



Date: March 18, 2024
To: Weber County Board of County Commissioners
From: Sean Wilkinson *SW*
Community Development Director

Agenda Date: March 26, 2024

Subject: **Request for approval of a real estate purchase and sale agreement between Marriott-Slaterville City and Weber County pertaining to Parcel Number 15-041-0028, Parcel Number 15-061-0048, and part of Parcel Number 15-041-0010**

Exhibits: A - Aerial View of Parcels
B - Property Survey
C – Quit Claim Deeds
D – Real Estate Purchase and Sale Agreement

Summary:

Weber County and Marriott-Slaterville City are working together to exchange property located near 1200 S 2700 W in Marriott-Slaterville City. Weber County will convey Parcel 15-061-0048 and a small part of Parcel 15-041-0010 to Marriott Slaterville City and the City will convey Parcel 15-041-0028 to Weber County. The exchange benefits the County by providing better access to other County owned property, and benefits the City by providing property it needs to enable future development. The County Commission declared the County owned parcels as surplus property on March 12, 2024.

Property Descriptions:

Part of Parcels 15-061-0048 and 15-041-0010 (Southern Parcel)

PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF WEBER COUNTY PROPERTY, BEING 162.94 FEET DUE NORTH AND 284.78 FEET DUE EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23 (NOT IN PLACE) WHICH IS SOUTH 88°39'39" EAST 374.95 FEET FROM A FOUND WEBER COUNTY WITNESS CORNER MONUMENT (WITNESS CORNER MONUMENT BEING NORTH 87°50'54" WEST 3039.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23); THENCE SOUTH 33°31'54" EAST 38.08 FEET; THENCE SOUTH 19°50'19" EAST 72.94 FEET; THENCE SOUTH 22°33'39" EAST 22.89 FEET; THENCE SOUTH 27°52'06" EAST 23.91 FEET; THENCE SOUTH 17°13'49" EAST 29.65 FEET; THENCE SOUTH 01°13'59" EAST 37.10 FEET; THENCE SOUTH 07°27'57" EAST 113.73 FEET; THENCE SOUTH 16°24'11" EAST 21.21 FEET; THENCE SOUTH 03°16'24" EAST 27.97 FEET; THENCE SOUTH 06°20'45" WEST 9.13 FEET TO THE SOUTHERLY LINE OF WEBER COUNTY PROPERTY; THENCE NORTH 87°43'42" WEST 101.01 FEET ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID WEBER COUNTY

PROPERTY; THENCE NORTH 00°39'03" EAST 374.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINS: 25,144 SQUARE FEET OR 0.577 ACRES

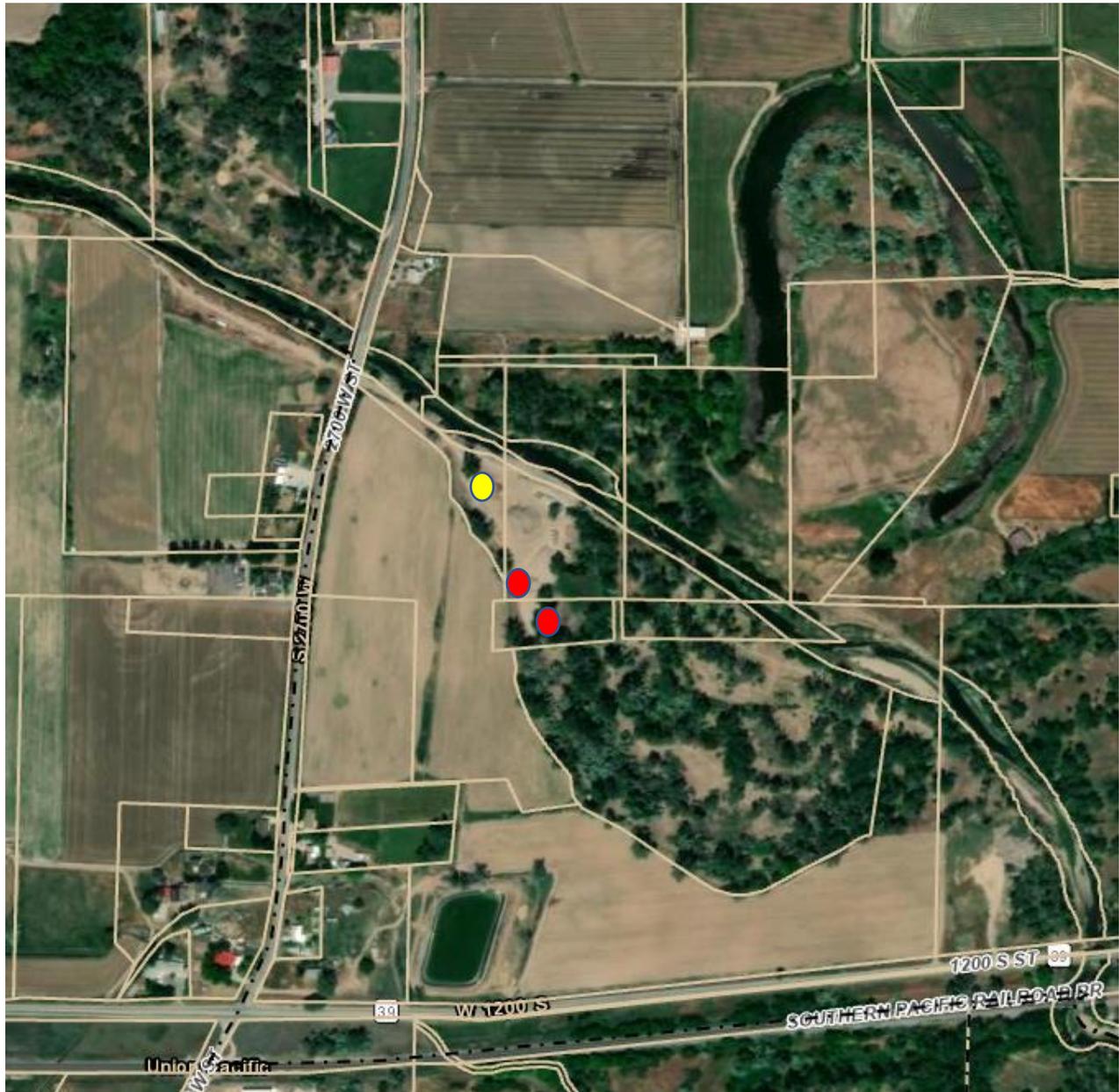
Remainder of Parcel 15-061-0048 (Remainder Parcel)

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 14.21 FEET DUE SOUTH AND 359.44 FEET DUE EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23 (NOT IN PLACE) WHICH IS SOUTH 88°39'39" EAST 374.95 FEET FROM A FOUND WEBER COUNTY WITNESS CORNER MONUMENT (WITNESS CORNER MONUMENT BEING NORTH 87°50'54" WEST 3039.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23); THENCE SOUTH 87°43'42" EAST 373.59 FEET; THENCE SOUTH 00°39'03" WEST 200.00 FEET; THENCE NORTH 87°43'42" WEST 349.29 FEET; THENCE NORTH 06°20'45" EAST 9.13 FEET; THENCE NORTH 03°16'24" WEST 27.97 FEET; THENCE NORTH 16°24'11" WEST 21.21 FEET; THENCE NORTH 07°27'57" WEST 113.73 FEET; THENCE NORTH 01°13'59" WEST 30.86 FEET TO THE POINT OF BEGINNING. CONTAINS: 72353 SQUARE FEET OR 1.661 ACRES

Parcel 15-041-0028 (North Parcel)

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WEST LINE OF WEBER COUNTY PROPERTY, BEING 162.94 FEET DUE NORTH AND 284.78 FEET DUE EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23 (NOT IN PLACE) WHICH IS SOUTH 88°39'39" EAST 374.95 FEET FROM A FOUND WEBER COUNTY WITNESS CORNER MONUMENT (WITNESS CORNER MONUMENT BEING NORTH 87°50'54" WEST 3039.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23); THENCE NORTH 33°32'32" WEST 32.16 FEET; THENCE NORTH 40°21'29" WEST 55.49 FEET; THENCE NORTH 26°47'29" WEST 49.60 FEET; THENCE NORTH 04°33'28" WEST 45.22 FEET; THENCE NORTH 28°23'37" WEST 19.36 FEET; THENCE NORTH 37°01'50" WEST 66.95 FEET; THENCE NORTH 04°28'16" WEST 51.21 FEET; THENCE NORTH 10°30'02" WEST 43.81 FEET; THENCE NORTH 15°59'49" WEST 50.47 FEET; THENCE NORTH 36°53'38" WEST 19.08 FEET; THENCE NORTH 48°13'49" WEST 56.21 FEET; THENCE NORTH 48°35'26" WEST 151.86 FEET; THENCE NORTH 55°01'54" WEST 85.41 FEET; THENCE NORTH 42°11'06" WEST 39.82 FEET; THENCE SOUTH 60°41'53" EAST 39.99 FEET; THENCE SOUTH 55°48'57" EAST 58.42 FEET; THENCE SOUTH 48°54'09" EAST 40.85 FEET; THENCE SOUTH 56°55'00" EAST 63.16 FEET; THENCE SOUTH 53°12'54" EAST 60.11 FEET; THENCE SOUTH 41°25'10" EAST 50.49 FEET; THENCE SOUTH 49°56'05" EAST 19.99 FEET; THENCE SOUTH 45°34'53" EAST 48.96 FEET; THENCE SOUTH 64°58'50" EAST 40.79 FEET; THENCE SOUTH 68°33'45" EAST 93.46 FEET TO SAID WEST LINE OF WEBER COUNTY PROPERTY; THENCE SOUTH 00°39'03" WEST 317.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINS: 38,216 SQUARE FEET OR 0.877 ACRES

Exhibit A



-  County Parcels
-  Marriott-Slaterville Parcel

Exhibit B

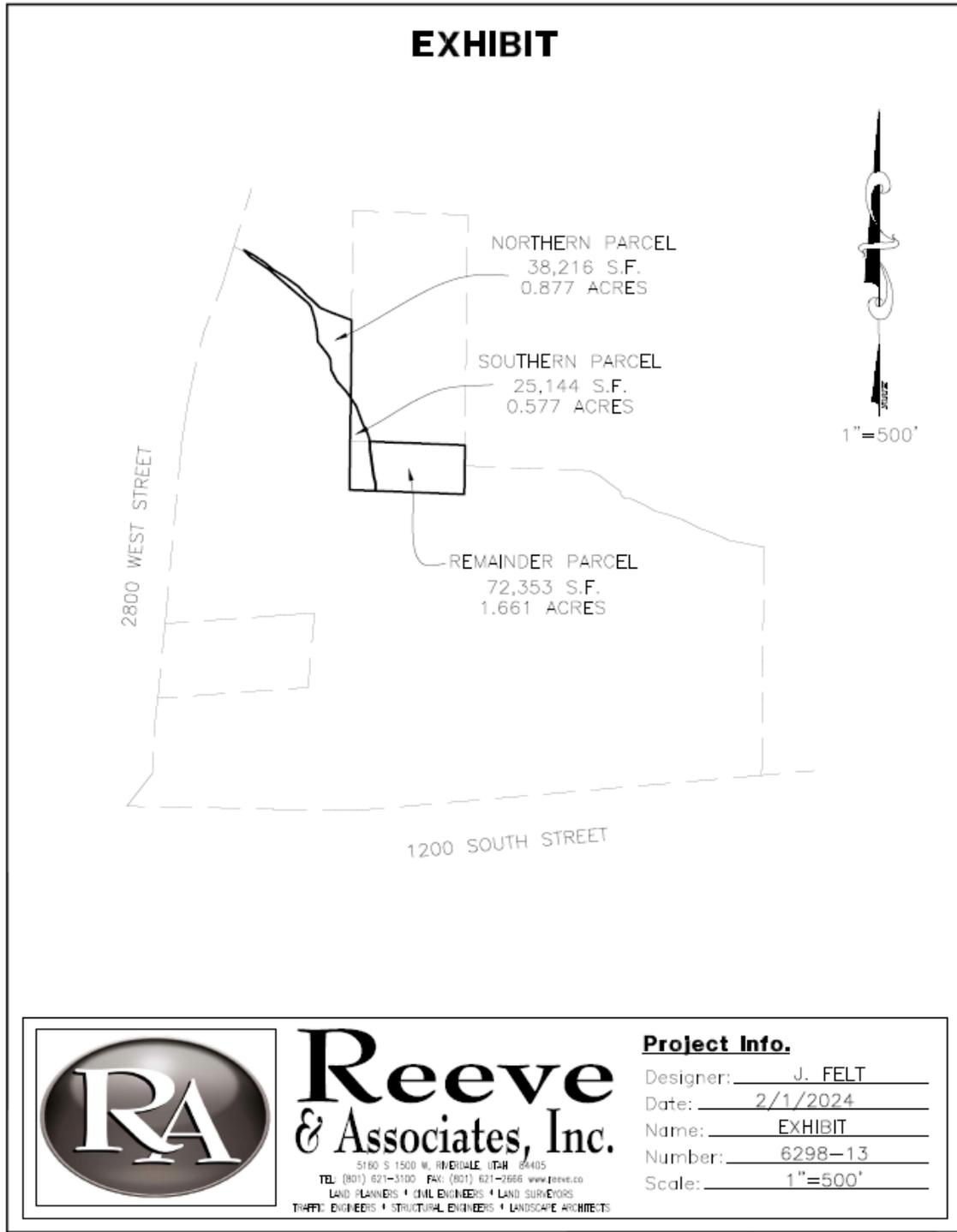


Exhibit C1

WHEN RECORDED, MAIL TO:

Marriott-Slaterville City
1570 West 400 North
MSC, Utah 84404

QUIT CLAIM DEED

WEBER COUNTY, GRANTOR, a body politic, Weber County, State of Utah, HEREBY QUIT CLAIM TO: Marriott-Slaterville City, a municipal corporation, GRANTEE, of County of Weber, State of Utah, for the sum of forty and no/100 (\$40.00) DOLLARS, and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

Weber Parcel No.: _____
Southern Parcel as shown on the attached Exhibit

PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF WEBER COUNTY PROPERTY, BEING 162.94 FEET DUE NORTH AND 284.78 FEET DUE EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23 (NOT IN PLACE) WHICH IS SOUTH 88°39'39" EAST 374.95 FEET FROM A FOUND WEBER COUNTY WITNESS CORNER MONUMENT (WITNESS CORNER MONUMENT BEING NORTH 87°50'54" WEST 3039.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23); THENCE SOUTH 33°31'54" EAST 38.08 FEET; THENCE SOUTH 19°50'19" EAST 72.94 FEET; THENCE SOUTH 22°33'39" EAST 22.89 FEET; THENCE SOUTH 27°52'06" EAST 23.91 FEET; THENCE SOUTH 17°13'49" EAST 29.65 FEET; THENCE SOUTH 01°13'59" EAST 37.10 FEET; THENCE SOUTH 07°27'57" EAST 113.73 FEET; THENCE SOUTH 16°24'11" EAST 21.21 FEET; THENCE SOUTH 03°16'24" EAST 27.97 FEET; THENCE SOUTH 06°20'45" WEST 9.13 FEET TO THE SOUTHERLY LINE OF WEBER COUNTY PROPERTY; THENCE NORTH 87°43'42" WEST 101.01 FEET ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID WEBER COUNTY PROPERTY; THENCE NORTH 00°39'03" EAST 374.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINS: 25,144 SQUARE FEET OR 0.577 ACRES

WITNESS the hand of said Grantor, this ____ day of _____, 2024.

Chair, Weber County Commission

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On this ____ day of _____, 2024, personally appeared before me, a Notary Public,
_____, the signer of the foregoing Quit Claim Deed, who
duly acknowledged to me that they executed the same in their authorized capacity.

NOTARY SIGNATURE

Exhibit C2

WHEN RECORDED, MAIL TO:
Marriott-Slaterville City
1570 West 400 North
MSC, Utah 84404

QUIT CLAIM DEED

WEBER COUNTY, GRANTOR, a body politic, Weber County, State of Utah, HEREBY QUIT CLAIM TO: Marriott-Slaterville City, a municipal corporation, GRANTEE, of County of Weber, State of Utah, for the sum of forty and no/100 (\$40.00) DOLLARS, and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

Weber Parcel No.: 15-061-0048 –REMAINDER PARCEL
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING 14.21 FEET DUE SOUTH AND 359.44 FEET DUE EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23 (NOT IN PLACE) WHICH IS SOUTH 88°39'39" EAST 374.95 FEET FROM A FOUND WEBER COUNTY WITNESS CORNER MONUMENT (WITNESS CORNER MONUMENT BEING NORTH 87°50'54" WEST 3039.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23); THENCE SOUTH 87°43'42" EAST 373.59 FEET; THENCE SOUTH 00°39'03" WEST 200.00 FEET; THENCE NORTH 87°43'42" WEST 349.29 FEET; THENCE NORTH 06°20'45" EAST 9.13 FEET; THENCE NORTH 03°16'24" WEST 27.97 FEET; THENCE NORTH 16°24'11" WEST 21.21 FEET; THENCE NORTH 07°27'57" WEST 113.73 FEET; THENCE NORTH 01°13'59" WEST 30.86 FEET TO THE POINT OF BEGINNING. CONTAINS: 72353 SQUARE FEET OR 1.661 ACRES

WITNESS the hand of said Grantor, this ____ day of _____, 2024.

Chair, Weber County Commission

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On this ____ day of _____, 2024, personally appeared before me, a Notary Public, _____, the signer of the foregoing Quit Claim Deed, who duly acknowledged to me that they executed the same in their authorized capacity.

NOTARY SIGNATURE

Exhibit D

REAL ESTATE PURCHASE AND SALE AGREEMENT BY AND BETWEEN WEBER COUNTY AND MARRIOTT-SLATERVILLE CITY

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into on the 26th day of March, 2024, by and between Weber County, a body politic, corporate, and political subdivision of the State of Utah (hereinafter "County") and Marriott-Slaterville City (hereinafter "City"), a municipal corporation within Weber County, State of Utah.

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 in a regular meeting of the Board of County Commissioners on March 12th, 2024; and

WHEREAS, County desires to convey such property to City according to the terms and conditions more particularly set forth herein in exchange for City conveying Parcel 15-041-0028 to County;

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 in Exhibit A which is attached hereto and incorporated herein.

SECTION TWO PURCHASE PRICE AND TERMS

County and City have agreed to exchange properties rather than purchase them from each other. County will convey Parcel 15-061-0048 and a small part of Parcel 15-041-0010 to City and City will convey Parcel 15-041-0028 to County. Both County and City agree that the exchange is mutually beneficial, represents adequate consideration, and contributes to the health, safety, and welfare of the general public.

SECTION THREE INDEMNIFICATION

County and City agree to defend, indemnify, and hold harmless each other, their officers, agents, and employees from and against any claims or suits that arise as a result of this purchase and sale transaction.

**SECTION FOUR
GOVERNING LAW**

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

**SECTION FIVE
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.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
James H. "Jim" Harvey, Chair

Commissioner Harvey	Voted _____
Commissioner Bolos	Voted _____
Commissioner Froerer	Voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

This ____ day of _____, 2024.

MARRIOTT-SLATERVILLE CITY

By _____
Scott Van Leeuwen
Marriott-Slaterville City Mayor

ATTEST:

This ____ day of _____, 2024.

EXHIBIT A

County Conveyance:

Part of Parcels 15-061-0048 and 15-041-0010 (Southern Parcel)

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City Conveyance:

Parcel 15-041-0028 (North Parcel)

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WEST LINE OF WEBER COUNTY PROPERTY, BEING 162.94 FEET DUE NORTH AND 284.78 FEET DUE EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23 (NOT IN PLACE) WHICH IS SOUTH 88°39'39" EAST 374.95 FEET FROM A FOUND WEBER COUNTY WITNESS CORNER MONUMENT (WITNESS CORNER MONUMENT BEING NORTH 87°50'54" WEST 3039.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 23); THENCE NORTH 33°32'32" WEST 32.16 FEET; THENCE NORTH 40°21'29" WEST 55.49 FEET; THENCE NORTH 26°47'29" WEST 49.60 FEET; THENCE NORTH 04°33'28" WEST 45.22 FEET; THENCE NORTH 28°23'37" WEST 19.36 FEET; THENCE NORTH 37°01'50" WEST 66.95 FEET; THENCE NORTH 04°28'16" WEST 51.21 FEET; THENCE NORTH 10°30'02" WEST 43.81 FEET; THENCE NORTH 15°59'49" WEST 50.47 FEET; THENCE NORTH 36°53'38" WEST 19.08 FEET; THENCE NORTH 48°13'49" WEST 56.21 FEET; THENCE NORTH 48°35'26" WEST 151.86 FEET; THENCE NORTH 55°01'54" WEST 85.41 FEET; THENCE NORTH 42°11'06" WEST 39.82 FEET; THENCE SOUTH 60°41'53" EAST 39.99 FEET; THENCE SOUTH 55°48'57" EAST 58.42 FEET; THENCE SOUTH 48°54'09" EAST 40.85 FEET; THENCE SOUTH 56°55'00" EAST 63.16 FEET; THENCE SOUTH 53°12'54" EAST 60.11 FEET; THENCE SOUTH 41°25'10" EAST 50.49 FEET; THENCE SOUTH 49°56'05" EAST 19.99 FEET; THENCE SOUTH 45°34'53" EAST 48.96 FEET; THENCE SOUTH 64°58'50" EAST 40.79 FEET; THENCE SOUTH 68°33'45" EAST 93.46 FEET TO SAID WEST LINE OF WEBER COUNTY PROPERTY; THENCE SOUTH 00°39'03" WEST 317.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINS: 38,216 SQUARE FEET OR 0.877 ACRES

Survey Exhibit of Conveyances

EXHIBIT



**Reeve
& Associates, Inc.**

5180 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: J. FELT
Date: 2/1/2024
Name: EXHIBIT
Number: 6298-13
Scale: 1"=500'