

Date: March 11, 2021
To: Weber County Board of Commissioners
From: Sean Wilkinson *SW*
Director, Community Development Department
Agenda Date: March 16, 2021
Subject: **Request to Declare Part of Parcel # 17-091-0008 as Surplus Real Property**
Exhibits: A – Survey Exhibit of Property Boundaries
B – Purchase Request Letter
C – Property Descriptions

Summary:

In 2020, the Weber County Recorder/Surveyor's Office completed a survey of several sections of land located within Township 8 North, Range 1 West, including Section 27. This survey correctly identified the east boundary of Section 27 which has been relocated between 169 – 204 feet to the west. This new and correct boundary affects eight parcels (Parcel #'s 17-091-0022 – 0029) located directly west of the County's property (Parcel # 17-091-0008). The fence line and access gate for these eight parcels, and one cabin are now located on the County's property.

In an effort to resolve this situation, a representative of the eight parcel owners approached Weber County about selling the property between the old and new property boundaries. Each of the parcels to be sold consists of between 2.5 – 3 acres. Weber County has agreed to sell each parcel for a total of \$750, which is approximately \$300 per acre, as proposed in a letter from the parcel owner's representative dated November 11, 2020.

If the County Commission approves the surplus declaration, the County must wait two weeks before formally approving the property sale, which is tentatively scheduled for the County Commission meeting on March 30, 2021.

Property Descriptions:

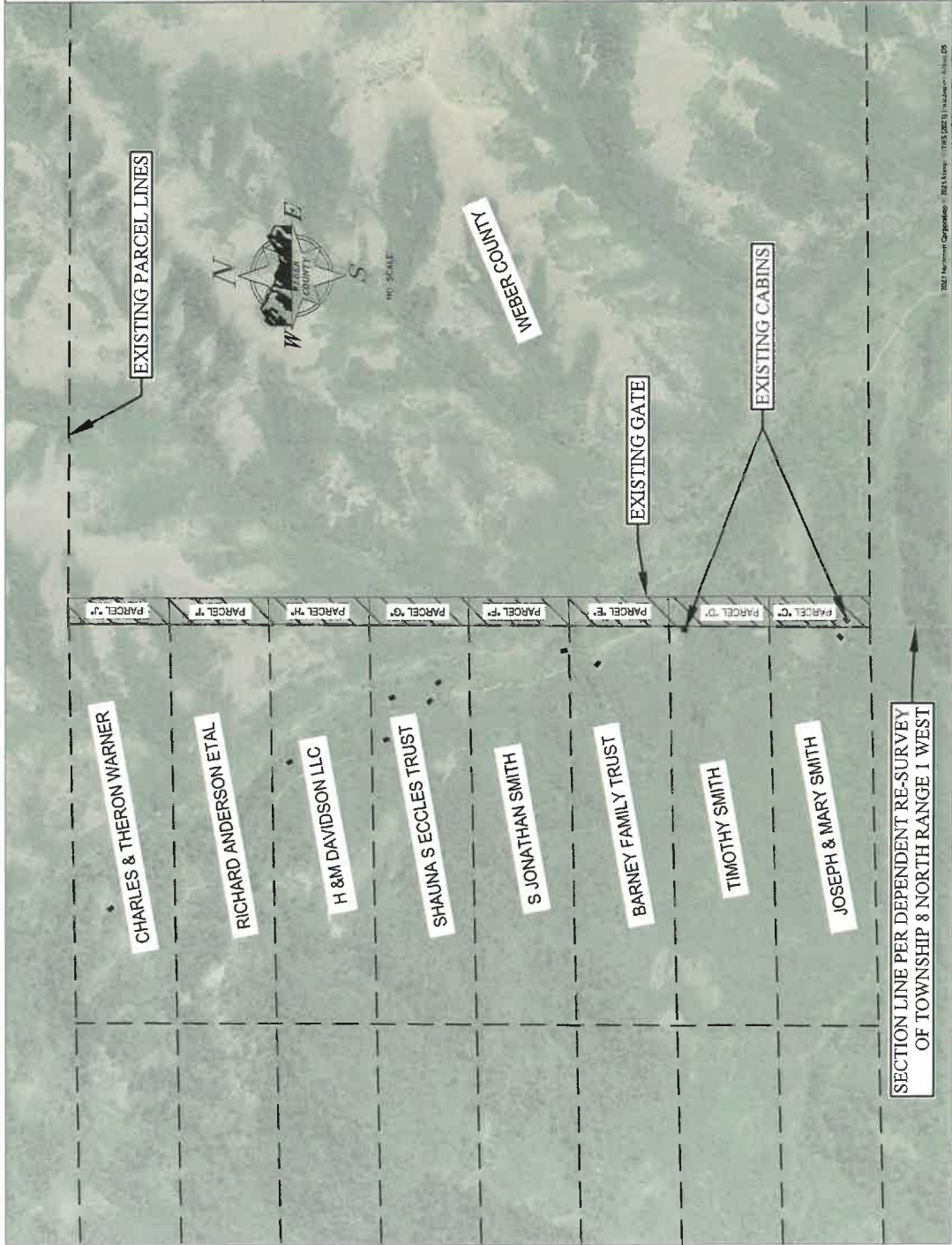
See Exhibit C

Recommendation:

Weber County has no intended future use for this property. Therefore, it is recommended that the Commission declare part of Parcel 17-091-0008 as surplus property.

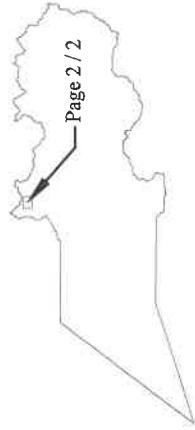
EXHIBIT OF PROPOSED EXCHANGE

LOCATED IN SECTION 26 OF TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH.
MARCH 2021



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GENERAL LOCATION IN WEBER COUNTY



GENERAL NOTES:

1. AERIAL IMAGERY IS ONLY APPROXIMATE AND FOR INFORMATION PURPOSES ONLY.
2. THIS MAP IS NOT A SURVEY.
3. THE PURPOSE OF THIS EXHIBIT IS TO ASSIST IN VISUALIZING CERTAIN PARCEL DESCRIPTIONS AND LOCATIONS PUT FORTH BEFORE THE WEBER COUNTY COMMISSION

EXHIBIT OF PROPOSED EXCHANGE
 LOCATED IN SECTION 26 OF TOWNSHIP 8 NORTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH
 MARCH 2021



2000 Westgate Blvd. Ste 370
 Ogden, UT 84403
 PHONE: (801) 394-8000
 FAX: (801) 394-5210

DRAWN FOR:
 WEBER COUNTY COMMISSION
 DRAWN BY:
 JEREMY MATTHEWS
 EXISTING DRAWING:
 2/14/2021

SHEET NUMBER
2/2

Exhibit B

November 11, 2020

Dear Weber County Commissioners,

I write to you as representative of the collective owners of Section 27. We express to you our gratitude for authorizing and completing the survey of Section 27 and declaring its corners which came into question with the building of the trails without knowledge of borders.

We also express gratitude to Devron and Jeremy for their professional work. Sad to see Devron go to Cache Valley. It is fortunate for Weber County to have Jeremy as an employee.

As you know the east boundary of Section 27 has now been displaced approximately 174 feet to the west of our current fence and gate. This continues along the complete east boundary. Our section is divided into 8 subsections of 80 acres a piece with the length running east and west and the width of each being 660 feet wide running north and south. Devron informed us at the meeting that this represents about 2.5 acres for each of the 8 owners.

One solution offered and the one we would like to pursue is our purchasing the 2.5 acres per each owner. Mr. Ulibarri came and met with us and told us he assesses that property at the rate of \$300 per acre. Each of the 8 landowners in Section 27 would like to offer this rate as purchase price for the 174 feet per subsection. $2.5 \text{ acres} \times \300 would yield \$750 as a purchase price per subsection. This solution would leave all fence, gate and structures clear of Weber County property.

We respectfully await your consideration,

Sincerely,


Royal Eccles

Exhibit C

Property Descriptions

EXHIBIT A

Joseph W. Smith and Mary Ann Smith Trust

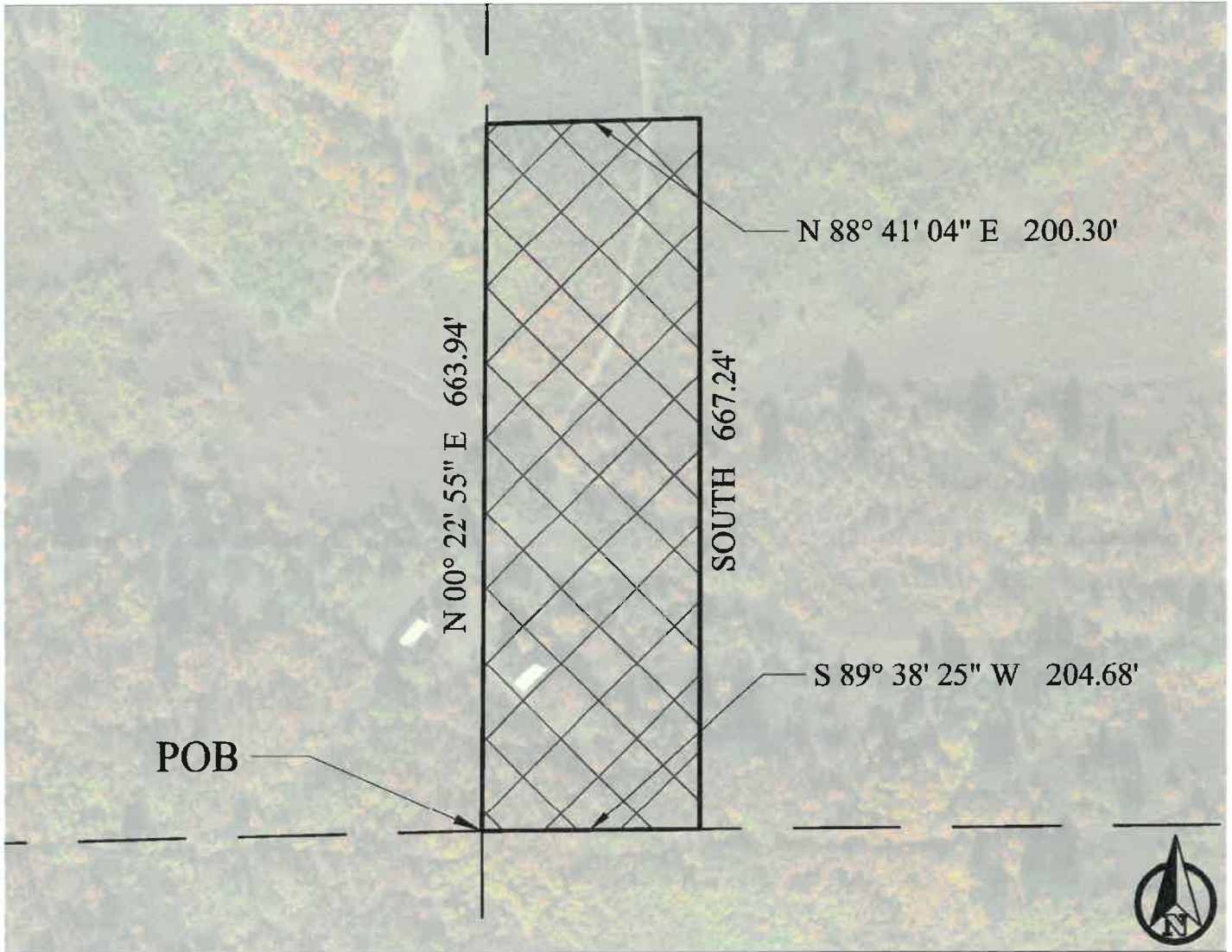
Parcel C

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 22' 55" EAST A DISTANCE OF 5,311.54 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W34NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020 WITH AN ALUMINUM PIPE MONUMENT AND THE NORTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W27NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2021 WITH AN ALUMINUM PIPE MONUMENT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 00° 22' 55" EAST A DISTANCE OF 663.94 FEET ALONG WEST LINE OF SAID SECTION 26; THENCE NORTH 88° 41' 04" EAST A DISTANCE OF 200.30 FEET; THENCE SOUTH A DISTANCE OF 667.24 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89° 38' 25" WEST A DISTANCE OF 204.68 FEET ALONG SOUTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING. SAID TRACT OF LAND ALSO BEING SHOWN ON A RE-SURVEY OF TOWNSHIP 8 NORTH, RANGE 1 WEST DONE BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 134,748 SQUARE FEET OR 3.093 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)

EXHIBIT A

Timothy Wright Smith

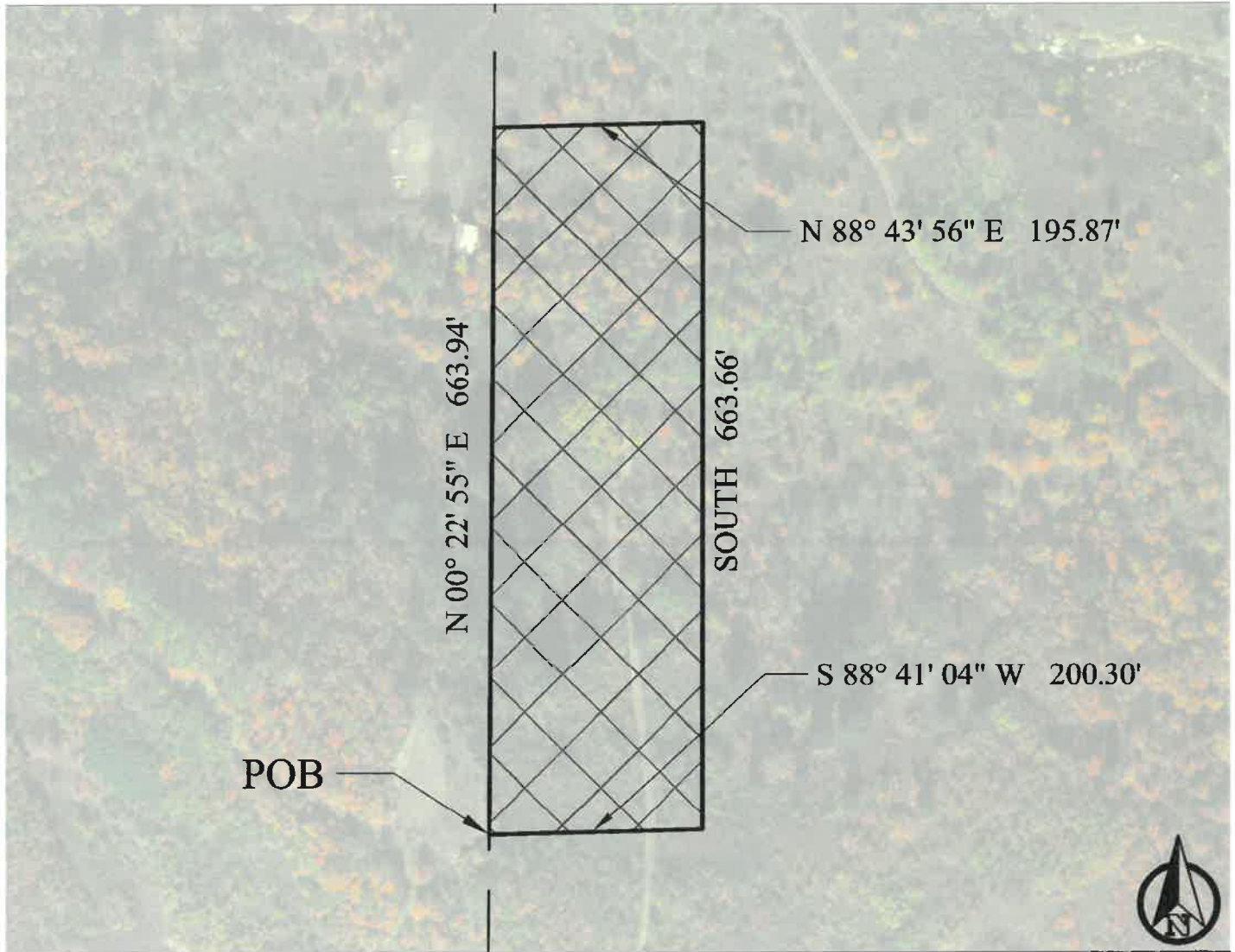
Parcel D

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 22' 55" EAST A DISTANCE OF 5,311.54 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W34NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020 WITH AN ALUMINUM PIPE MONUMENT AND THE NORTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W27NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2021 WITH AN ALUMINUM PIPE MONUMENT:

BEGINNING AT A POINT WHICH IS NORTH 00° 22' 55" EAST A DISTANCE OF 663.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 00° 22' 55" EAST A DISTANCE OF 663.94 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE NORTH 88° 43' 56" EAST A DISTANCE OF 195.87 FEET; THENCE SOUTH A DISTANCE OF 663.66 FEET; THENCE SOUTH 88° 41' 04" WEST A DISTANCE OF 200.30 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND ALSO BEING SHOWN ON A RE-SURVEY OF TOWNSHIP 8 NORTH, RANGE 1 WEST DONE BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 131,445 SQUARE FEET OR 3.018 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)

EXHIBIT A

Barney Family Trust

Parcel E

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 22' 55" EAST A DISTANCE OF 5,311.54 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W34NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020 WITH AN ALUMINUM PIPE MONUMENT AND THE NORTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W27NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2021 WITH AN ALUMINUM PIPE MONUMENT:

BEGINNING AT A POINT WHICH IS NORTH 00° 22' 55" EAST A DISTANCE OF 1,327.88 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 00° 22' 55" EAST A DISTANCE OF 663.94 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE NORTH 88° 46' 48" EAST A DISTANCE OF 191.44 FEET; THENCE SOUTH A DISTANCE OF 663.67 FEET; THENCE SOUTH 88° 43' 56" WEST A DISTANCE OF 195.87 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND ALSO BEING SHOWN ON A RE-SURVEY OF TOWNSHIP 8 NORTH, RANGE 1 WEST DONE BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 128,508 SQUARE FEET OR 2.950 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)

EXHIBIT A

S. Jonathan Smith

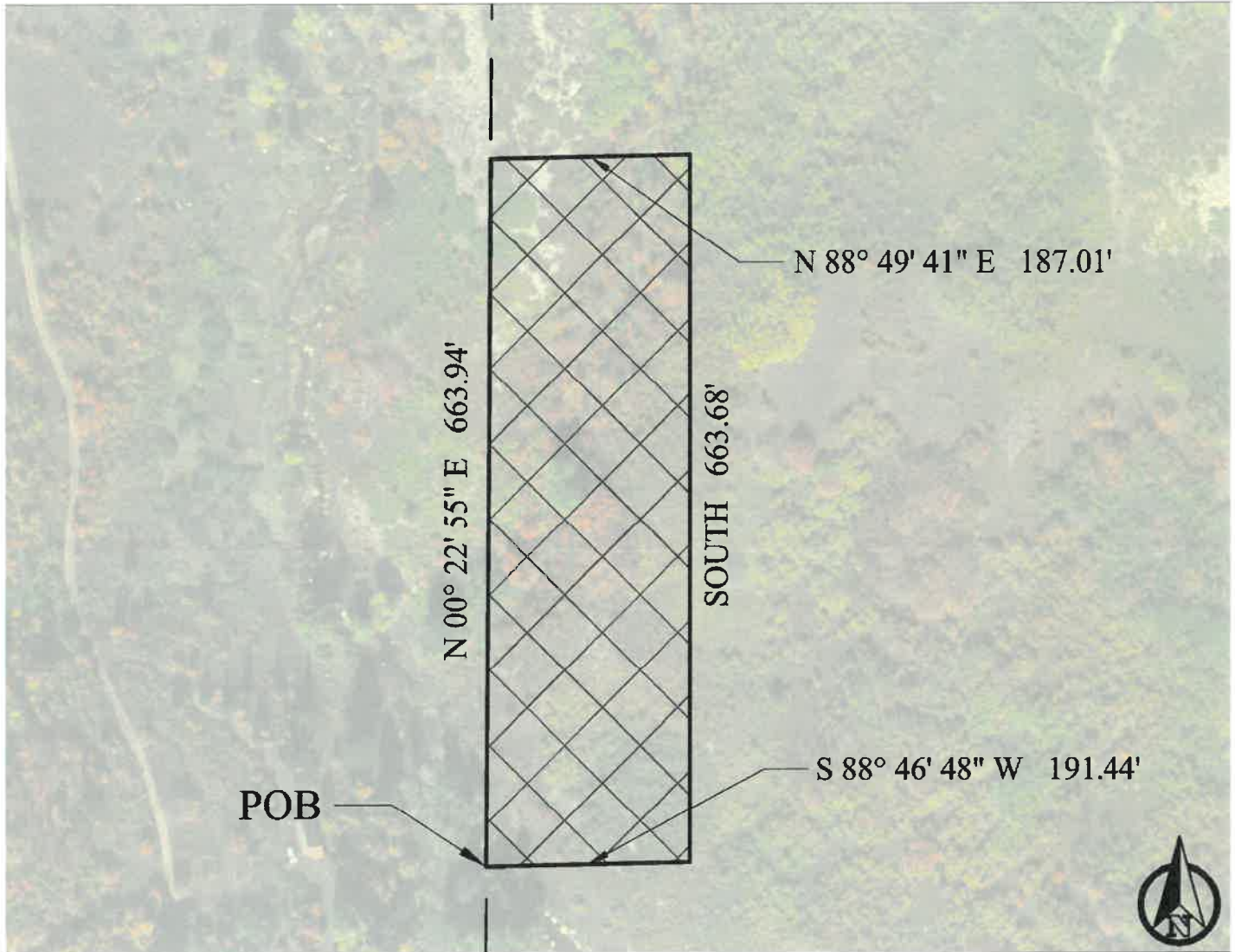
Parcel F

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 22' 55" EAST A DISTANCE OF 5,311.54 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W34NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020 WITH AN ALUMINUM PIPE MONUMENT AND THE NORTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W27NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2021 WITH AN ALUMINUM PIPE MONUMENT:

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 125,572 SQUARE FEET OR 2.883 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)

EXHIBIT A

Shauna S. Eccles Trust

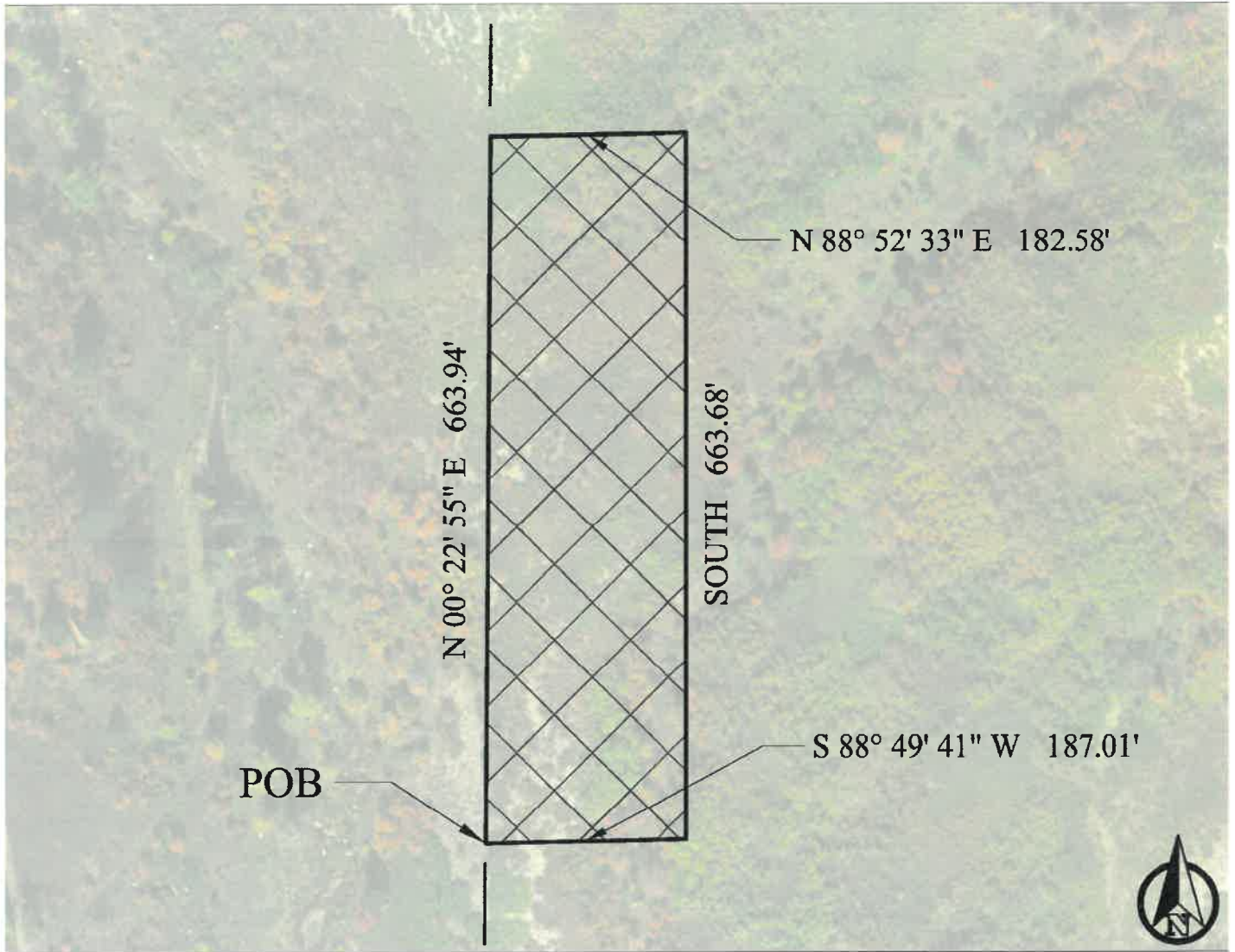
Parcel G

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BASIS OF BEARING BEING NORTH 00° 22' 55" EAST A DISTANCE OF 5,311.54 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W34NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2020 WITH AN ALUMINUM PIPE MONUMENT AND THE NORTHWEST CORNER OF SAID SECTION 26 (KNOWN AS 8N1W27NE) WHICH WAS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE IN 2021 WITH AN ALUMINUM PIPE MONUMENT:

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 122,636 SQUARE FEET OR 2.815 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)

EXHIBIT A

Hand M Davidson LLC

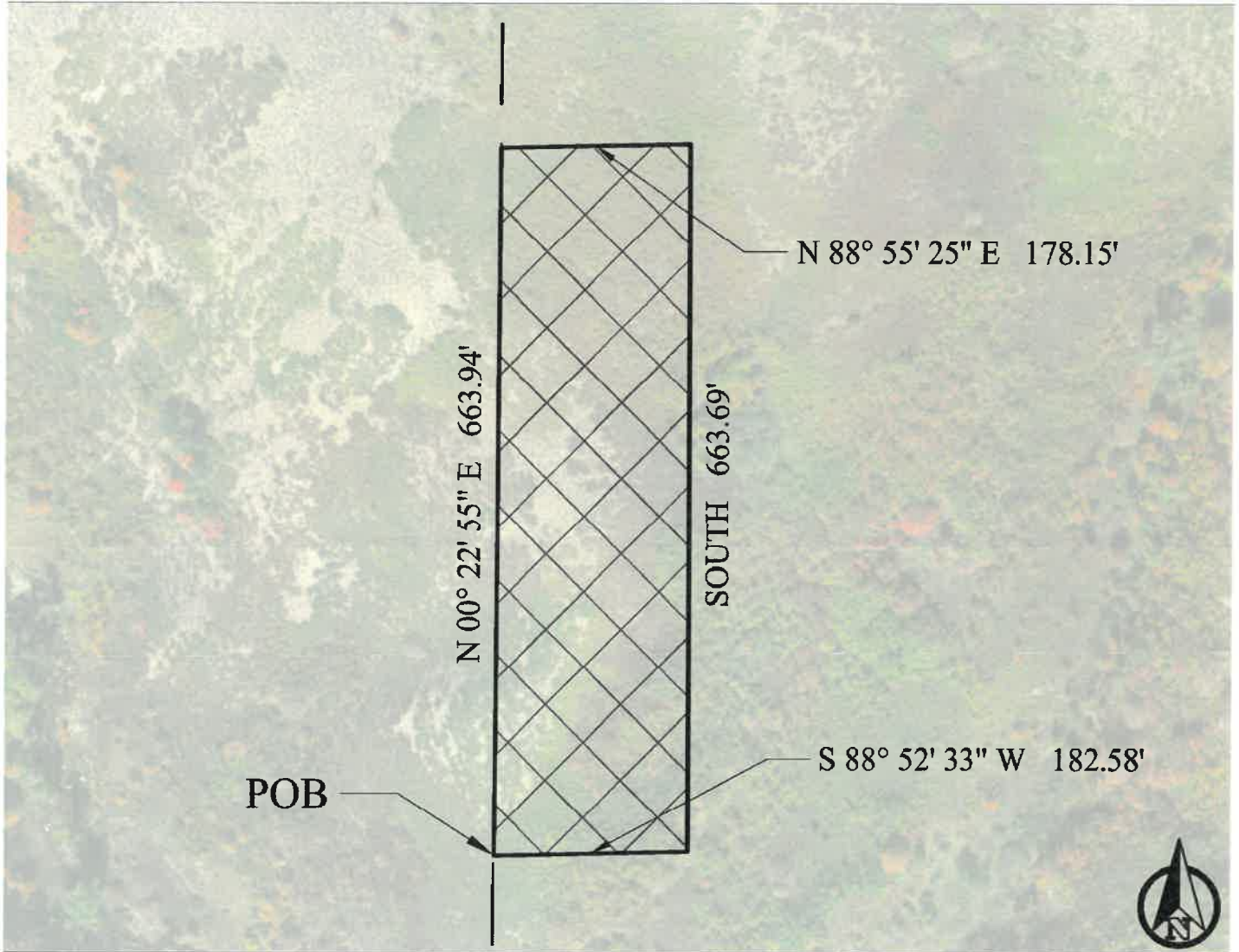
Parcel H

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 119,699 SQUARE FEET OR 2.748 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)

EXHIBIT A

Richard D Anderson II Etal

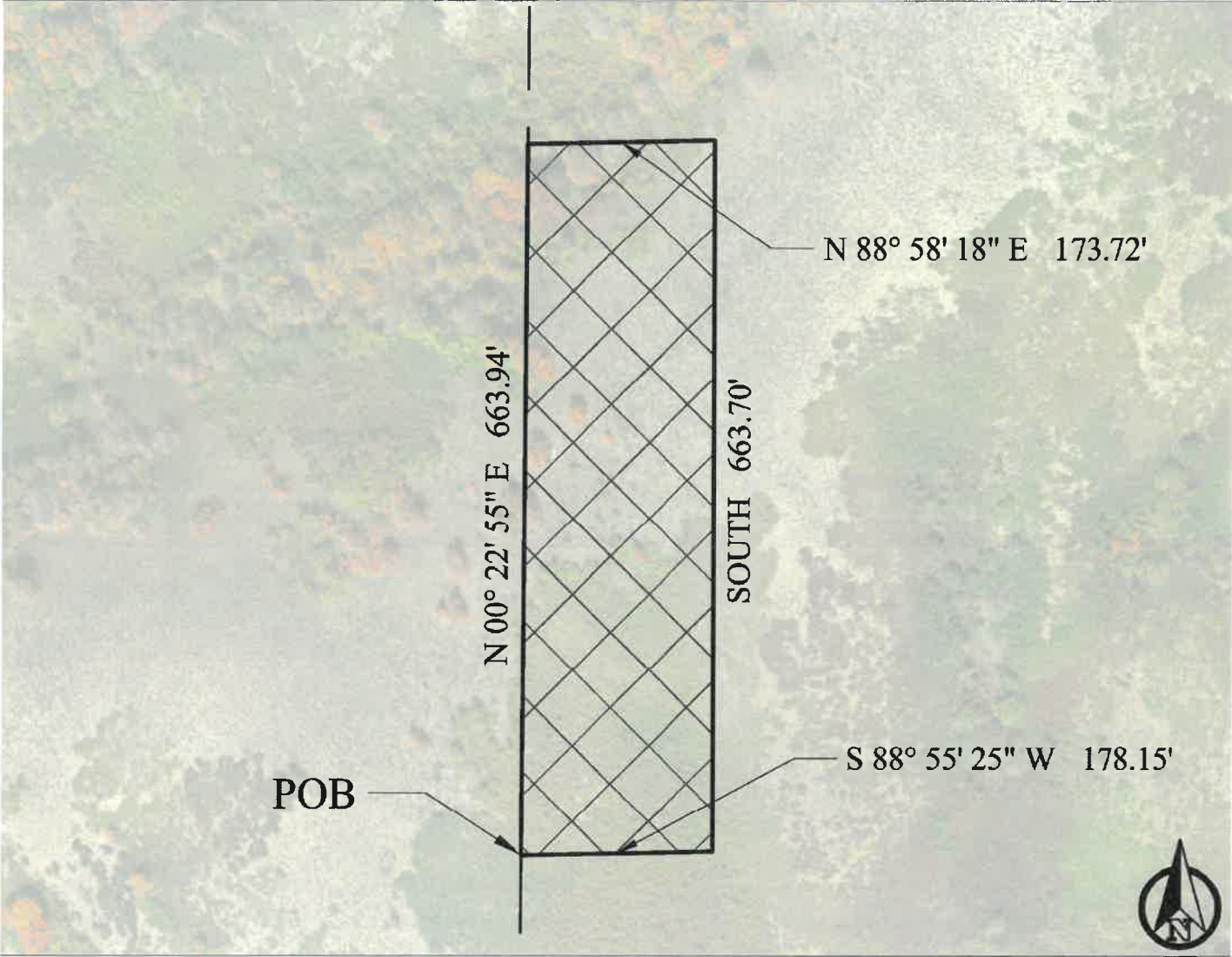
Parcel I

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 116,763 SQUARE FEET OR 2.681 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)

EXHIBIT A

Charles and Theron Warner

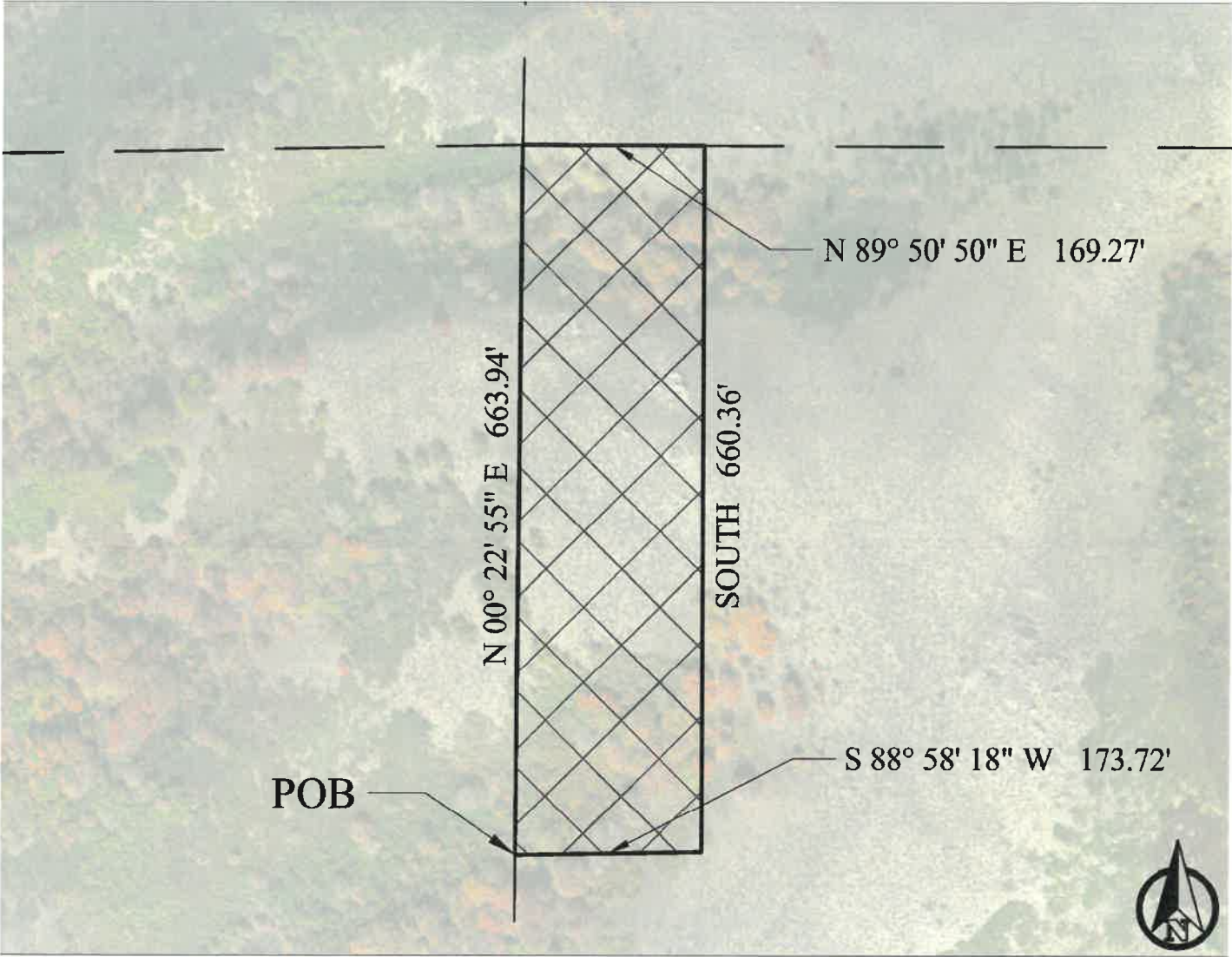
Parcel J

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 113,543 SQUARE FEET OR 2.607 ACRES.

EXHIBIT B



Legend



Location of Section Line



Location of Deed (Reference: Exhibit A)