

**Millcreek City Council**

Cheri Jackson, Mayor  
Silvia Catten, District 1  
Thom DeSirant, District 2  
Nicole Handy, District 3  
Bev Uipi, District 4



**Millcreek City Hall**

1330 East Chambers Avenue  
Millcreek, Utah 84106  
801-214-2700  
millcreekut.gov

**STAFF MEMORANDUM**

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**Date:** January 12, 2026  
**Re:** Subdivision Vacation -The Woods at Rosecrest P.U.D. Subdivision  
**Property Address:** 2477 East 3225 South (approx.)  
**Zone:** R-1-6  
**Applicant:** Woods at Rosecrest Homeowner’s Association  
**Prepared By:** Brad Sanderson, Current Planning Manager

**Scope of Decision:** This is a legislative matter, to be decided by Millcreek City Council. Your Decision should consider “good cause” as well as those who may be directly impacted by the outcome of your decision.

**REQUEST AND SYNOPSIS:**

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Nan Bassett, on behalf of The Woods at Rosecrest Homeowner’s Association, along with several other property owners, have filed an application, or (“Petition”), seeking approval vacate and remove the “Planned Unit Development (P.U.D.)” & “Open Space” designations and vacate and remove lots 1, 2, & 10 from “The Woods at Rosecrest P.U.D. Subdivision, the as follows:

**BACKGROUND:**

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The Woods at Rosecrest P.U.D. Subdivision was originally approved in 2014 as a Planned Unit Development by means of a Subdivision and Conditional Use Permit application, by the Millcreek Township Planning Commission; the approval was done prior to Millcreek’s incorporation as a city.

The Subdivision (less and excepting Lot 10) was recently rezoned in September 2025, from the R-1-8 Zone to the R-1-6 Zone which allows the zoning and actual lot sizes (7,000 +) to better coincide with each other. The purpose for the rezone was to eventually amend the subdivision as stated above.

Following the rezone approval, a second public meeting was held in November 2025, whereupon the Planning Director, acting as the Land Use Authority with respect to the subdivision amendment,

considered public comment and found good cause to approve the proposed amendments to the subdivision.

## FINDINGS:

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1. As of a recent 2025 Millcreek Code update, “The Planning Director can now review, and approve Subdivision Amendment for Minor Plat Adjustments. The Planning Director shall allow such modifications according to the criteria listed within this Section [MKZ 18.15.020.D.4]”.
2. Utah Code Section 10-20-812.(1) provides in part, that the Land Use Authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Land Use Authority finds that a.) there is good cause for the vacation or amendment and b.) no public street or municipal utility easement has been vacated or amended.
3. No public street or municipal utility easement has been vacated or amended.
4. As the Land Use Authority, the Planning Director found good cause to vacate, amend and remove those items, as proposed, based on the following findings:
  - a. Millcreek Code has since been revised and updated, thus removing Planned Unit Developments from the Millcreek Code and,
  - b. The property has since been rezoned whereby all lots within the subdivision now meet the minimum lot size requirements of the newly established underlying zone and,
  - c. The open space as required by the original approval was insufficiently sized and poorly located whereupon the adjacent landowner of Lot 8, with further consensus and approval of the HOA, has agreed to assume ownership and maintenance of said open space area by absorbing through property consolidation, the previously designated open space parcel and,
  - d. All owners have agreed that Lots 1, 2, & 10 do not functionally utilize any of the private infrastructure or facilities and thereby have little to no reason to further participate or remain within or be a part of The Woods at Rosecrest PUD Subdivision and HOA
5. Utah Code Section 10-20-812.(3) provides in part that a legislative body may vacate a subdivision or a portion of a subdivision by recording in the county recorder's office an ordinance describing the subdivision or the portion being vacated.

## CONCLUSIONS:

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1. A subdivision, or portion thereof, may be vacated administratively by plat as long no public street or municipal utility easement is being vacated or amended, and good cause exists.
2. A subdivision, or portion thereof, may also be vacated legislatively by ordinance by means of the same standards.
3. Due to some ambiguity or interpretation of Utah Code, it is proposed that the subdivision, or portion thereof, be vacated by both plat and by ordinance by the Land Use Authority and Legislative Body.
4. The Land Use Authority found that no public street or municipal utility easement is being vacated or amended, and good cause exists.

5. All owners of property within the subdivision originally filed an affidavit or “petition” to amend the plat as proposed. Individual owners of Lots 1, 2, & 10 as well as representatives of the HOA, have each filed a separate affidavit for the expressed purpose of removing lots 1,2, & 10 from the Woods at Rosecrest Subdivision as proposed and depicted within the attached plat amendment.
6. Staff has reviewed the proposed plat amendment and vacation and found the proposal to comply with all other applicable requirements of the Millcreek Code, Utah Code Section.

## PLANNING STAFF RECOMMENDATIONS

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### Millcreek Staff:

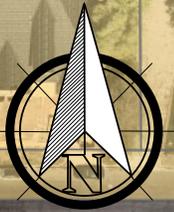
Based on the findings and conclusions listed above, Staff recommends that the City Council take comments at a public hearing and approve an ordinance vacating and removing the “Planned Unit Development (P.U.D.)” & “Open Space” designations and vacate and remove Lots 1, 2, & 10 from “The Woods at Rosecrest P.U.D. Subdivision, as proposed.

## SUPPORTING DOCUMENTS

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- Zoning/Location Map
- The Woods at Rosecrest PUD Subdivision Plat (recorded 2014)
- The Woods at Rosecrest Subdivision Plat Vacation and Amendment (proposed)
- Ordinance Vacating and Amending portions of The Woods at Rosecrest PUD Subdivision

# Zoning Map



Lambourne Ave

Lambourne Ave

Two-Household Residential (R-2-8)

Single-Household Residential (R-1-8)

Young Haven Cir.

Walnut Park Ct

Harmony Cir.

3225 S

3225 South

3225 S

3225 S

Subject Area

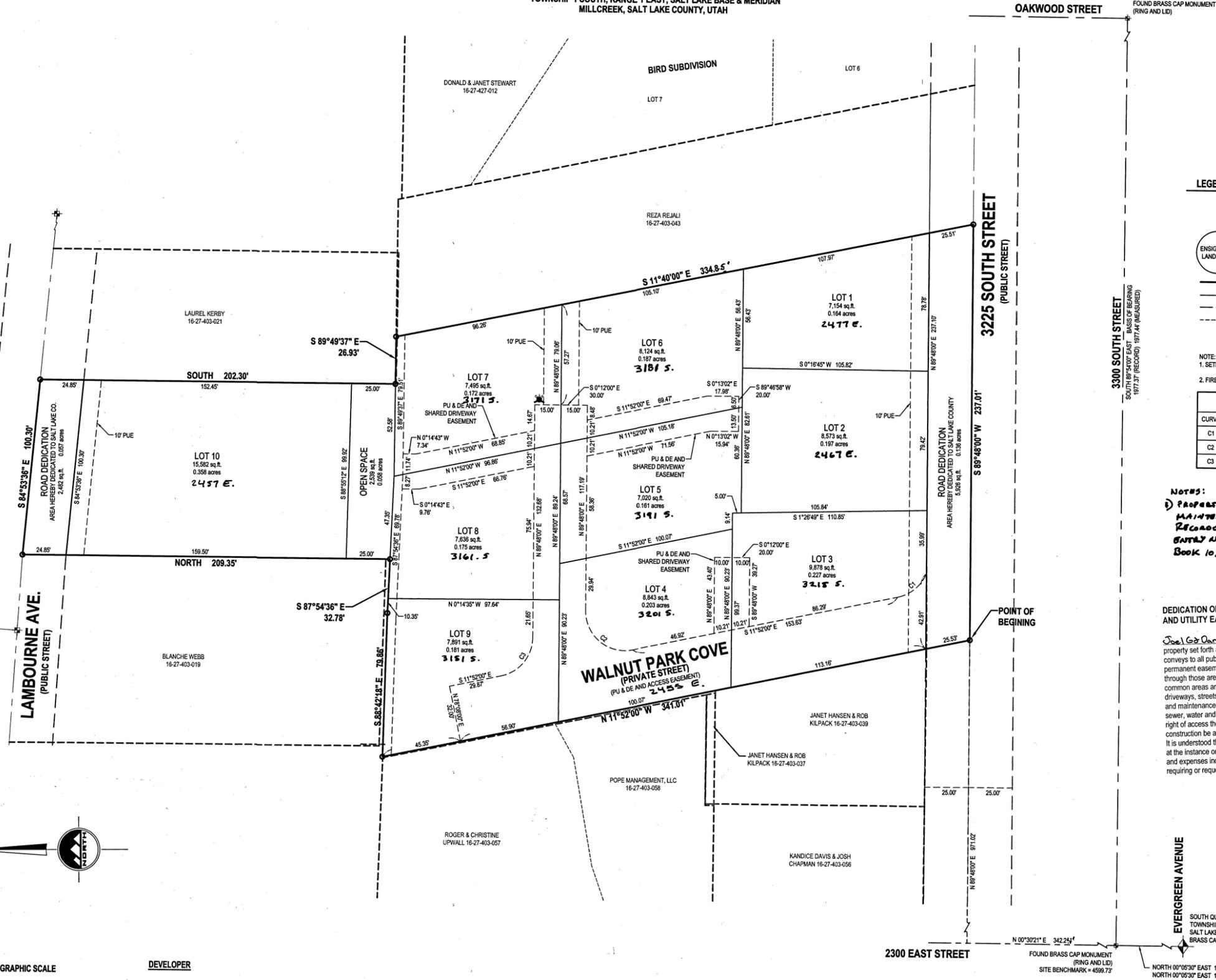
Single-Household Residential (R-1-8)

< Tue Apr 22 2025 >



# THE WOODS AT ROSECREST P.U.D. SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
MILLCREEK, SALT LAKE COUNTY, UTAH



**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENGIN' ENCL. LAND SURV.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU & DE PUBLIC UTILITY AND DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT

**NOTE:**  
1. SETBACKS ARE BASED UPON THE APPROVED SITE PLAN.  
2. FIRE TURNAROUND MUST REMAIN OPEN AT ALL TIMES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	22.50'	22.12'	56°19'10"	S40°01'35"E	21.24'
C2	22.50'	39.92'	101°40'00"	S38°58'00"W	34.89'
C3	22.50'	30.78'	78°20'00"	S51°02'00"E	28.42'

**NOTES:**  
1. PROPERTY SUBJECT TO A STREAM WATER MAINTENANCE AGREEMENT RECORDED JULY 9, 2014 ENTRY NO. 16878558 BOOK 10244 PAGE 3830

**DEDICATION OF COMMON AREA AND UTILITY EASEMENTS**  
Joel & Danielle M. Peterson, Thoronder, LLC  
The undersigned owner of the property set forth and described in this plat, hereby offers and conveys to all public utility agencies, their successors and assigns, a permanent easement and right of way over, under, across, and through those areas designated on this plat as public roadways, common areas and limited common areas (including private driveways, streets or lanes) or utility easements for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public utility or the owner, the costs and expenses incurred thereby will be borne by the owner or the utility requiring or requesting the same.

**SURVEYOR'S CERTIFICATE**  
I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 28682 as prescribed under laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, hereinafter to be known as THE WOODS AT ROSECREST P.U.D. SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
Beginning at a point said point being North 00°30'21" East 342.24 feet along the center line of 2300 East Street and North 89°48'00" East 971.02 feet from a found street monument at the intersection of 3300 South Street and said 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running  
thence North 11°52'00" West 341.01 feet to and along the east line to the Northeast Corner of Young Haven Circle Subdivision, Book V, Page 83 of official records on file in the Office of the Salt Lake County Recorder;  
thence South 89°42'18" East 79.96 feet;  
thence South 87°54'38" East 32.79 feet;  
thence North 209.35 feet;  
thence South 84°53'38" East 100.30 feet;  
thence South 202.30 feet;  
thence South 89°49'27" East 26.93 feet;  
thence South 11°40'00" East 334.85 feet;  
thence South 89°48'00" West 237.01 feet to the point of beginning.

Contains 98,146 square feet or 2.276 acres and 10 Lots  
Date: Sept 25, 2014  
Signature: [Signature]  
PATRICK M. HARRIS  
P.L.S. 28682

**OWNER'S DEDICATION**  
Known all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereinafter known as

## THE WOODS AT ROSECREST P.U.D. SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I/we have hereunto set our hand (s) this 27 day of March, A.D. 2014  
By: [Signature]  
By: [Signature]  
By: Russell F. Sorenson, Manager, Thoronder, LLC

**INDIVIDUAL ACKNOWLEDGMENT**  
STATE OF UTAH, County of Salt Lake, J.S.S.  
On the 27 day of March, A.D. 2014, Joel & Danielle Peterson and Danielle Peterson personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, 2 in number, freely and voluntarily for the purposes therein mentioned.  
MY COMMISSION EXPIRES: 6-9-15  
NOTARY PUBLIC RESIDING IN Salt Lake COUNTY.

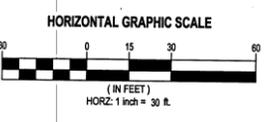
**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH, County of Salt Lake, J.S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH, County of Salt Lake, J.S.S.  
On the 29th day of September, A.D. 2014, personally appeared before me Russell F. Sorenson, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of Thoronder, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
MY COMMISSION EXPIRES: 6/11/2018  
Joel & Danielle Peterson RESIDING IN Salt Lake COUNTY.  
NOTARY PUBLIC #677231

**THE WOODS AT ROSECREST P.U.D. SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN MILLCREEK, SALT LAKE COUNTY, UTAH

RECORDED # 11922733

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Thoronder LLC  
DATE: 10/11/2014 TIME: 11:31am BOOK: 2014P PAGE: 253  
FEE: \$42.00  
DEPUTY SALT LAKE COUNTY RECORDER: [Signature]



DEVELOPER

**ENSIGN**  
SALT LAKE CITY  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.547.1100  
Phone: 801.255.0529  
Fax: 801.255.4449  
www.ensignutah.com

LAYTON  
Phone: 801.547.1100  
TOOLE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453

**SHEET 1 OF 1**  
PROJECT NUMBER: 5725  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 3/27/14

**SURVEY RECORDING DATA**  
DATE: 03-24-2014  
DRAWING NO. S2014-030127

**Checked for Zoning Compliance**  
ZONE: R-1-B LOT AREA: \*  
SIDE YARD: \* FRONT YARD: \*  
REAR YARD: \*

APPROVED THIS 3rd DAY OF July 2014  
BY THE SALT LAKE COUNTY PLANNING COMMISSION.  
[Signature]  
PLANNING COMMISSION

**HEALTH**  
APPROVED THIS 3rd DAY OF July 2014  
[Signature]  
SALT LAKE VALLEY HEALTH DEPARTMENT

**PLANNING COMMISSION**  
APPROVED THIS 30th DAY OF September 2014  
[Signature]  
SALT LAKE COUNTY DISTRICT ATTORNEY

**UNIFIED FIRE AUTHORITY APPROVAL**  
DATE: 9-24-14  
SIGNED: [Signature]

**APPROVAL AS TO FORM**  
DATE: 9-24-14  
SIGNED: [Signature]

**SALT LAKE COUNTY MAYOR APPROVAL**  
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 30 DAY OF Sept, A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
[Signature]  
MAYOR, OR DESIGNEE

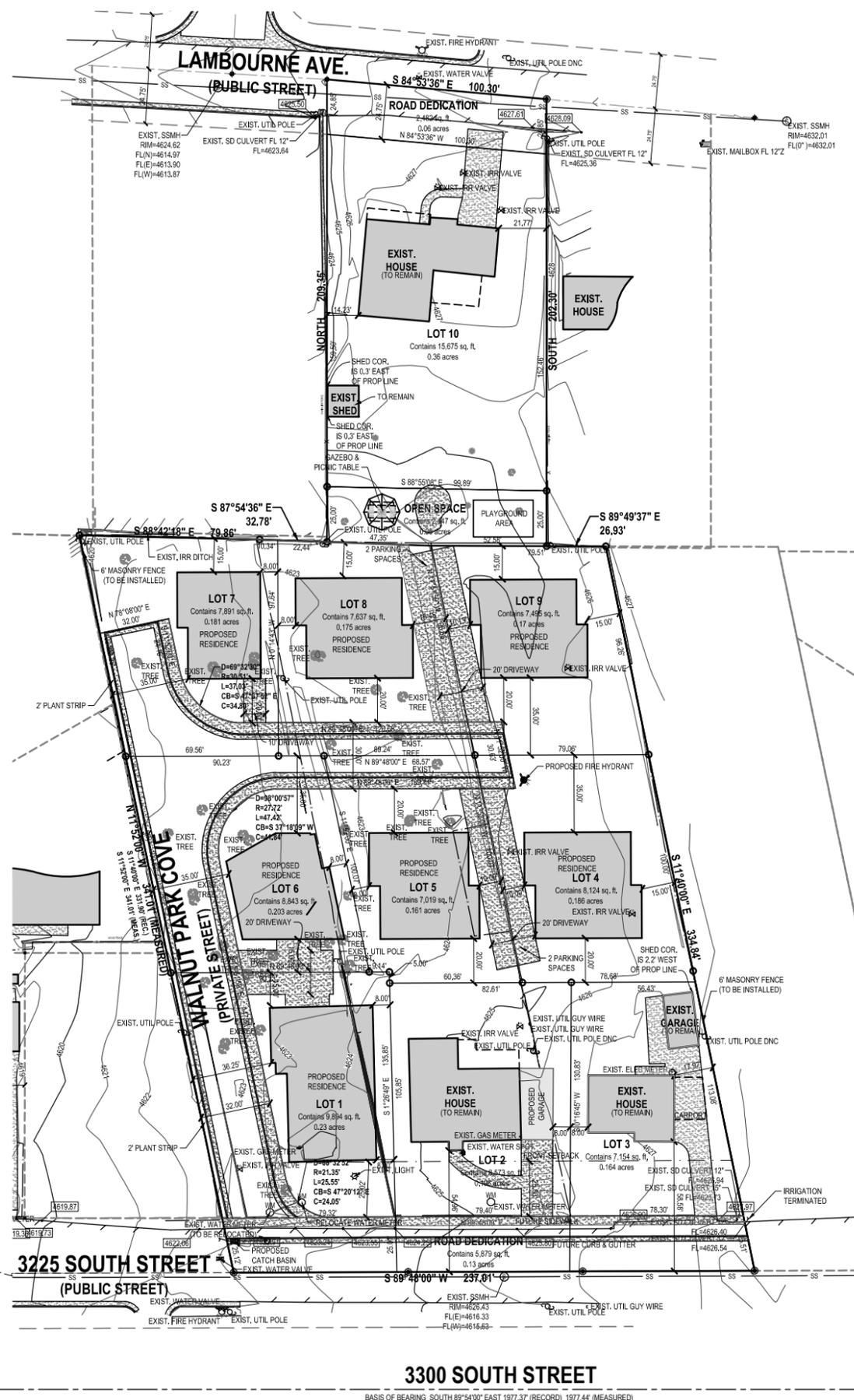
**ADDRESS FRONTAGE APPROVED**  
DATE: 9-26-14  
SIGNED: [Signature]



**BENCHMARK**  
CENTERLINE ROAD MONUMENT AT  
3300 SOUTH & 2300 EAST  
ELEVATION = 4599.73'

**LEGEND**

- |  |                               |  |                             |
|--|-------------------------------|--|-----------------------------|
|  | SECTION CORNER (RING AND LID) |  | MINOR CONTOURS 1' INCREMENT |
|  | MONUMENT                      |  | MAJOR CONTOURS 5' INCREMENT |
|  | SET NAIL & WASHER             |  | CONCRETE                    |
|  | SET ENSIGN REBAR AND CAP      |  | ADJACENT RIGHT OF WAY       |
|  | WATER METER                   |  | RIGHT OF WAY                |
|  | WATER MANHOLE                 |  | SECTION LINE                |
|  | WATER VALVE                   |  | PROPERTY LINE               |
|  | FIRE HYDRANT                  |  | ADJACENT PROPERTY LINE      |
|  | IRRIGATION VALVE              |  | DEED LINE                   |
|  | SANITARY SEWER MANHOLE        |  | TANGENT LINE                |
|  | STORM DRAIN CLEAN OUT         |  | FENCE                       |
|  | STORM DRAIN CATCH BASIN       |  | EDGE OF ASPHALT             |
|  | STORM DRAIN COMBO BOX         |  | SANITARY SEWER              |
|  | SIGN                          |  | STORM DRAIN LINE            |
|  | UTILITY MANHOLE               |  | WATER LINE                  |
|  | UTILITY POLE                  |  | IRRIGATION LINE             |
|  | GAS METER                     |  | TELEPHONE LINE              |
|  | GAS LINE                      |  | OVERHEAD POWER              |
|  | BUILDABLE AREA SHADED         |  |                             |

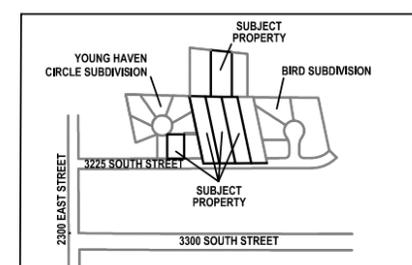


**SURVEYOR'S NARRATIVE**  
I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Site Concept Plan to our client. The Basis of Bearing is the line between a found Street Monument at the Intersection of 3300 South Street and 2300 East Street and a found Street Monument at the Intersection of 3300 South Street and Oakwood Street measuring South 89°54'00" East 1977.44 (record) 1977.44 (measured).

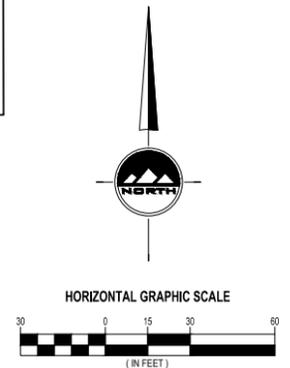
**PROPERTY DESCRIPTION**  
Beginning at a point said being North 00°30'21" East 342.24 feet along the center line of 2300 East Street and North 89°48'00" East 971.02 feet from a found Street Monument at the Intersection of 3300 South Street and said 2300 East Street and running:  
thence North 11°52'00" West 341.01 feet to and along the east line to the Northeast Corner of Young Haven Circle Subdivision, Book V, Page 83 of official records on file in the Office of the Salt Lake County Recorder;  
thence South 88°42'18" East 79.86 feet;  
thence South 87°54'36" East 32.78 feet;  
thence North 209.35 feet;  
thence South 84°53'36" East 100.30 feet;  
thence South 202.30 feet;  
thence South 89°49'37" East 26.93 feet;  
thence South 11°40'00" East 334.84 feet;  
thence South 89°48'00" West 237.01 feet to the point of beginning.  
Contains 99,146 square feet or 2.276 acres and 10 Lots.

Date \_\_\_\_\_ Patrick M. Harris  
License No. 266882

**SITE DATA:**  
HARD SURFACE/BUILDING AREA = 44,572 SQ. FT. (45%)  
OPEN SPACE/LANDSCAPE AREA = 54,574 SQ. FT. (55%)  
TOTAL AREA = 99,146 SQ. FT. (100%)



**VICINITY MAP**



LOCATED IN SECTION 27  
TOWNSHIP 1 SOUTH, RANGE 1 EAST,  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH  
MILLCREEK TOWNSHIP



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:  
SOAR REALTY GROUP  
3267 EAST 3300 SOUTH #539  
SALT LAKE CITY, UTAH 84109

CONTACT:  
RUSS SORENSON  
PHONE: 801-301-4104  
FAX:

**THE WOODS AT ROSECREST P.U.D.  
PRELIMINARY SUBMITTAL  
2467 EAST 3225 SOUTH  
MILLCREEK TOWNSHIP, SALT LAKE COUNTY, UTAH**

PREL. SUBMITTAL 11-4-13

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

**PRELIMINARY PLAT**

PROJECT NUMBER: 5725 PRINT DATE: 11/4/2013  
DRAWN BY: B. Greenleaf CHECKED BY: P. HARRIS

PROJECT MANAGER: P. HARRIS

**C-100**

# WALNUT PARK COVE SUBDIVISION

AMENDING THE WOODS AT ROSECREST P.U.B. SUBDIVISION, FIRST AMENDMENT

AMENDING AND REMOVING THE P.U.D. & OPEN SPACE DESIGNATIONS AND AMENDING AND ADJUSTING THE SUBDIVISION BOUNDARY BY VACATING AND REMOVING LOTS 1, 2 & 10, AND/OR PORTIONS THEREOF, CREATING THREE INDIVIDUAL METES AND BOUNDS PARCELS.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN MILLCREEK, SALT LAKE COUNTY, UTAH

REZA REJALI  
16-27-403-043

SARA & TAYLOR DAVIS

DANIEL & KATELN SAUNDERS

ANDREW PATTEN

DEVELOPER  
WOODS AT ROSECREST HOMEOWNERS ASSOC.  
3151 SOUTH WALNUT PARK COVE  
MILLCREEK, UTAH

ENBRIDGE GAS UTAH - NOTE  
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ROCKY MOUNTAIN POWER NOTES:  
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. § 17-27-403(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.



**SURVEYOR'S CERTIFICATE**  
I, BENJAMIN D. HANEL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12986042, 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. S201430127, of the property described on this subdivision plat in accordance with Section 17-23-17 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 THE WOODS AT ROSECREST P.U.B. SUBDIVISION 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.

### BOUNDARY DESCRIPTION

Beginning at a point being North 00°30'21" East 342.24 feet along the center line of 2300 East Street and North 89°48'00" East 971.02 feet from a found street monument at the intersection of 3300 South Street and said 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running  
thence North 11°52'00" West 341.01 feet to and along the east line to the Northeast Corner of Young Haven Circle Subdivision, Book V, Page 83 of official records on file in the Office of the Salt Lake County Recorder;  
thence South 88°42'18" East 79.86 feet;  
thence South 87°54'36" East 32.78 feet;  
thence North 209.35 feet;  
thence South 84°53'36" East 100.30 feet;  
thence South 202.30 feet;  
thence South 89°48'00" East 26.93 feet;  
thence South 11°40'00" East 334.84 feet;  
thence South 89°48'00" West 237.01 feet to the point of beginning.

LESS & EXCEPTING the following 3 parcels:  
Lot 10, Woods at Rosecrest PUD Subdivision being more particularly described as follows:  
Beginning at the Southeast corner of the former Lot 10 of Woods at Rosecrest Subdivision, said point also being North 00°30'21" East 367.24 feet and North 89°48'00" East 965.55 feet and North 11°52'00" West 315.48 feet and South 88°42'18" East 79.86 feet and South 87°54'36" East 32.78 feet and North 25.00 feet from the found street monument at the intersection of 3300 South Street and 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running;  
thence North 00°39'20" West 159.67 feet to the Lambourne Avenue right of way;  
thence South 84°53'36" East 102.13 feet along the Lambourne Avenue right of way;  
thence South 152.45 feet to the southwest corner of said Lot 10;  
thence North 88°55'12" West 99.92 feet to the point of beginning.  
Lot 1, Woods at Rosecrest PUD Subdivision being more particularly described as follows:  
Beginning at the Southeast corner of the former Lot 1 of Woods at Rosecrest Subdivision, said point also being North 00°30'21" East 367.24 feet and North 89°48'00" East 1123.55 feet from the found street monument at the intersection of 3300 South Street and 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running;  
thence North 00°27'16" East 105.83 feet to the southerly line of Lot 6 of the former Woods at Rosecrest PUD Subdivision;  
thence North 89°48'00" East 56.43 feet along the southerly line of said Lot 6;  
thence South 11°40'00" East 107.97 feet to the northerly right-of-way line of 3225 South Street;  
thence South 89°48'00" West 79.10 feet along the northerly right-of-way line of 3225 South Street to the point of beginning.  
Portion of Lot 2, Woods at Rosecrest PUD Subdivision being more particularly described as follows:  
Beginning at the Southeast corner of the former Lot 1 of Woods at Rosecrest Subdivision, said point also being North 00°30'21" East 367.24 feet and North 89°48'00" East 1123.55 feet from the found street monument at the intersection of 3300 South Street and 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running;  
thence South 89°48'00" West 79.10 feet along the northerly right-of-way line of 3225 South Street;  
thence North 11°52'00" West 103.75 feet to an existing vinyl fence;  
thence North 88°20'43" East 82.35 feet along existing vinyl fence;  
thence South 00°27'16" East 105.83 feet to the point of beginning.

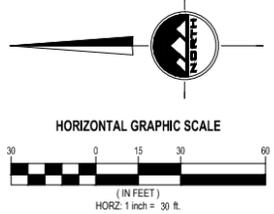
### LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "TENSION ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER / MONUMENT LINE
- EASEMENTS
- ADJACENT BOUNDARY LINE

- NOTES:
- MANY AREAS IN MILLCREEK HAVE GROUNDWATER PROBLEMS DUE TO A FLUCTUATING WATER TABLE. AVOIDING OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING 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&RS) 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.
  - THE SURVEYOR AND/OR ENGINEER LISTED, CERTIFIES THAT LEGAL DESCRIPTION OF THE PROPERTY REFERENCED WITHIN A CERTAIN TITLE REPORT (DATED) October 24, 2025, PREPARED BY Vantage Title Insurance Company, 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.
  - NO PARKING FIRE ACCESS & TURN-A-ROUND LOCATED AT WEST END OF WALNUT PARK COVE ON LOT 9.
  - SUBDIVISION LOCATED WITHIN FEMA FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS PER MAP NO. 49035C0304H, effective 11/19/2021, CITY OF MILLCREEK 490231.

LAMBOURNE AVE.  
(PUBLIC STREET)

3225 SOUTH STREET  
(PUBLIC STREET)



**INDIVIDUAL ACKNOWLEDGMENT**  
STATE OF UTAH  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, \_\_\_\_\_ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

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NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

FOUND BRASS CAP MONUMENT (RING AND LID)  
SITE BENCHMARK = 4599.73  
NORTH 00°05'30" EAST 1145.49 (RECORD MCNEIL)  
NORTH 00°05'30" EAST 1145.40 (MEASURED)

**INDIVIDUAL ACKNOWLEDGMENT**  
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County of Salt Lake  
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County of Salt Lake  
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MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

**SHEET 1 OF 1**  
PROJECT NUMBER: 5725E  
MANAGER: BDH  
DRAWN BY: PG  
CHECKED BY: BDH  
DATE: 12/29/25

**ENSIGN**  
THE STANDARD IN ENGINEERING

SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOOELE  
Phone: 435.843.3090  
CEGAR CITY  
Phone: 435.865.1463  
RICHFIELD  
Phone: 435.896.2863

**EAST MILL CREEK WATER COMPANY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE EAST MILL CREEK WATER COMPANY

**UNIFIED FIRE AUTHORITY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE UNIFIED FIRE AUTHORITY

**SALT LAKE COUNTY ADDRESSING APPROVAL**  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**RECORD OF SURVEY**  
R.O.S. NO. S201430127

**MILLCREEK PLANNING AND ZONING DEPARTMENT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE MILLCREEK PLANNING AND ZONING DEPARTMENT

**MILLCREEK PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE MILLCREEK PLANNING COMMISSION

**MILLCREEK PLANNING AND ZONING DEPARTMENT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE MILLCREEK PLANNING AND ZONING DEPARTMENT

**APPROVAL AS TO FORM**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE MILLCREEK ATTORNEY.

**MILLCREEK MAYOR**  
PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_  
WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

**MILLCREEK 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

**WALNUT PARK COVE SUBDIVISION**  
AMENDING THE WOODS AT ROSECREST PUB SUBDIVISION AND REMOVING THE PUD & OPEN SPACE DESIGNATIONS VACATING LOTS 1, 10 & A PORTION OF LOT 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN MILLCREEK, SALT LAKE COUNTY, UTAH

**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

**MILLCREEK, UTAH  
ORDINANCE NO. \_\_**

**AN ORDINANCE VACATING AND REMOVING  
THE “PLANNED UNIT DEVELOPMENT (P.U.D.)” & “OPEN SPACE”  
DESIGNATIONS; AND FURTHER VACATING AND REMOVING LOTS 1, 2, & 10  
FROM “THE WOODS AT ROSECREST P.U.D. SUBDIVISION”.**

**WHEREAS**, the Millcreek City Council (“Council”) met in a regular meeting on January 12, 2026, to consider, among other things, vacating and removing the Planned Unit Development (P.U.D.) and Open Space designations and further removing Lots 1, 2, & 10 from The Woods at Rosecrest P.U.D. Subdivision, as depicted in EXHIBIT A, whereby Lots 1, 2, & 10 now being designated as metes and bounds parcels, as described in EXHIBIT B; and

**WHEREAS**, Utah Code Section 10-20-812.(3) provides in part that a legislative body may vacate a subdivision or a portion of a subdivision by recording in the county recorder's office an ordinance describing the subdivision or the portion being vacated; and

**WHEREAS**, Utah Code Section 10-20-812.(1) provides in part, that the Land Use Authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Land Use Authority finds that 1) there is good cause for the vacation or amendment and 2) no public street or municipal utility easement has been vacated or amended; and

**WHEREAS**, Utah Code Section 10-20-811, provides that a fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a petition with the land use authority to request a subdivision amendment; and

**WHEREAS**, Millcreek Code Section 18.15.020, in harmony with Utah Code 10-20-81, requires a formal public engagement process in the form of a public meeting, held by Millcreek’s Planning Director, as the Land Use Authority for Minor Subdivision Amendments and/or a public hearing held by the City Council; and

**WHEREAS**, All landowners within the subdivision, including owners of Lots 1, 2, & 10 and authorized representatives of the Home Owner’s Association, have petitioned to amend and vacate portions of the subdivision by providing signed and notarized affidavits, and

**WHEREAS**, on October 29, 2025, the City Staff gave notice of the date, place, and time of the required public meeting held by the Land Use Authority as required by both Utah Code and Millcreek Code; and

**WHEREAS**, on November 18, 2025 a public meeting was held by the Planning Director, as the designated Land Use Authority, to consider among other things, that “good cause exists” to vacate and remove the Planned Unit Development (P.U.D.) and Open Space designations and, further vacate and remove Lots 1, 2, & 10 from The Woods at Rosecrest P.U.D. Subdivision; and

**WHEREAS**, the Planning Director made a positive recommendation to vacate, amend and remove as previously described based on the following findings: **1)** Millcreek Code has since been revised and updated, thus removing Planned Unit Developments from the Millcreek Code and, **2)** the property has since been rezoned whereby all lots within the subdivision now meet the minimum lot size requirements of the newly established underlying zone and, **3)** the open space as required by the original approval was insufficiently sized and poorly located whereupon the adjacent landowner of Lot 8, with further consensus and approval of the HOA, has agreed to assume ownership and maintenance of said open space area by absorbing through property consolidation, the previously designated open space parcel and, **4)** all owners have agreed that Lots 1, 2, & 10 do not functionally utilize any of the private infrastructure or facilities and thereby have little to no reason to further participate in or be a part of the HOA; and

**WHEREAS**, The Planning Director also found that no public street or municipal utility easement is proposed as being vacated or amended; and

**WHEREAS**, on December 30, 2026, City Staff again gave further notice of the date, place, and time of a second public meeting; and

**WHEREAS**, The City Council, acting in their legislative capacity held public hearing on January 12, 2026 to considered among other things, 1) whether there is good cause for the vacation or amendment and 2) to ensure that no public street or municipal utility easement is being vacated or amended; and

**WHEREAS**, based on the same findings made by City Staff and, as recommended by the land use authority, the City Council finds that good cause exists and no public street or municipal easement is being vacated or amended and that no material injury will be caused as a result of vacating and removing the Planned Unit Development (P.U.D.) and Open Space designations removing Lots 1, 2, & 10 from The Woods at Rosecrest P.U.D. Subdivision;

**NOW, THEREFORE, BE IT ORDAINED** by the Council that The “Planned Unit Development (P.U.D.)” & “Open Space” designations are hereby vacated and removed and Lots 1, 2, & 10 are hereby vacated and removed from the The Woods at Rosecrest P.U.D. Subdivision, as depicted in EXHIBIT A whereby Lots 1, 2, & 10 are now designated as metes and bounds parcels, as described in EXHIBIT B. The Mayor and Recorder are hereby directed to record a copy of this ordinance in the Office of the Salt Lake County Recorder.

**PASSED AND APPROVED** on this \_\_\_\_\_ day of January 2026.

**MILLCREEK COUNCIL**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

---

**Elyse Sullivan, City Recorder**



**EXHIBIT B**  
(Legal Description)

**LOT 1**

Lot 1, Woods at Rosecrest PUD Subdivision being more particularly described as follows:

Beginning at the Southeast corner of the former Lot 1 of Woods at Rosecrest Subdivision, said point also being North 00°30'21" East 367.24 feet and North 89°48'00" East 1123.55 from the found street monument at the intersection of 3300 South Street and 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running; thence North 00°27'16" East 105.83 feet to the southerly line of Lot 6 of the former Woods at Rosecrest PUD Subdivision; thence North 89°48'00" East 56.43 feet along the southerly line of said Lot 6; thence South 11°40'00" East 107.97 feet to the northerly right-of-way line of 3225 South Street; thence South 89°48'00" West 79.10 feet along the northerly right-of-way line of 3225 South Street to the point of beginning.

**LOT 2**

Portion of Lot 2, Woods at Rosecrest PUD Subdivision being more particularly described as follows:

Beginning at the Southeast corner of the former Lot 1 of Woods at Rosecrest Subdivision, said point also being North 00°30'21" East 367.24 feet and North 89°48'00" East 1123.55 from the found street monument at the intersection of 3300 South Street and 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running; thence South 89°48'00" West 79.10 feet along the northerly right-of-way line of 3225 South Street; thence North 1°18'37" West 103.75 feet to an existing vinyl fence; thence North 88°20'43" East 82.35 feet along existing vinyl fence; thence South 00°27'16" East 105.83 feet to the point of beginning.

**LOT 10**

Lot 10, Woods at Rosecrest PUD Subdivision being more particularly described as follows:

Beginning at the Southeast corner of the former Lot 10 of Woods at Rosecrest Subdivision, said point also being North 00°30'21" East 367.24 feet and North 89°48'00" East 965.55 feet and North 11°52'00" West 315.48 feet and South 88°42'18" East 79.86 feet and South 87°54'36" East 32.78 feet and North 25.00 feet from the found street monument at the intersection of 3300 South Street and 2300 East Street, said street monument being North 00°05'30" East 1145.40 feet from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running; thence North 00°39'20" West 159.67 feet to the Lambourne Avenue right of way; thence South 84°53'36" East 102.13 feet along the Lambourne Avenue right of way; thence South 152.45 feet to the southwest corner of said Lot 10; thence North 88°55'12" West 99.92 feet to the point of beginning.