



Date: March 27, 2026
To: Weber County Board of County Commissioners
From: Scott Mendoza
Community Development Department
Agenda Date: April 7, 2026
Subject: Request for approval of a conveyance to Roy City, of any interest that Weber County may have in any avenues, streets, and/or alleys as shown on the plat of Cloverdale Addition, dedicated to Ogden City on the 22nd day of May, 1890.

Attachment(s): A – Quit Claim Deed.
B – Dedication Plat of Cloverdale Addition.
C – Approximate location of the subject area.

Summary:

In 1890 the Cloverdale Addition was dedicated and certain areas within the plat boundary became public and private thoroughfares. The land, as dedicated, was never developed; therefore, portions of the plat were later vacated. In 1955, Ogden City (by quit claim deed) conveyed any interest that it may have had in the thoroughfares to Weber County.

Current ownership records do not show that Weber County has any fee simple interest in any land within the boundary of the original plat; however, for title purposes only, Roy City has requested that Weber County convey (by quit claim deed) any right and interest that it may have, in any avenues, streets, and/or alleys to Roy City.

The Weber County Surveyor's Office has reviewed this request and the quit claim deed and is recommending approval of the conveyance to Roy City.

No funds are being exchanged because of this conveyance's intent to create clear title only.

Attachment A

1 of 2

WHEN RECORDED, RETURN TO:

Roy City
5051 South 1900 West
Roy, UT 84067

QUIT CLAIM DEED

Tax Serial No. 08-022-0018, 08-022-0044

Weber County and Weber County Corporation, (being one in the same) of the State of Utah, GRANTOR(s), does hereby Remise, Release, and Quit Claim all the right, title, interest, claim and demand, which consists of a fee interest, that the grantor has in and to the land as described herein to **Roy City**, a municipal corporation, of the State of Utah, GRANTEE(s), heirs or assigns (grantor and grantee are collectively referred to herein as the Parties), for the sum of Ten Dollars (\$10.00) and/or other good and valuable consideration,

WHEREAS, Weber County received a fee interest to avenues, streets and alleys of Cloverdale Addition by Quit Claim Deed recorded as Book 544 page 154 on April 11, 1957, and

WHEREAS, the County has not used the property or right-of-way over the property for the purpose of a roadway, and

WHEREAS, Roy City is the fee owner of certain land(s) over, under, and near said Cloverdale Addition which are encumbered by Weber County under said Book 544 page 154, and

WHEREAS, it has been determined by Weber County Commission that there is no public or county benefit for Weber County to retain said avenues, streets and alleys of Cloverdale Addition, and

WHEREAS, pursuant to a mutual desire, Weber County desires to relinquish any and all right, title, and interest to said avenues, streets and alleys of Cloverdale Addition to Roy City, and

WHEREAS, Roy City is willing to accept said relinquishment and title, as described hereinafter;

NOWTHEREFORE: Weber County and Roy City by executing this document accept the terms of this Quit Claim Deed, to the hereinafter described parcel of real property in Roy City, Weber County, Utah, to wit:

PARCEL DESCRIPTION

A part of the South Half of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian; Being more particularly described, to-wit:-

All of the avenues, streets and alleys within Blocks 16 and 17, and a portion of Blocks 18 and 19, as shown on and by the plat of Cloverdale Addition originally dedicated to the City of Ogden, Weber County, Utah on the 22nd day of May, 1890, the same being recorded in the office of the County Recorder under date of May 23, 1890, bounded within and limited to a parcel described as follows:

A parcel of land in the Southwest Quarter of said Section 2, having a basis of bearing of North 89°53'41" West between the monumented South Quarter corner (having State Plane grid coordinates of N=3593642.7 E=1493041.2 U.S.ft) and the Southwest corner (having State Plane grid coordinates of N=3593647.9 E=1490362.9 U.S.ft.) of said Section 2;

COMMENCING at a point located 652.86 feet North 89°53'41" West and 32.86 feet North 00°07'26" East, said point being the intersection of the West right of way of Union Pacific railroad as identified by Record of Survey filed as Number 004637 sheet W-04 on February 9, 2011, and the North line of 4000 South Street, FROM said South Quarter corner of Section 2;

RUNNING Thence the following Three (3) courses along the boundary of a parcel as described in Special Warranty Deed recorded as Entry number 2160075 on February 10, 2006 (SWD);

1) North 30°08'55" East (N 27°48'41" E by said SWD) 28.04 feet, 2) North 37°47'11" East (N 35°26'57" E by said SWD) 30.11 feet, 3) North 87°35'25" East (N 85°15'11" E by said SWD) 12.18 feet, to said West right of way of Union Pacific railroad;

Thence North 42°51'55" East 1125.21 feet, along said West right of way of Union Pacific railroad, to a line identified on said Cloverdale Addition as the north-south quarter section line and the East boundary of said Cloverdale Addition;

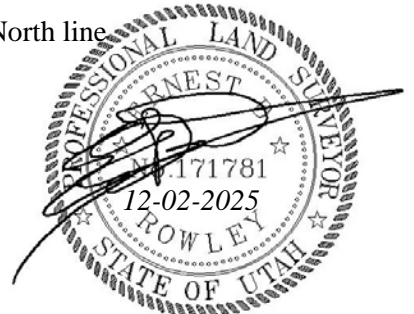
Thence North 00°46'19" East 481.69 feet, along said East boundary of Cloverdale Addition;

Thence North 89°13'41" West 119.98 feet, along the North boundary of said Cloverdale Addition, to the

Attachment A

2 of 2

East right of way line of the Denver & Rio Grande Railroad;
Thence South 34°21'19" West 1583.62 feet, along said East right of way, to said North line
of 4000 South Street;
Thence South 89°53'22" East 241.81 feet, along said North line of 4000 South
Street, to the point of beginning.



This conveyance is made subject to all easements, restrictions and rights of way not of record but which are legally enforceable by use or other lawful means and/or easements, restrictions and rights of way of record now in existence on the Parties properties shall remain in force and effect as originally used or granted unless specifically altered, relinquished or modified by this agreement or subsequent documents.

PASSED and/or ADOPTED this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS

By: Commission Chair: .

ATTEST:

By Weber County Clerk: .

PASSED and/or ADOPTED this ____ day of _____, 2025.

ROY CITY APPROVAL

By: Roy City Mayor: .

ATTEST:

By Roy City Recorder: .



3
4423.717
5N2W11N