



Date: January 9, 2023  
To: Weber County Board of County Commissioners  
From: Scott Mendoza  
Community Development Department  
Agenda Date: January 17, 2023  
Subject: **Request to Declare Part of Parcel Number 17-092-0016 as Surplus Property**  
Attachments: A - Aerial Vicinity Map  
B - Ownership Plat  
C - Survey Map Showing Subject Parcels

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**Summary:**

A Weber County owned parcel of land, identified as Tax ID #17-092-0016, was acquired from a private party in 1976. The parcel is approximately 2.50 acres in size and is located at 6900 North and North Fork Road, in the Liberty area. See Attachment A for a vicinity map and Attachment B for the County Recorder's ownership plat map.

The County has been contacted by an adjacent landowner who has asked if the County will consider selling approximately one-half acre of the subject (2.5 acre) parcel. Since contacting the county, the adjacent landowner has had his property surveyed and it's now understood that a portion (100ft.±) of an existing North Fork Park road is located on the adjacent landowner's property. The adjacent landowner has offered to convey the land that is occupied by the park road and pay \$13,377.00 to the county, in exchange for the county's one-half (1/2) acre of land. See Attachment C for a survey map that shows three parcels. Parcel 1 is owned by the adjacent landowner and will be retained by him. Parcel 2 (22,316 sqft.) is owned by the county and according to the request, this parcel would be conveyed to the adjacent landowner. Parcel 3 (6,390 sqft.) is owned by the adjacent landowner and according to the request, this parcel would be conveyed to the county.

The value for Parcel 2 has been established by an opinion of value letter provided by a licensed real estate broker, as required by county code. The value for Parcel 3 was determined by using the same price per square foot apportioned to Parcel 2 in the opinion of value letter.

The Weber County Culture, Parks, and Recreation Department has reviewed this request and has determined that it has no intended use for this property; therefore, is recommending that Parcel 2 (as shown and described in Attachment C) be declared surplus and offered to the adjacent property owner. In order to convey real property, the County Commission must first take action to declare property as surplus.

**Property Description:**

Part of 17-092-0016

A part of the Southwest Quarter of Section 36, Township 8 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point 1085.84 feet North 00°58'31" East along the Section line and 3568.78 feet North 89°50'03" West from the Southeast Corner of said Section 36; and running thence North 89°50'03" West 350.67 feet to the Southerly Right of way line of an unnamed road being 30.00 feet perpendicularly distant from the centerline of the traveled way as it existed in May of 2021; thence six (6) courses along said Southerly right of way line as follows: (1) North 26°37'01" East 9.37 feet; (2) Northeasterly along the arc of a 230.00 foot radius curve to the left a distance of 21.15 feet (Central Angle Equals 5°16'09" and Long Chord bears North 23°58'56" East 21.14 feet); (3) North 21°20'51" East 43.26 feet; (4) North 24°53'34" East 38.07 feet to a point of curvature; (5) Easterly along the arc of a 28.50 foot radius curve to the right a distance of 44.12 feet (Central Angle equals 88°42'57" and Long Chord bears North 69°15'02" East 39.84 feet); and (6) South 66°21'58" East 293.48 feet to the POINT OF BEGINNING.

Containing 22,316 square feet more or less.

**Attachment A**



