

Date: July 9, 2026
To: Weber County Board of County Commissioners
From: Ronna Tidwell
Community Development Department
Agenda Date: July 21, 2026
Subject: **Request to Sell Parcel Number 08-022-0041 and 08-022-0088**

Attachments: A - Aerial Vicinity Map
B - Ownership Plat
C – Real Estate Purchase Agreement
D – Quit Claim Deed

Summary:

Two Weber County owned parcels of land, identified as Tax ID #08-022-0041 and 08-022-0088, were acquired by the County through a tax sale process and deed executed in June 19, 1986. Parcel #08-022-0041 contains approximately 668.89 sf, property #08-022-0088 contains approximately 1087.83 sf. Both are located at approximately 3895 W Midland Drive in West Haven. See Attachment A for a vicinity map and Attachment B for the County Recorder's ownership plat map.

The Adjacent property owner reached out to the County with interest in purchasing both small strips of land to make his lot whole.

Weber County has no intended use for these two property; therefore, it is recommended that the parcels be sold to the adjacent property owner for \$2,212.56. The fair market value was determined by the Weber County Assessor's office, consistent with Sec. 2-21-2(d)(1), or the county's surplus property code.

Property Description:

08-022-0041

THAT PART LYING WEST OF A LINE 350 FEET WEST OF THE WEST LINE OF MIDLAND DRIVE: PART OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 22.5 FEET EAST AND 654.9 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 89D28' EAST 762.2 FEET; THENCE SOUTH 43D40' WEST 19.92 FEET; THENCE WEST 748.41 FEET; THENCE NORTH 7.32 FEET TO POINT OF BEGINNING.

08-022-0088

THAT PART LYING EAST OF A LINE 350 FEET WEST OF THE WEST LINE OF MIDLAND DRIVE: PART OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING EAST 22.5 FEET AND 645.9 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 89°28' EAST 762.2 FEET, THENCE SOUTH 43°40' WEST 19.92 FEET, THENCE WEST 748.41 FEET, THENCE NORTH 7.32 FEET TO BEGINNING. EXCEPTING COUNTRY ROADS AS CONVEYED HERETOFORE. EXCEPTING THEREFROM: ALL OF THE RIGHT TITLE AND INTEREST IN A PARCEL OF LAND FOR THE EXTENSION OF WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 26.89 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 221+51.07, SAID POINT OF BEGINNING IS APPROXIMATELY 660.67 FEET SOUTH 0°51'38" WEST (660 FEET SOUTH BY RECORD) ALONG THE WEST SECTION LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 2 AND 782.27 FEET SOUTH 89°33'56" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH 44°23'56" EAST 10.20 FEET, MORE OR LESS, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°33'56" WEST (WEST BY RECORD) 1.79 FEET, MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 28.20 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 221+60.02, THENCE SOUTH 36°12'53" WEST 9.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7 SQUARE FEET IN AREA. (E# 2366601) EXCEPTING THEREFROM: A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST 1/4 SOUTHWEST 1/4 SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER AND THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE), WHICH IS 662.20 FEET SOUTH 0°02'58" WEST ALONG THE SECTION LINE AND 779.38 FEET NORTH 89°57'14" EAST ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER FROM THE WEST QUARTER CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 89°57'14" WEST 37.88 FEET ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER TO A POINT WHICH IS 55.00 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE

RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEERS STATION 562+19.69 THENCE NORTH 44°28'12" EAST 5.47 FEET PARALLEL WITH SAID

RIGHT OF WAY CONTROL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°29'42" EAST (RECORDED) 38.90 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO TO SAID EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE THENCE SOUTH 49°00'02" WEST 6.43 FEET ALONG SAID WESTERLY HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE PARCEL OF LAND CONTAINS 155 SQUARE FEET IN AREA OR 0.004 ACRE (E# 2690162) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Attachment A



**REAL ESTATE PURCHASE AND SALE AGREEMENT
BY AND BETWEEN WEBER COUNTY AND NIELSEN LAND HOLDING LLC**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the _____ day of _____ 2026, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Nielsen Land Holding LLC, located at 2637 W 1800 S, West Haven, Utah 84401 (hereinafter "Buyer").

RECITALS

WHEREAS, according to the official records of the Recorder of Weber County, State of Utah, County owns certain real property more fully described in this Agreement; and

WHEREAS, County declared such property as surplus to its needs on June 30, 2026; and

WHEREAS, Buyer desires to purchase such property according to the terms and conditions more particularly set forth herein; and

NOW, THEREFORE, it is hereby acknowledged and agreed by and between the parties hereto as follows:

**SECTION ONE
DESCRIPTION OF PROPERTY**

The real property which is the subject of this Agreement is described as follows:

Land serial number: 08-022-0041

THAT PART LYING WEST OF A LINE 350 FEET WEST OF THE WEST LINE OF MIDLAND DRIVE: PART OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 22.5 FEET EAST AND 654.9 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 89D28' EAST 762.2 FEET; THENCE SOUTH 43D40' WEST 19.92 FEET; THENCE WEST 748.41 FEET; THENCE NORTH 7.32 FEET TO POINT OF BEGINNING.

Land serial number: 08-022-0088

THAT PART LYING EAST OF A LINE 350 FEET WEST OF THE WEST LINE OF MIDLAND DRIVE: PART OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING EAST 22.5 FEET AND 645.9 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 89D28' EAST 762.2 FEET, THENCE SOUTH 43D40' WEST 19.92 FEET, THENCE WEST 748.41 FEET, THENCE NORTH 7.32 FEET TO BEGINNING. EXCEPTING COUNTRY ROADS AS CONVEYED HERETOFORE. EXCEPTING THEREFROM: ALL OF THE

RIGHT TITLE AND INTEREST IN A PARCEL OF LAND FOR THE EXTENSION OF WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 26.89 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 221+51.07, SAID POINT OF BEGINNING IS APPROXIMATELY 660.67 FEET SOUTH 0°51'38" WEST (660 FEET SOUTH BY RECORD) ALONG THE WEST SECTION LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 2 AND 782.27 FEET SOUTH 89°33'56" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH 44°23'56" EAST 10.20 FEET, MORE OR LESS, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°33'56" WEST (WEST BY RECORD) 1.79 FEET, MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 28.20 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 221+60.02, THENCE SOUTH 36°12'53" WEST 9.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7 SQUARE FEET IN AREA. (E# 2366601) EXCEPTING THEREFROM: A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NOS-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST 1/4 SOUTHWEST 1/4 SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER AND THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE), WHICH IS 662.20 FEET SOUTH 0°02'58" WEST ALONG THE SECTION LINE AND 779.38 FEET NORTH 89°57'14" EAST ALONG SAID SOUTHLINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER FROM THE WEST QUARTER CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 89°57'14" WEST 37.88 FEET ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER TO A POINT WHICH IS 55.00 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEER STATION 562+19.69 THENCE NORTH 44°28'12" EAST 5.47 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°29'42" EAST (RECORDED) 38.90 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO SAID EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE THENCE SOUTH 49°00'02" WEST 6.43 FEET ALONG SAID WESTERLY HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE PARCEL OF LAND CONTAINS 155 SQUARE FEET IN AREA OR 0.004 ACRE (E# 2690162) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

SECTION TWO

PURCHASE PRICE AND TERMS

The purchase price for the above described property is Two Thousand Two Hundred Twelve Dollars and Fifty-six Cents. (\$2,212,56). The County shall convey the real property to Buyer by Quit Claim Deed upon receipt of the full purchase price.

SECTION THREE INDEMNIFICATION

Buyer agrees to indemnify and hold harmless County, its officers, agents, and employees from and against any claims or suits that arise as a result of this purchase and sale transaction.

SECTION FOUR NO WARRANTIES

The County does not warrant or guarantee that the property is free from easements, covenants, mortgages, liens, or other encumbrances, nor does the County make any other covenants or warranties concerning the property.

SECTION FIVE GOVERNING LAW

The laws of the State of Utah shall govern the validity, construction, enforcement, and interpretation of this Agreement.

SECTION SIX ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement by and between the parties hereto with respect to the subject matter hereof, and no other statement, whether written or oral, shall be deemed a part of this Agreement unless specifically incorporated herein by reference. This Agreement supersedes any and all other agreements, negotiations, or understandings between the parties.

IN WITNESS WHEREOF the undersigned have affixed their respective signatures hereto on the dates indicated below.

OF WEBER COUNTY

By _____ Gage
H. Froerer, Chair

Commissioner Froerer voted _____
Commissioner Harvey voted _____
Commissioner Bolos voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This _____ day of _____, 2026.

BUYER:

Justin Nielsen
Nielsen Land Holding LLC

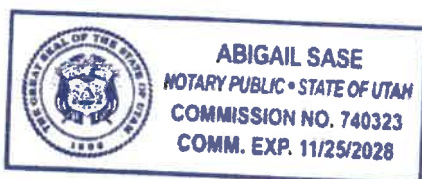
Signature

JUSTIN NIELSEN
Print

Subscribed and sworn to before me,
_____, this 9th day of July, 2026.



Notary Public



Mail Tax Notice To:
Nielsen Land Holding LLC
2637 W 1800 S
West Haven, UT 84401

QUIT CLAIM DEED

WEBER COUNTY CORP, Grantor, of 2380 Washington Blvd., Ogden, Utah 84401, hereby QUIT CLAIMS to:
NIELSEN LAND HOLDING LLC, Grantee, of 2637 W 1800 S, West Haven, UT 84401 of the following described tract(s) of land in Weber County, State of Utah:

PARCEL 08-022-0041

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PARCEL 08-022-0088

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BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
Gage Froerer, Chair

I hereby certify that the sale and transfer of the above property was duly approved at a regularly scheduled meeting of the Board of County Commissioners on the ____ day of _____, 2026.

Ricky Hatch, CPA
Weber County Clerk/Auditor

seal