

Collier, Steve

From: Collier, Steve
Sent: Thursday, January 10, 2019 4:44 PM
To: Mendoza, Scott P.
Subject: Tax Sale parcels 06-008-0014 and 0009

Scott,

Shortly after the River Valley Subdivision was created by Rasmussen, deeds started excluding the west 1-foot or west 3 feet of lots along the west line of the subdivision. Some were originally deeded that way (06-008-0009) and some were deeded out as the entire lot but when deeded at a later date the west 1-foot was excluded (06-008-0014). Unfortunately the intent for the exclusions is not made clear on any documents I've found in the abstracts.

What we do know is that the Misty Hollow Subdivision (book 44 page 66 of plats) to the west defines its boundary as to and along the west line of River Valley Subdivision No 2 and the lots to the east exclude the west 1-foot of said subdivision, both of which provide the definition for County owned parcels 06-008-0014 and 06-008-0009.

Also, based on 2012 aerials in our office, the existing fences appear to lie east of both parcels, which makes me think it would be more ideal if the adjoining land owners to the west acquired the property as they may already be occupying the property.

Findings from the abstracts:

06-008-0014

River Valley Sub No 2 was created in 1963 (book 13 page 27 of plats).

Developer Rasmussen deeded all of lot 85 to Smedley in 1966 (836,690) and in that same year Smedley granted the lot to Classic Construction (837,498). In 1967 Classic Construction deeded all of lot 85 except the west 1-foot to Jackson, thereby retaining the 1-foot strip. Which the County acquired in 1974 by tax deed (1056,0012).

06-008-0009

When the developer 1st sold lot 84 he excluded the west 1-foot of the lot. Which the County acquired in 1994 by tax deed (1718,2522).

Let me know if you have any questions.

Thanks,

Steve Collier P.L.S.

Surveyor's Office

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