAID SUBDIVISION 63.03 FEET AND NORTH 89°33'30" EAST ALONG THE NORTH LINE OF SHUPE SUBDIVISION, WHICH IS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS RECORD NUMBER 10586389, 222.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°33'30" EAST (RECORD NORTH 89°20'00" EAST) ALONG THE NORTH LINE OF SAID SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT-OF-WAY LINE OF 3205 SOUTH STREET (CHAMBERS AVENUE) 191.88 FEET; THENCE SOUTH 53°26'55" EAST (RECORD SOUTH 53°42'22" EAST) ALONG SAID SUBDIVISION 13.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE; THENCE SOUTH 15°02'20" EAST (RECORD SOUTH 15°15'50" EAST) ALONG THE EAST LINE OF SAID SUBDIVISION, WHICH IS ALSO THE WEST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE 441.88 FEET; THENCE NORTH 89°46'00" WEST (RECORD WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 239.38 FEET TO THE EAST PROPERTY LINE OF MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION; THENCE NORTH 00°01'30" EAST ALONG SAID EAST PROPERTY LINE 142.52 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS SOUTH 89°23'21" EAST BETWEEN A FOUND FLAT BRASS MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND FLAT BRASS MONUMENT MARKING THE CENTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINS 0.72 ACRES OR 31.882

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT MILLCREEK, A UTAH MUNICIPALITY, THE UNDERSIGNED OWNERS OF A PORTION OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, AND RIGHT-OF-WAY TO HEREAFTER BE KNOWN AS

SHUPE SUBDIVISION FIRST AMENDED AMENDING PARCEL A AND VACATING A PORTION OF PARCEL B OF THE SHUPE SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF, Jeff Silvestrini, Mayor HAVE HERETO SET OUR HANDS THIS 10 DAY OF April A.D. 2023.

Jeff Silvestrini, Mayor
SIGNATURE
Jeff Silvestrini, Mayor
PRINT NAME
Millcreek Mayor
TITLE AND ENTITY

OWNER'S ACKNOWLEDGMENT

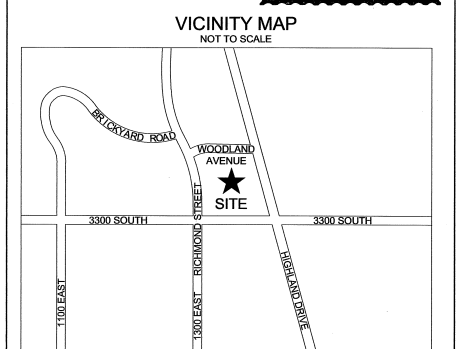
STATE OF UTAH } s.s. Jeff Silvestrini
COUNTY OF SALT LAKE

ON THIS 10 DAY OF April OF 2023 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS' DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HEREBY THEY EXECUTED THE SAME ON BEHALF OF MILLCREEK, A UTAH MUNICIPALITY.

NOTARY PUBLIC FULL NAME: Elyse Sullivan
COMMISSION NUMBER: 728362
MY COMMISSION NUMBER: 728362

A NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

ELYSE SULLIVAN
Notary Public, State of Utah
Comm. No. 728362
My Commission Expires on
Dec 15, 2026



SHUPE SUBDIVISION FIRST AMENDED AMENDING PARCEL A AND VACATING A PORTION OF PARCEL B OF THE SHUPE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED # 19092665
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Millcreek City
DATE 4-12-2023 BOOK 1412 PAGE 1539

\$58.00
FEE \$
\$58.00

Nebo Callahan
DEPUTY, SALT LAKE COUNTY RECORDER

NOTES

THIS PLAT IS SUBJECT TO MILLCREEK UTAH ORDINANCE No. 19-12 ADOPTING THE OFFICIAL PLAN FOR THE MILLCREEK CENTER COMMUNITY REINVESTMENT PROJECT AREA AS ON FILE WITH SALT LAKE COUNTY RECORDERS OFFICE, RECORDED MAY 3, 2019 AS ENTRY No. 12961249 IN BOOK 10771 AT PAGE 929.

A SPECIAL HAZARDS STUDY OR A DECLARATION OF A SPECIAL HAZARD CONDITION(S) HAS BEEN RECORDED AND IS ON FILE WITH SALT LAKE COUNTY RECORDERS OFFICE OF OFFICIAL RECORDS RECORDED AS ENTRY No. 7299907, IN BOOK 8253, AT PAGE 1844.

THE SURVEYOR AND/OR ENGINEER LISTED, CERTIFIES THAT LEGAL DESCRIPTION OF THE PROPERTY REFERENCED WITHIN A CERTAIN TITLE REPORT DATED, JANUARY 24, 2023 AT 7:30 AM PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., MATCHES THE DESCRIPTION SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, AS LISTED WITHIN THIS SAME TITLE REPORT, ARE SHOWN OR NOTED ON THIS PLAT.

OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT, IN ADDITION TO ANY AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS (CCAR'S) DOCUMENTS CURRENTLY EXISTING AND AS MAY BE CHANGED OR AMENDED FROM TIME TO TIME. FAILURE TO COMPLY AND ADHERE TO THESE ITEMS COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

MANY AREAS IN MILLCREEK HAVE GROUNDWATER PROBLEMS DUE TO HIGH FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

LEGEND

- BOUNDARY
- DEED BOUNDARY
- ADJACENT SUBDIVISIONS
- LOT LINE
- SECTION LINE / MONUMENT LINE
- RIGHT OF WAY LINE
- TIE LINE
- PUBLIC UTILITY EASEMENT
- PARKING EASEMENT TO BE VACATED
- SECTION CORNER MONUMENT
- STREET MONUMENT (FOUND)
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR MONUMENT PERMIT
- SET 5/8" REBAR AND PLASTIC CAP MARKED "HORROCKS" OR RIVET SET IN CONCRETE

DEVELOPED BY:
MILLCREEK
3932 SOUTH 500 EAST
MILLCREEK, UT 84107
(801) 214-2700
PREPARED: FEB 7, 2023

PREPARED BY:
HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

DOMINION ENERGY UTAH - Note with NO existing natural gas easement

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 16 day of MARCH, 2023
By: [Signature]
Title: REG. Civil Eng.

COMCAST: [Signature] DATE: 3-16-23
DOMINION ENERGY: [Signature] DATE: 3-16-23
ROCKY MTN POWER: [Signature] DATE: 3-14-23
OTHER: _____ DATE: _____

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 4 DAY OF April, A.D., 2023 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
[Signature]
DIRECTOR, HEALTH DEPARTMENT

UNIFIED FIRE AUTHORITY
APPROVED THIS 16 DAY OF MARCH, 2023 BY UNIFIED FIRE AUTHORITY.
[Signature]
UNIFIED FIRE AUTHORITY

MILLCREEK PLANNING COMMISSION
APPROVED THIS 17 DAY OF MARCH, 2023 BY THE MILLCREEK PLANNING COMMISSION.
[Signature]
MILLCREEK PLANNING COMMISSION

MILLCREEK ENGINEERING DEPARTMENT
APPROVED THIS 16 DAY OF MARCH, 2023 BY THE MILLCREEK ENGINEERING DEPARTMENT.
[Signature]
MILLCREEK ENGINEER

ADDRESSING APPROVAL
APPROVED THIS 3/16/2023
[Signature]
DATE

RECORD OF SURVEY
R.O.S. NO: S-2022-10-0725, S-2022-08-0613, S-2023-03-0394
[Signature] 3/16/23
COUNTY SURVEYOR REVIEW DATE

APPROVAL AS TO FORM
APPROVED THIS 4 DAY OF April, A.D., 2023
[Signature]
MILLCREEK ATTORNEY

MILLCREEK PLANNING AND ZONING DEPARTMENT
APPROVED THIS 16 DAY OF MARCH, A.D., 2023 BY MILLCREEK PLANNING AND ZONING DEPARTMENT.
[Signature]
MILLCREEK PLANNING AND ZONING DIRECTOR

MILLCREEK MAYOR
PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS 7 DAY OF April, A.D., 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature] [Signature]
MAYOR ATTEST: CITY RECORDER

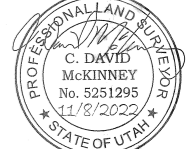
MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH
- NOVEMBER 2022 -



SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 5251295 IN ACCORDANCE WITH TITLE 68, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 11-29-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, TO BE KNOWN AS MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.



C. DAVID MCKINNEY
LIC. 5251295

VESTING DEEDS
BK 6203-PG 2559, BK 10709-PG 2444, BK 10660-PG 733-34, BK 10265-PG 1157-58, BK 10451-PG 406-07, BK 10524-PG 6328, BK 10466-PG 6924, BK 9804-PG 5418-21.

BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BEING DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3205 SOUTH STREET (CHAMBERS AVENUE) SAID POINT ALSO BEING SOUTH 07°10'04" WEST ALONG THE SECTION LINE 113.53 FEET AND SOUTH 89°33'30" WEST 230.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 89°33'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 384.83 FEET; THENCE NORTH 11.33 FEET; THENCE SOUTH 89°58'30" EAST 104.22 FEET; THENCE SOUTH 0°05'34" WEST 10.37 FEET; THENCE SOUTH 89°58'30" EAST 1.68 FEET; THENCE SOUTH 0°01'30" WEST 264.00 FEET TO THE CENTERLINE OF 3300 SOUTH STREET; THENCE NORTH 89°58'30" WEST ALONG SAID CENTERLINE 309.87 FEET, TO A POINT WHICH IS SOUTH 89°58'30" WEST 239.89 FEET FROM A STREET MONUMENT IN THE INTERSECTION OF 1300 EAST AND 3300 SOUTH STREETS; THENCE NORTH 0°01'30" EAST 33.00 FEET; THENCE NORTH 89°58'30" WEST 103.29 FEET; THENCE NORTH 0°01'55" EAST 7.00 FEET; THENCE NORTH 89°58'30" WEST 78.57 FEET; THENCE NORTH 47°16'32" WEST 23.85 FEET; THENCE NORTH 0°29'35" EAST 92.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1186.28 FOOT RADIUS CURVE TO THE LEFT 115.43 FEET, HAVING A CENTRAL ANGLE OF 5°04'28" (CHORD N12°12'01" W, 115.38); (DEED L=115.42 FEET, DELTA 5°04'28" (CHORD N12°12'01" W, 115.38 FEET); THENCE NORTH 89°58'30" WEST 3.55 FEET (DEED SOUTH 89°58'30" EAST 3.28 FEET); THENCE NORTH 0°02'30" WEST 147.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.75 ACRES AND 3 LOTS.

LEGEND

- BOUNDARY
- DEED BOUNDARY
- ADJACENT SUBDIVISIONS
- FAULT LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE / MONUMENT LINE
- NO BUILD EASEMENT
- RIGHT OF WAY LINE
- FAULT LINE SETBACK

- RIGHT-OF-WAY DEDICATION
- SECTION CORNER MONUMENT
- STREET MONUMENT (FOUND)
- STREET MONUMENT (NOT FOUND, CALCULATED)
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR MONUMENT PERMIT
- UNLESS OTHERWISE NOTED, SET 5/8" REBAR AND PLASTIC CAP MARKED "HORROCKS"

NOTE:
THE LOWER MILLCREEK IRRIGATION COMPANY HAS ABANDONED THE HOAGLAND DITCH WITHIN THE BOUNDARIES OF THIS PLAT.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT BLOCK C SPE, LLC THE UNDERSIGNED OWNERS OF A PORTION OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, AND RIGHT-OF-WAY TO HEREAFTER BE KNOWN AS

MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR HANDS THIS 1ST DAY OF December A.D. 2022

Gregg T Christensen
Gregg T Christensen
Chief Legal Officer

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS 1ST DAY OF December OF 2022 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS' DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HER/HE/THEY EXECUTED THE SAME ON BEHALF OF BLOCK C SPE, LLC.

NOTARY PUBLIC FULL NAME: Amy N. Wood
COMMISSION NUMBER: 719430
MY COMMISSION NUMBER: Expires 7-29-2025
A NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-----------|-----------------|--------------|
| C1 | 7.48' | 35.00' | 12°15'03" | N6°04'29"W | 7.47' |
| C2 | 10.68' | 50.00' | 12°15'03" | S6°04'29"E | 10.67' |
| C3 | 13.90' | 65.00' | 12°15'03" | N6°04'29"W | 13.87' |
| C4 | 10.68' | 50.00' | 12°15'03" | S6°04'29"E | 10.67' |
| C5 | 7.65' | 35.00' | 12°31'51" | N6°17'25"E | 7.64' |
| C6 | 10.94' | 50.00' | 12°31'51" | S6°17'25"W | 10.91' |
| C7 | 7.65' | 35.00' | 12°31'51" | S6°17'25"W | 7.64' |
| C8 | 10.94' | 50.00' | 12°31'51" | N6°17'25"E | 10.91' |

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT MILLCREEK, A UTAH MUNICIPALITY, THE UNDERSIGNED OWNERS OF A PORTION OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, AND RIGHT-OF-WAY TO HEREAFTER BE KNOWN AS

MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR HANDS THIS 2ND DAY OF December A.D. 2022

Jeff Silvestrini
Jeff Silvestrini
Mayor of Millcreek

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS 2ND DAY OF December OF 2022 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS' DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HER/HE/THEY EXECUTED THE SAME ON BEHALF OF MILLCREEK, A UTAH MUNICIPALITY.

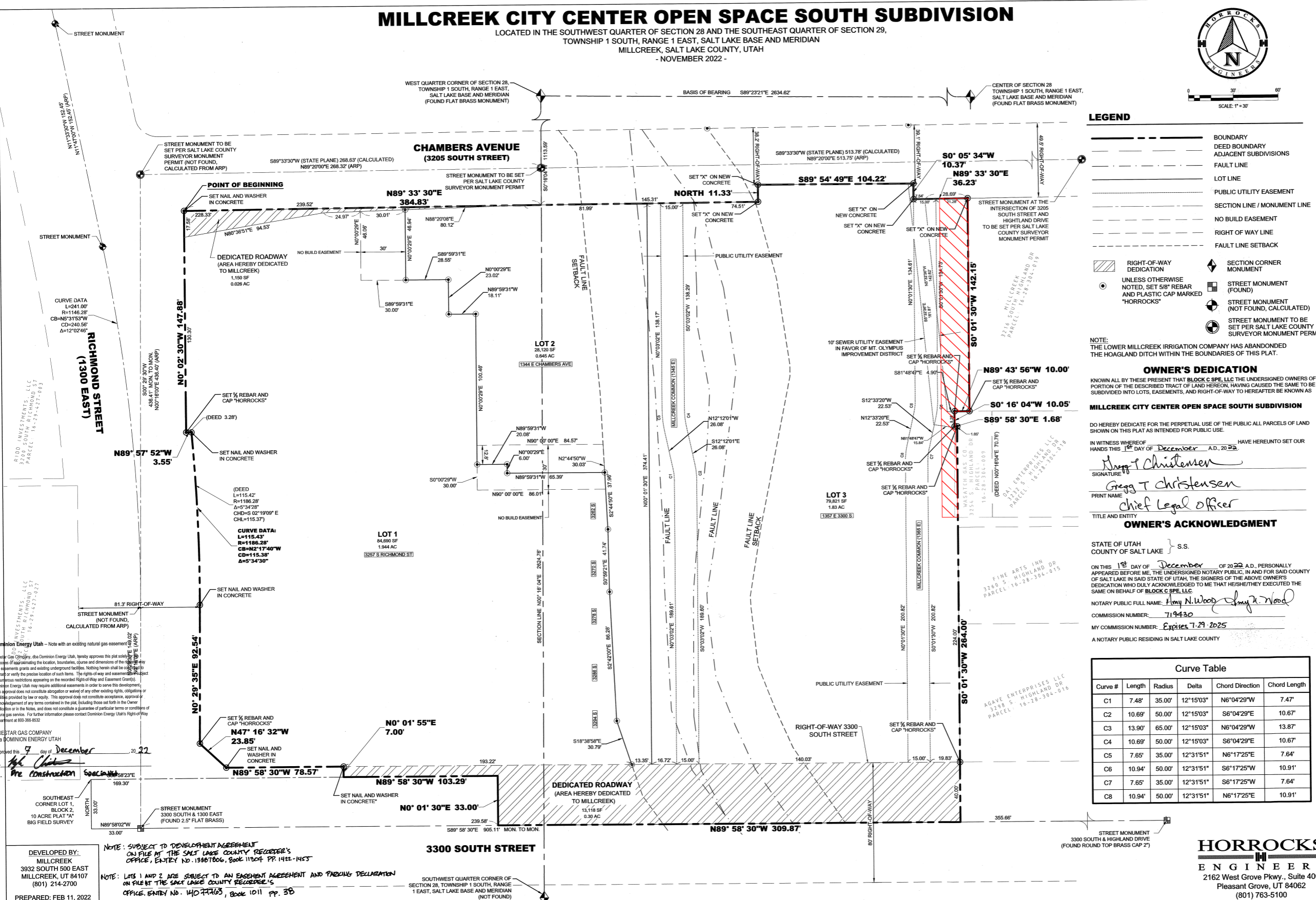
NOTARY PUBLIC FULL NAME: Kandi Scott Kandi Salk
COMMISSION NUMBER: 70131
MY COMMISSION NUMBER: Expires July 5, 2023
A NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY



MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MILLCREEK, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED # 1407854
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
arican title
DATE 2-6-23 TIME 11:42 AM BOOK 11404 PAGE 5872
FEE \$ 56.00
Nicole Talbot Depert
DEPUTY, SALT LAKE COUNTY RECORDER

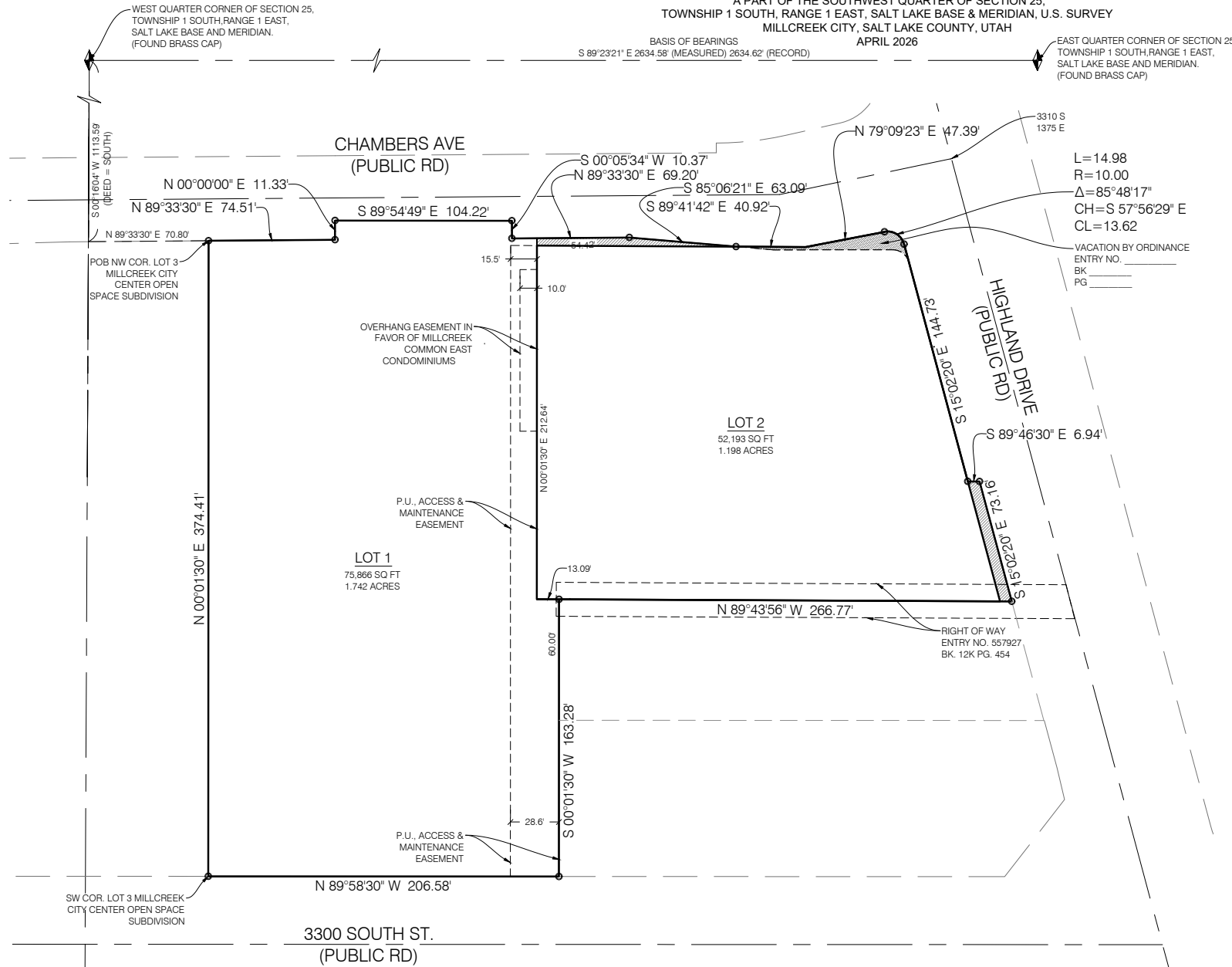


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|---|--|--|--|--|---|
| <p>STORMWATER MAINTENANCE AGREEMENT RECORDED AT ENTRY NO. BOOK PAGE</p> | <p>LOWER MILLCREEK IRRIGATION COMPANY</p> <p>APPROVED THIS 12/8/22 A.D. 2022 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.</p> <p><i>Richard Sellberg</i> DIRECTOR, HEALTH DEPARTMENT</p> | <p>UNIFIED FIRE AUTHORITY APPROVAL</p> <p>APPROVED THIS 12/08/22 A.D. 2022 BY THE MILLCREEK PLANNING COMMISSION.</p> <p><i>Shirley White</i> SIGNED</p> | <p>MILLCREEK ENGINEERING</p> <p>R.O.S. NO: S-2022-08-0613</p> <p>APPROVED AS TO FORM THIS 12/13/22 DAY OF December A.D. 2022</p> <p><i>Steve Deisel</i> COUNTY SURVEYOR REVIEWER</p> | <p>RECORD OF SURVEY</p> <p>APPROVED AS TO FORM THIS 27 DAY OF February A.D. 2023</p> <p><i>Gregg T Christensen</i> MILLCREEK ATTORNEY</p> | <p>MILLCREEK PLANNING AND ZONING DEPARTMENT</p> <p>APPROVED THIS 12/13/22 DAY OF December A.D. 2022 BY MILLCREEK PLANNING AND ZONING DEPARTMENT.</p> <p><i>Dennis McKinney</i> MILLCREEK PLANNING AND ZONING DIRECTOR</p> |
| <p>PUBLIC UTILITY APPROVAL</p> <p>DATE: 12-13-22</p> <p>COMCAST: <i>Rich Deibel</i></p> <p>DATE: 12-7-22</p> <p>DOMINION ENERGY: <i>Rich Deibel</i></p> <p>DATE: 12-5-22</p> <p>ROCKY MTN POWER: <i>Rich Deibel</i></p> <p>DATE: 12/13/22</p> | <p>CHECKED FOR ZONING COMPLIANCE</p> <p>ZONE: C002/CO02-DA LOT AREA: PER DEVELOPMENT AGREEMENT</p> <p>LOT WIDTH: PER DEVELOPMENT AGREEMENT</p> <p>SIDE YARD: PER DEVELOPMENT AGREEMENT</p> <p>REAR YARD: PER DEVELOPMENT AGREEMENT</p> <p>DATE: 12/13/22</p> | <p>MILLCREEK PLANNING COMMISSION</p> <p>APPROVED THIS 12/8/2022 DAY OF December A.D. 2022 BY THE MILLCREEK PLANNING COMMISSION.</p> <p><i>Shirley White</i> SIGNED</p> | <p>ADDRESSING APPROVAL</p> <p>APPROVED AS TO FORM THIS 12/13/22 DAY OF December A.D. 2022</p> <p><i>Gregg T Christensen</i> MILLCREEK ATTORNEY</p> | <p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS 27 DAY OF February A.D. 2023</p> <p><i>Gregg T Christensen</i> MILLCREEK ATTORNEY</p> | <p>MILLCREEK MAYOR</p> <p>PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS 27 DAY OF February A.D. 2023 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Jeff Silvestrini</i> MAYOR</p> <p><i>Gregg T Christensen</i> ATTEST: CITY RECORDER</p> |

MILLCREEK COMMON EAST, AMENDING LOT 3 MILLCREEK CITY CENTER OPEN SPACE SUBDIVISION AND SHUPE SUBDIVISION FIRST AMENDED

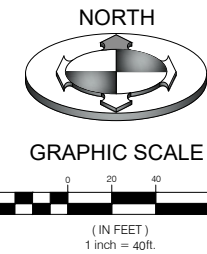
A PART OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
MILLCREEK CITY, SALT LAKE COUNTY, UTAH

BASIS OF BEARINGS
S 89°23'21" E 2634.58' (MEASURED) 2634.62' (RECORDED)
APRIL 2026



NOTES:

- ALL AREA NOT OCCUPIED BY A STRUCTURE ARE HEREBY CONSIDERED A COMMON AREA. EFFECTUATED BY THE RECORDING OF THIS PLAT.
- BENCHMARK-BRASS CAP MONUMENT, LOCATED AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4417.74



NARRATIVE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO

- ADJUST SUBDIVISION BOUNDARIES.
- CHANGE THE NAME OF THE SHUPE SUBDIVISION TO MILLCREEK COMMON EAST.
- EXTEND THE SUBDIVISION BOUNDARIES BY INCLUDING ADDITIONAL PARCELS.
- CONSOLIDATE LOTS AND PARCELS INTO A SINGLE LOT, AND TO ESTABLISH/ALIGN RIGHT OF WAY AND EASEMENTS THROUGH DEDICATION.

LEGEND

- SECTION CORNER (FOUND)
- EX. STREET MONUMENT
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
- NOT SET
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- RIGHT OF WAY
- FIRE HYDRANT
- PUBLIC UTILITY EASEMENT
- VACATION AREA
- AREA DEDICATED FOR PUBLIC STREET
- PUBLIC UTILITIES EASEMENT

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 103381 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY AND FILED THE PLAT AS RECORD OF SURVEY No. S2024-06-0344, OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY AND THAT THIS PLAT OF

**MILLCREEK COMMON EAST SUBDIVISION,
AMENDING LOT 3 MILLCREEK CITY CENTER OPEN SPACE
SUBDIVISION AND SHUPE SUBDIVISION FIRST AMENDED**

IN MILLCREEK, SALT LAKE COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE.

SIGNED THIS ____ DAY OF _____, 20__

FOR REVIEW ONLY



DALE K. BENNETT, P.L.S. # 103381

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER LOT 3 MILLCREEK CITY CENTER OPEN SPACE SUBDIVISION ON THE SOUTH RIGHT OF WAY LINE OF CHAMBERS AVE, A PUBLIC ROAD AT A POINT SOUTH 00°16'04" WEST 1113.59 FEET AND NORTH 89°33'30" EAST 70.80 FEET FROM WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING NINE (9) COURSES: (1) NORTH 89°33'30" EAST 74.51 FEET, (2) NORTH 11°33'33" EAST 104.22 FEET, (3) THENCE SOUTH 00°05'34" WEST 10.37 FEET, (4) NORTH 89°33'30" EAST 69.20 FEET, (5) SOUTH 89°06'21" EAST 63.09 FEET, (6) SOUTH 89°41'42" EAST 40.92 FEET, (7) SOUTH 89°41'42" EAST 40.92 FEET, (8) NORTH 79°09'23" EAST 47.39 FEET, AND (9) SOUTHEASTERLY 14.98 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 57°56'29" EAST 13.62 FEET); THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE, A PUBLIC ROAD THE FOLLOWING THREE (3) COURSES: (1) SOUTH 15°02'20" EAST 144.73 FEET, (2) SOUTH 89°46'30" EAST 6.94 FEET, AND (3) THENCE SOUTH 15°02'20" EAST 73.16 FEET; THENCE NORTH 89°43'56" WEST 266.77 FEET; THENCE SOUTH 00°01'30" WEST 163.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 3300 SOUTH STREET, A PUBLIC ROAD; THENCE NORTH 89°58'30" WEST ALONG SAID NORTH RIGHT OF WAY LINE 206.58 FEET TO THE SOUTHWEST CORNER, THENCE NORTH 00°01'30" EAST 374.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 128,059 SQ. FT. IN AREA OR 2.940 ACRES MORE OR LESS, CONTAINING 2 LOTS

OWNERS DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE/WEI THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS

**MILLCREEK COMMON EAST,
AMENDING LOT 3 MILLCREEK CITY CENTER OPEN SPACE SUBDIVISION
AND SHUPE SUBDIVISION FIRST AMENDED**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENT AS SHOWN FOR HE USE BY ALL SUPPLIERS OF UTILITY OR NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HERETO SET ASIDE OUR HANDS THIS ____ DAY OF _____, A.D. 20__

CHERI JACKSON
MAYOR

CITY ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON _____, 2026, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, _____ AND _____, THE MAYOR AND RECORDER, RESPECTFULLY OF MILLCREEK, PERSONALLY KNOWN OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF MILLCREEK.

NOTARY PUBLIC
RESIDING IN: _____

NOTES

MANY AREAS IN MILLCREEK HAVE GROUNDWATER PROBLEMS DUE TO A FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT. IN ADDITION TO ANY AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) DOCUMENTS CURRENTLY EXISTING AND AS MAY BE CHANGED OR AMENDED FROM TIME TO TIME. FAILURE TO COMPLY AND ADHERE TO THESE ITEMS COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

A GEOTECHNICAL REPORT HAS BEEN PREPARED BY _____, AND DATED _____, THIS INFORMATION IS ON FILE WITH MILLCREEK AND

ALSO AT THE OFFICE OF FOUNDATION AND PAVEMENT DESIGN AND SITE PREPARATION TO BE REVIEWED BY QUALIFIED A GEOTECHNICAL ENGINEER.

THIS PLAT IS SUBJECT TO THOSE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT MADE BETWEEN _____ AND/OR AS ASSIGNED AND MILLCREEK, RECORDED ON _____ AS ENTRY NUMBER _____ IN BOOK _____ PAGE _____ OF THE SALT LAKE COUNTY RECORDER'S OFFICE OF OFFICIAL RECORDS.

THE SURVEYOR AND/OR ENGINEER LISTED, CERTIFIES THAT LEGAL DESCRIPTION OF THE PROPERTY REFERENCED WITHIN A CERTAIN TITLE REPORT FILE# _____ PREPARED BY _____ MATCHES THE DESCRIPTION SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, AS LISTED WITHIN THIS SAME TITLE REPORT, ARE SHOWN OR NOTED ON THIS PLAT.

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|---|--|
| SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. _____ DIRECTOR, HEALTH DEPARTMENT | SALT LAKE PUBLIC UTILITIES APPROVED THIS ____ DAY OF _____, A.D. 20__ BY SALT LAKE PUBLIC UTILITIES. _____ SALT LAKE PUBLIC UTILITIES |
|---|--|

SHEET
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SHEETS

CONTACTS

ENGINEER & SURVEYOR
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE ST. SUITE #100
SANDY, UT
(801) 542-7192
PROJECT MANAGER: (NAME)
SURVEY MANAGER: (NAME)
OWNER/DEVELOPER
THE CITY OF MILLCREEK
1330 E CHAMBERS AVE. MILLCREEK, UT 84106
801-214-2750
CONTACT: BRAD SANDERSON, AICP

| | | | | | |
|--|---|--|---|--|--|
| UTILITY APPROVAL | UNIFIED FIRE AUTHORITY | SALT LAKE COUNTY ADDRESSING APPROVAL | MILLCREEK ENGINEERING DEPARTMENT | MILLCREEK MAYOR | |
| COMMUNICATION/CABLE CO. _____ DATE _____ | APPROVED THIS ____ DAY OF _____, 20__ BY THE UNIFIED FIRE AUTHORITY. _____ UNIFIED FIRE AUTHORITY | SIGNED _____ DATE _____ | APPROVED THIS ____ DAY OF _____, 20__ BY MILLCREEK ENGINEERING DEPARTMENT. _____ MILLCREEK ENGINEER | PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS ____ DAY OF _____, A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR _____ ATTEST: CITY RECORDER _____ SEAL _____ | |
| POWER COMPANY _____ DATE _____ | APPROVED THIS ____ DAY OF _____, 20__ BY SEWER DEPARTMENT (SPECIFY SPECIFIC SEWER AGENCY) _____ (SPECIFY) SEWER DEPARTMENT | APPROVED THIS ____ DAY OF _____, 20__ BY MILLCREEK PLANNING COMMISSION. _____ MILLCREEK PLANNING COMMISSION CHAIR | APPROVED THIS ____ DAY OF _____, 20__ BY MILLCREEK PLANNING DEPARTMENT. _____ MILLCREEK PLANNING AND ZONING DIRECTOR | APPROVAL AS TO FORM APPROVED THIS ____ DAY OF _____, 20__ _____ MILLCREEK ATTORNEY | |
| FUEL/ENERGY COMPANY _____ DATE _____ | | | | | |
| OTHER _____ DATE _____ | | | | | |

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____
DEPUTY, SALT LAKE COUNTY RECORDER