



SARATOGA
SPRINGS

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Notice of Public Hearing for Vacation of City Property

The City of Saratoga Springs, Utah ("City") proposes transferring to the Wander HOA ("developer") a fee simple interest in parcels of real property ("parcel") described as follows:

Parcel 1

Beginning at a point on the West Line of Lot O-1 of the Jordan Promenade Subdivision Village 1 - Phase C1, said point lies North 89°57'40" West 673.058 feet along the Quarter Section Line and North 1424.574 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running along said Lot O-1 the following (21) courses: 1) North 02°57'22" East 68.983 feet; 2) North 150.140 feet; 3) North 07°44'33" East 103.440 feet; 4) North 00°00'27" East 118.660 feet; 5) North 40°36'53" West 77.620 feet to a point on a 122.500 foot radius non tangent curve to the left, (radius bears North 54°18'46" West, Chord: North 09°07'09" East 109.579 feet); 6) along the arc of said curve 113.606 feet through a central angle of 53°08'10"; 7) North 17°26'56" West 18.316 feet to a point on a 77.500 foot radius tangent curve to the right, (radius bears North 72°33'04" East, Chord: North 10°58'25" West 17.480 feet); 8) along the arc of said curve 17.518 feet through a central angle of 12°57'03"; 9) South 86°45'47" East 116.947 feet; 10) North 00°00'13" East 183.575 feet; 11) South 89°59'47" East 72.480 feet; 12) South 73°01'41" East 254.000 feet; 13) South 64°54'34" East 68.722 feet; 14) South 56°01'47" East 183.000 feet; 15) North 33°58'13" East 117.000 feet; 16) South 56°01'47" East 259.049 feet to a point on a 19.000 foot radius tangent curve to the right, (radius bears South 33°58'13" West, Chord: South 44°32'17" East 7.571 feet); 17) along the arc of said curve 7.622 feet through a central angle of 22°59'01" to a point of reverse curvature with a 179.500 foot radius non tangent curve to the left, (radius bears South 69°53'57" East, Chord: South 19°11'39" West 5.680 feet); 18) along the arc of said curve 5.680 feet through a central angle of 01°48'47"; 19) North 56°01'47" West 66.804 feet; 20) North 86°40'01" West 179.429 feet; 21) North 86°45'49" West 103.737 feet; thence North 65°58'38" West 49.336 feet to a point on a 17.905 foot radius tangent curve to the left, (radius bears South 24°01'22" West, Chord: North 74°18'20" West 5.187 feet); thence along the arc of said curve 5.205 feet through a central angle of 16°39'24" to a point of compound curvature with a 197.685 foot radius non tangent curve to the left, (radius bears South 06°22'40" West, Chord: South 86°25'05" West 68.383 feet); thence along the arc of said curve 68.729 feet through a central angle of 19°55'12" to a point of reverse curvature with a 384.706 foot radius non tangent curve to the right, (radius bears North 15°13'54" West, Chord: South 77°41'21" West 39.207 feet); thence along the arc of said curve 39.224 feet through a central angle of 05°50'31" to the South Line of said Lot O-1; thence along said Lot O-1 North 86°45'49" West 168.187 feet to a point on a 384.706 foot radius non tangent curve to the right, (radius bears North 15°51'46" East, Chord: North 72°07'19" West 27.056 feet); thence along the arc of said curve 27.062 feet through a central angle of 04°01'49" to a point of reverse curvature with a 124.971 foot radius non tangent curve to the left, (radius bears South 22°13'14" West, Chord: South 50°14'51" West 220.631 feet); thence along the arc of said curve 270.347 feet through a central angle of 123°56'47" to a point of reverse curvature with a 324.566 foot radius non tangent curve to the right, (radius bears South 74°09'08" West, Chord: South 00°19'44" West 180.847 feet); thence along the arc of said curve 183.272 feet through a central angle of 32°21'11" to a point of reverse curvature with a 347.760 foot radius non tangent curve to the left, (radius bears South 69°08'00" East, Chord: South 09°55'33" West 132.007 feet); thence along the arc of said curve 132.813 feet through a central angle of 21°52'55" to a point of compound curvature with a 347.760 foot radius tangent curve to the left, (radius bears North 88°59'06" East, Chord: South 03°18'00" East 27.730 feet); thence along the arc of said curve 27.737 feet through a central angle of 04°34'11" to a point of reverse curvature with a 305.999 foot radius tangent curve to the right, (radius bears South 84°24'54" West, Chord: South 08°14'17" West 146.222 feet); thence along the arc of said curve 147.650 feet through a central angle of 27°38'47" to a point of reverse curvature with a 467.649 foot radius tangent curve to the left,

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(radius bears South 67°56'19" East, Chord: South 21°21'03" West 11.600 feet); thence along the arc of said curve 11.600 feet through a central angle of 01°25'16" to the point of beginning.

Property contains 2.385 acres.

Parcel 2

Beginning at the Southwest Corner of Lot O-1 of the Jordan Promenade Subdivision Village 1 - Phase C1, said point lies North 89°57'40" West 620.820 feet along the Quarter Section Line and North 661.911 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Lot O-1 the following (7) courses: 1) North 274.810 feet; 2) North 21°04'08" West 50.510 feet; 3) North 44°59'53" West 108.930 feet; 4) North 11°42'58" East 5.679 feet to a point on a 123.819 foot radius non tangent curve to the right, (radius bears North 11°42'58" East, Chord: North 43°13'30" West 142.248 feet); 5) along the arc of said curve 151.529 feet through a central angle of 70°07'05" to a point of compound curvature with a 249.596 foot radius non tangent curve to the right, (radius bears North 81°25'28" East, Chord: North 07°19'01" East 136.696 feet); 6) along the arc of said curve 138.465 feet through a central angle of 31°47'07"; 7) South 89°59'47" East 94.043 feet to a point on a 467.649 foot radius non tangent curve to the left, (radius bears South 84°21'59" East, Chord: South 14°05'08" East 315.577 feet); thence along the arc of said curve 321.894 feet through a central angle of 39°26'17" to a point of reverse curvature with a 206.000 foot radius tangent curve to the right, (radius bears South 56°11'44" West, Chord: South 17°26'43" East 116.042 feet); thence along the arc of said curve 117.634 feet through a central angle of 32°43'05" to a point of reverse curvature with a 406.174 foot radius tangent curve to the left, (radius bears North 88°54'49" East, Chord: South 09°05'08" East 113.045 feet); thence along the arc of said curve 113.413 feet through a central angle of 15°59'54" to a point of reverse curvature with a 332.192 foot radius tangent curve to the right, (radius bears South 72°54'55" West, Chord: South 07°00'40" East 116.209 feet); thence along the arc of said curve 116.810 feet through a central angle of 20°08'50" to the South Line of said Lot O-1; thence along said Lot O-1 West 63.630 feet to the point of beginning.

Property contains 0.982 acres, 42763 square feet.

Parcel 3

Beginning at the Southwest Corner of Parcel O-9 of the Wander Phase 1 Subdivision, said point lies North 89°57'40" West 595.521 feet along the Quarter Section Line and North 42.031 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Parcel O-9 the following (4) courses: 1) North 01°09'44" East 200.128 feet; 2) South 89°55'54" West 2.961 feet; 3) North 00°22'48" East 243.670 feet; 4) North 21°41'38" East 21.998 feet to a point on a 318.000 foot radius non tangent curve to the left, (radius bears South 87°00'42" East, Chord: South 06°13'02" East 101.747 feet); thence along the arc of said curve 102.186 feet through a central angle of 18°24'41" to a point of reverse curvature with a 349.092 foot radius tangent curve to the right, (radius bears South 74°34'37" West, Chord: South 06°17'41" East 110.762 feet); thence along the arc of said curve 111.232 feet through a central angle of 18°15'23" to a point of reverse curvature with a 1463.369 foot radius tangent curve to the left, (radius bears South 87°09'59" East, Chord: South 01°45'03" West 55.307 feet); thence along the arc of said curve 55.310 feet through a central angle of 02°09'56"; thence South 00°40'06" West 197.645 feet to the South Line of said Parcel O-9; thence along said Parcel O-9 South 89°56'19" West 30.014 feet to the point of beginning.

Property contains 0.270 acres, 11753 square feet.

The parcels were incorrectly dedicated to the City in plats C1 and D1 of the Wander development. This vacation corrects this mistake.

A public hearing will be held October 19, 2021, 6:00 p.m. in the City Council Chambers at 1307 N Commerce Dr. Suite 200, Saratoga Springs Utah, to discuss the proposed disposition. All interested parties may attend the public hearing and provide comments at that time. Questions regarding this notice may be directed to the City of Saratoga Springs Planning Department, telephone 801-766-9793. Comments may also be submitted to comments@saratogaspingscity.com.

Posted: October 1, 2021