



Call Bluestakes at 811 at least 48 hours prior to the commencement of any construction.  
Call 811 before you dig.

20-1620b

# Porsche Millcreek Subdivision

A part of the Southeast Quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Millcreek City, Salt Lake County, Utah 2024

## Narrative

This Subdivision was requested by Mile High 901, LLC, an Arizona limited liability company, prerequisite to the development of this site.

This Survey retraces and honors an unrecorded 2022 ALTA Survey and a recorded 2017 ALTA Survey by Ensign Engineering.

A line between the monument found marking the Center and the East Quarter Corner of Section 35 was assigned the VRS derived NAD83 bearing of South 89°56'13" East as the Basis of Bearings to place the survey on the Utah Central State Plane Datum. Record bearings have been rotated 0°11'41" clockwise to match said State Plane Datum reference to North.

Property Corners have been set as shown hereon.

## Existing Agreement

Right-of-Way Agreement between UDOT and the Metropolitan Water District of Salt Lake & Sandy dated March 5, 2011 and recorded March 16, 2011 as Entry No. 11150701 in Book 9911 of Page 7315 of Official Records. Blankets this site.

## 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 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.

A geotechnical report has been prepared by GSH Geotechnical, Inc. and dated October 16, 2023 this information is on file with Millcreek and also at the office of GSH Geotechnical.

The Surveyor and/or Engineer listed, certifies that legal description of the property referenced within a certain Title Report (dated) \_\_\_\_\_, 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.

See Storm Water Maintenance agreement, as is on file with Salt Lake County Recorder's Office, Book \_\_\_\_\_ Page \_\_\_\_\_ Entry No. \_\_\_\_\_.

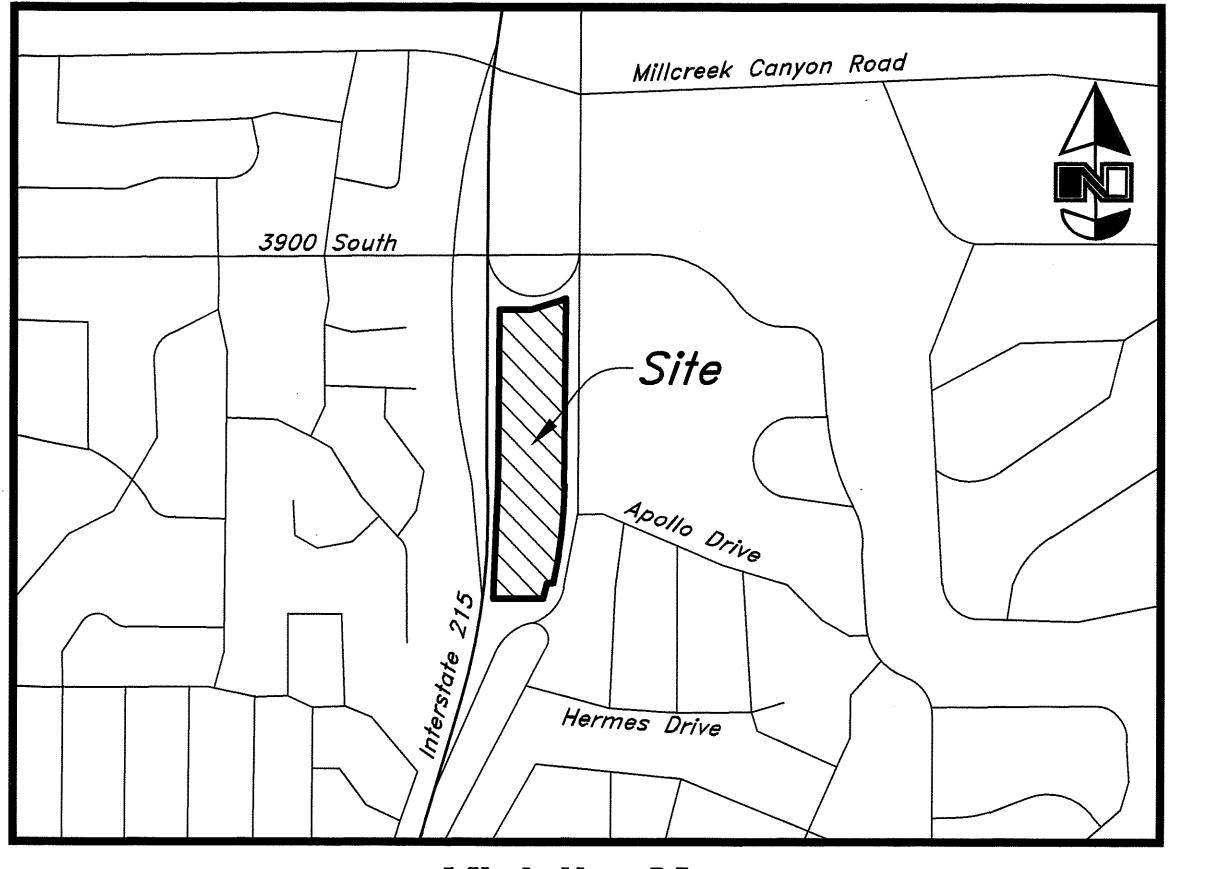
This Subdivision must meet the requirement and conditions found in the Developmental Agreement recorded October 30, 2023 as Entry No. 14169340 in Book 11453 of Page 6261 in the Official Records.

## Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA FIRM Panel No. 49035C0316H dated November 18, 2021. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

## Zoning Information

Zone	= OHW-VCSE (Olympus Hills West Village Center Special District)
Building Setback Requirements	
Front yard	= 20' (along Wasatch Blvd.)
Back yard	= 10'
Side yard	= 10'
Height Restrictions	= 42'



Vicinity Map  
(Not to Scale)

## Surveyor's Certificate

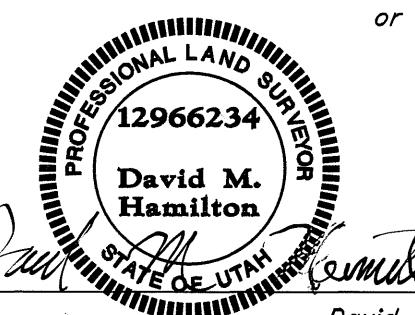
I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA, that by authority of the Owners, I have retraced Salt Lake County Record of Survey No. S2017-01-0163, being a survey 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; hereafter known as Porsche Millcreek Subdivision in the City of Millcreek, Salt Lake County, Utah and has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands based on data compiled from records in the Salt Lake County Recorder's Office and from a survey made on the ground.

## Boundary Description

All of the land described within that certain Warranty Deed recorded as Entry No. 14151379 in the Official Records of Salt Lake County, being a part of the Southeast Quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in the City of Millcreek, Salt Lake County, Utah:

Beginning at a point on the Westerly line of Wasatch Boulevard; located 1392.12 feet South 0°25'25" West to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 35; and 50.00 feet North 89°48'19" West from a Brass Cap Monument found marking the East Quarter of said Section 35; said East Quarter Corner bears 2618.49 feet South 89°56'13" East from the Center of said Section 35; and running thence along said Westerly line the following two courses: South 0°25' West 577.37 feet to a point on a curve; and Southwesterly along the arc of a 1859.86 foot radius curve to the right a distance of 368.55 feet (Center bears North 89°23'41" West, Central Angle equals 11°21'14" and Long Chord bears South 61°56' West 367.95 feet); thence North 89°48'19" West 22.98 feet to a point on a curve; thence Southwesterly along the arc of 60.51 feet (Center bears North 76°42'08" West, Central Angle equals 1°52'33" and Long Chord bears South 14°14'09" West 60.51 feet); thence North 89°48'19" West 187.45 feet to the Easterly line of Interstate 215; thence Northerly and Easterly along Interstate 215 the following four courses: North 2°21'44" East 426.63 feet; North 0°25'25" East 655.63 feet to the Southerly line of said Interstate 215; South 89°48'19" East 116.16 feet; and North 0°25'25" East 136.02 feet to said Westerly line of Wasatch Boulevard; thence South 0°25'25" West 120.00 feet along said Westerly line to the point of beginning.

Contains 265,399 sq. ft.  
or 6.092 acres  
2 Lots



5 December, 2024

David M. Hamilton  
Utah PLS No. 12966234

## Owner's Dedication

Know all by these presents that we, the undersigned Owner(s) of the described tract of land herein, having caused the same to be subdivided into lots and streets to hereafter be known as Porsche Millcreek Subdivision, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do hereby dedicate and convey to any and all public utility companies a perpetual, nonexclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown herein.

In witness where by I/We have hereunto set my/our hand This 11 Day of December AD, 2024

~ EP GT3, LLC, a Utah Limited Liability Company

*Mitch Pierce*  
by: Mitch Pierce  
its: Manager

## Limited Liability Company Acknowledgment

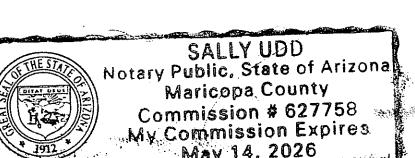
State of Arizona  
County of Maricopa

On the 12 day of December, 2024, personally appeared before me, the undersigned Notary Public, *Mitch Pierce*, who being by me duly sworn did say that they are the Manager of EP GT3, LLC, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at 3415 E. Camelback Rd, Suite 1155 Phoenix, AZ 85016  
Commission No.: 637758  
Commission Expires: 5/1/2026

*Sally Vold*  
Print Name

*Sally Vold*  
A Notary Public



## Porsche Millcreek Subdivision

A part of the Southeast Quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Millcreek City, Salt Lake County, Utah

Utility Approval

CenturyLink: <i>Paul B.</i> Date: 1-6-2025	Approved this 28th Day of MAY 2025 by the Unified Fire Authority.
RMP: <i>Devin R.</i> Date: 12/31/24	<i>Unified Fire Authority</i>

Millcreek Planning Commission APPROVED THIS 28th DAY OF MAY 2025 BY MILLCREEK PLANNING COMMISSION.
<i>Devin R.</i>
MILLCREEK PLANNING COMMISSION CHAIR

Utility Approval	Unified Fire Authority
Approved this 1st Day of JAN 2025 by the Unified Fire Authority.	<i>Unified Fire Authority</i>
RMP: <i>Devin R.</i> Date: 12/31/24	

Mount Olympus Improvement District	Salt Lake County Addressing Approval
Approved this 7th Day of JAN 2025 by the Mount Olympus Improvement District.	<i>Soni Rasmussen</i> 12/31/24 Signed Date
Other: _____ Date: _____	

Mount Olympus Improvement District	Salt Lake County Health Department
Approved this 15th Day of JAN 2025 by the Salt Lake County Health Department.	<i>Dean D. Oyens</i> Director Health Department
Other: _____ Date: _____	

Salt Lake County Addressing Approval	Millcreek Engineering Department
Approved this 15th Day of MAY 2025 by Millcreek Engineering Department.	<i>John E.</i> Millcreek Engineer

Millcreek Planning & Zoning Department	Approval as to Form
Approved this 15th Day of MAY 2025 by Millcreek Engineering Department.	<i>John E.</i> Millcreek Attorney

Millcreek Mayor	Record of Survey
Presented to the Mayor and Millcreek Council this 29th Day of MAY A.D. 2025. At which time this subdivision was approved and accepted.	<i>John E.</i> Mayor <i>John E.</i> Attest: City Recorder

Millcreek Mayor	Record of Survey
Approved as to form this 29th Day of MAY A.D. 2025.	<i>John E.</i> Millcreek Attorney

Sheet 1 2 Sheets	Contacts
	Owner/Developer Mile High 901, LLC 2425 E Camelback Rd. #1155 Phoenix, Arizona 85016

Engineer & Surveyor ANNA 2010 North Redwood Road, Salt Lake City, Utah 84116 (801) 521-8529 - AWengineering.net	Salt Lake County Seal State of Utah Corporate Seal MILLCREEK STATE OF UTAH
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Salt Lake County Recorder

Recorded # 1439257d  
State of Utah, County of Salt Lake, recorded and filed at the request of EP GT3, LLC  
Date 12/15/24 Time 1:12 PM Book 2025 Page 134  
Fee \$ 104.00  
Deputy, Salt Lake County Recorder

