

REQUEST FOR PROPOSALS (RFP)
Targeted Boundary Verification – Morgan / Summit County Line
Approximately 560 feet in Section 20, T1N R4E, SLB&M

1. Purpose and Background

Morgan County seeks proposals from qualified Utah-licensed Professional Land Surveyors (PLS) to conduct a limited verification and mapping of a short segment (approximately 560 feet) of the Morgan / Summit County line. See attached Exhibit 1.

This work will confirm the correct location of the shared county boundary in a small area of Section 20, Township 1 North, Range 4 East, SLB&M, where record evidence and a private survey have created uncertainty for one or more parcels.

Morgan County and Summit County have not initiated a formal boundary dispute under Utah Code §§ 17-50-104 – 105. This project is intended only to (a) compile existing monument and record evidence, (b) verify the on-the-ground location of the historical county line, and (c) provide mapping suitable for potential mutual agreement or administrative correction if warranted.

The County has gathered substantial deed, survey, and GLO/PLSS documentation to support this effort. Those materials will be provided to the selected consultant to reduce research time and cost.

2. Scope of Work

The selected surveyor shall:

- A. Review county-supplied deeds, plats, prior surveys, GLO notes, and monument records relevant to the affected portion of Section 20.
- B. Perform limited field verification (approximately 560 linear feet of line) to locate, tie, and evaluate controlling monuments.
- C. Prepare a Record of Survey plat showing found and accepted lines with basis of bearing, distances, and references to adjoining parcels.
- D. Provide a concise technical memorandum explaining methodology, evidence considered, and conclusions reached.
- E. Deliver AutoCAD (.dwg) and GIS shapefile formats compatible with County systems.
- F. Conform all fieldwork to Utah Code Title 17-23 and the current BLM Manual of Surveying Instructions.
- G. Attend one coordination meeting (in-person or virtual) to present preliminary results.
- H. Coordinate with both Morgan County and Summit County officials to explain survey results and respond to questions.
- I. Collaborate with the Morgan County Recorder, Assessor, and County Attorney's Office prior to commencing fieldwork to ensure all known issues and prior documentation are addressed.
- J. Attend at least one Morgan County Commission meeting to present final findings and recommendations.

3. Deliverables

1. Signed and stamped Record of Survey plat (PDF + hard copy).
2. Legal description(s) of the verified boundary segment.
3. Digital files (AutoCAD .dwg and GIS shapefiles).
4. Technical memorandum summarizing research and findings.
5. Monument tie sheet(s) for all monuments found or used.

4. Qualifications

- Licensed Professional Land Surveyor in Utah.
- Experience with PLSS section-line and jurisdictional boundary surveys.
- Maintain professional liability and general-liability insurance.
- Provide three references for similar projects within five years.
- Disclose any litigation or claims within five years.

5. Proposal Contents

- A. Cover letter and firm background.
- B. Proposed methodology and field approach (detail enough to show understanding of a short verification survey).
- C. Estimated timeline and availability.
- D. Fee proposal (lump sum preferred; include hourly rates and expenses).
- E. Key personnel resumes and Utah PLS license numbers.
- F. References and proof of insurance.

6. Evaluation Criteria

| <u>Criterion</u> | <u>Weight</u> |
|---|---------------|
| Relevant experience with PLSS / boundary verification | 30 % |
| Understanding of scope and approach | 25 % |
| Cost competitiveness | 25 % |
| Availability & schedule | 10 % |
| References & past performance | 10 % |

7. Submission Instructions

Deadline: 5:00 p.m. MT Friday, November 28, 2025

Page Limit: 15 pages (excluding covers/dividers)

Submit one hard copy and one electronic PDF to:

Morgan County Recorder
Attn: Shaun Rose, Recorder

48 W. Young St., Room 21
P.O. Box 886, Morgan, UT 84050
Email: srose@morgancountyutah.gov

Late or incomplete proposals may not be considered.

8. Additional Information

The County anticipates the total project length will not exceed approximately 560 feet, as shown in Exhibit 1.

Nothing in this RFP constitutes initiation of a statutory boundary dispute under Utah Code §§ 17-50-104 – 105.

9. Reservation of Rights

Morgan County reserves the right to reject any or all proposals, waive informalities, or modify or cancel this RFP. The final contract award is subject to Morgan County Commission approval.

Exhibit 1

Boundary History & Mapping Context Summary for Surveyors

The following diagrams and maps illustrate the history of the Morgan–Summit County boundary line in the Pine Meadow Plat A subdivision vicinity, and explain discrepancies between recorded plats, recorded boundary adjustments, and current GIS depictions. This context is provided to assist the selected surveyor in evaluating the correct boundary location and the effect of prior adjustments.

1. Original Subdivision Plat – County Line Intersection with Lot 23-A

- The original recorded subdivision plat depicts the Morgan–Summit County boundary as a line passing through the west side of the subdivision (subsequent notes added to the Plat appear to move the boundary into Morgan County with a subsequent survey by a private landowner).
- Under this original configuration, the county boundary bisected SS-143-A and Lot 23-A, leaving a portion in Morgan County and a portion in Summit County.
- Lot 18 is situated to the east and between SS-143-A and Lot 23-A and entirely within Summit County.

2. Northern Adjustment – Triangular “Bump-Out” into Morgan County

- The first boundary modification moving north to south was a recorded adjustment just north of SS-143-A.
- This adjustment created a triangular “bump-out” into Morgan County, apparently intended to ensure that the lot to the north would be entirely in Summit County rather than being split by the county line.
- This triangular deviation introduced the first irregularity in what had originally been a straight county boundary through this subdivision area.
- This survey was recorded in both counties and approved by the Lt. Governor’s Office.

3. Adjustment Affecting Lot SS-143-A – Square “Bump-Out” into Summit County

- In addition, the boundary adjustment also relocated the county line in order to place the entirety of SS-143-A within Summit County.
- This created a square “bump-out” into Morgan County’s side of the original jurisdiction line, shifting the boundary to avoid splitting Lot SS-143-A.
- Importantly, no corresponding adjustment was recorded for the parcel immediately south (Lot 18) or for Lot 23-A:
 - Lot 18 remained entirely in Summit County.
 - Lot 23-A continued to straddle the county boundary, with the majority lying in Morgan County.

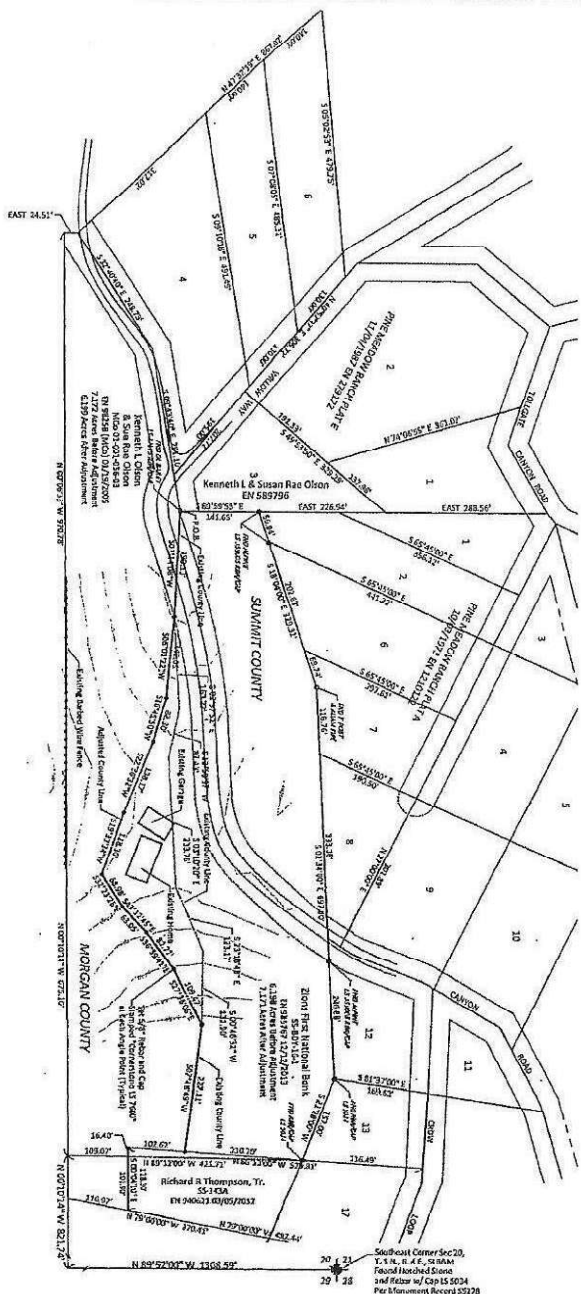
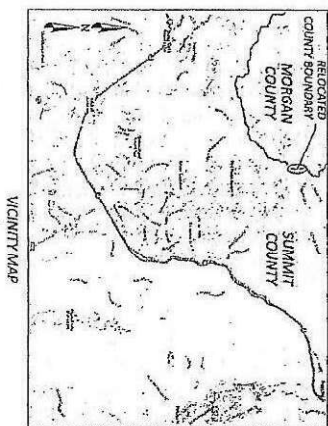
4. GIS Mapping Discrepancies

- Morgan County GIS currently shows only the northern triangular bump-out. It does not reflect the earlier square bump-out around Lot SS-143-A.
- Summit County GIS originally matched Morgan County's depiction (triangular only).
- After a privately commissioned survey by Pine Meadow—initiated due to a property dispute between the Pine Meadow HOA and the owner of Lot 23-A—an amended subdivision plat (not a county boundary survey) was recorded with the survey. This resulted in Summit County updating its GIS to reflect a new placement of the county line.
 - The private survey and subsequent subdivision amendments completely reconfigured lot layouts and changed the placement of the county line.
 - These plat amendments did not change the county boundary, yet they produced GIS and parcel representations that now conflict with the legal jurisdiction line.

5. Attachments:

- A. 2015 Boundary Adjustment of the triangular bump out and SS-143-A.
- B. Pine Meadow Plat A, original.
- C. Morgan County GIS mapping of the approximately 560 feet of county line to be surveyed (C-1 and C-2).
- D. Summit County's new GIS mapping and reconfiguration of Pine Meadow lots (D-1 and D-2).
- E. Overlay of depictions showing orientation, reconfiguration, and discrepancies of county line (E-1 and E-2).

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT/MORGAN COUNTY, UTAH.



I hope to have copy that I can publish sometime between 11th Feb 24 (Issue 22) Portugal's Exports and Imports
Statistics January 1964 and 1965 (I have spoken to the Press and they will be a copy for you) and an 18 page article about the South African 11 & 24

[illegible]

BASIS OF BEARING

Approved the 25th day of September, 1915.

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The last two Special Facilities for women and juveniles were in 1901. The facilities were constructed in 1901 because the county was to have two districts. The two districts were to be the high school and the women's school and the first local facility for

SUMMIT/MORGAN COUNTY

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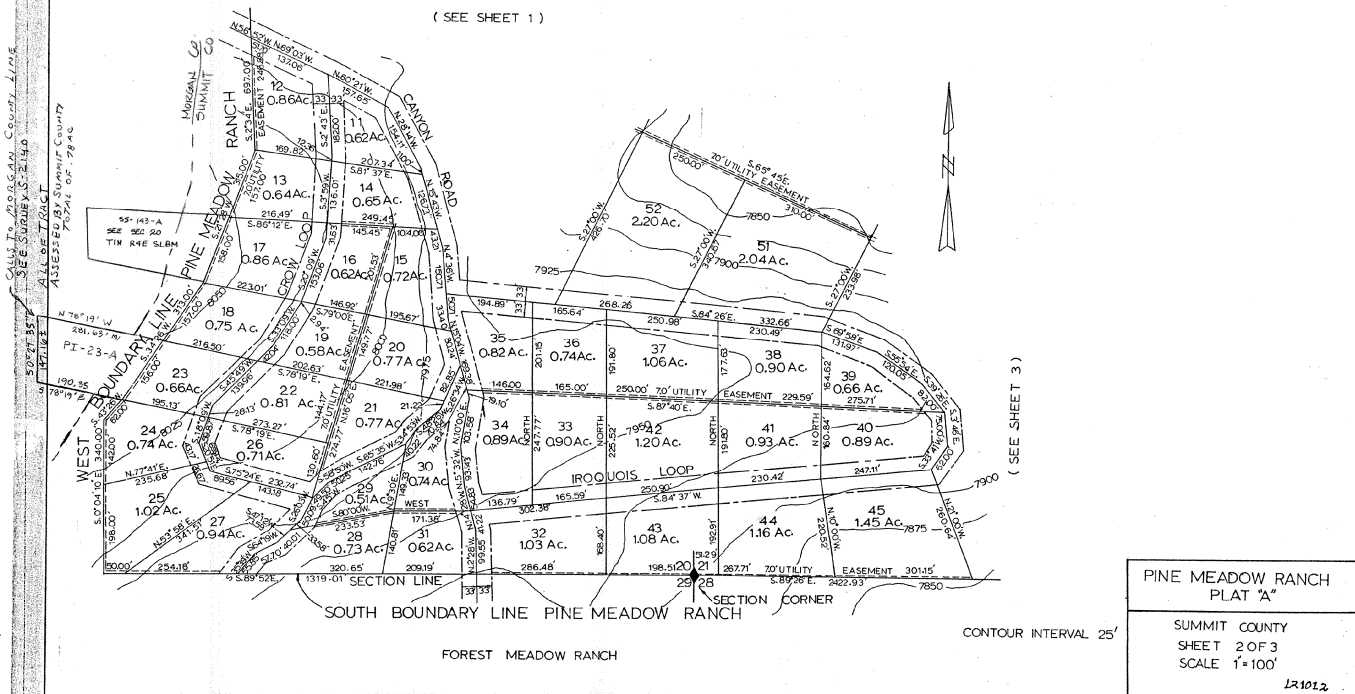
| | | | | | | |
|---|---|---|--|--|--|---|
| 11 CLAUDE C. + BERNICE W. DEAN - FAMILY TRUST 935-829 | 12 ROGER E. BARRIST + DON B. WOOD (TC) 799-801 | 13 VERNAL J. MORTENSEN 836-567 1127-5465 | 14 CLAUDE C. + BERNICE W. DEAN - FAMILY TRUST 935-830 | 15 WM. H. GEARE M 215-391 | 16 MIKE KENDALL 834-264 1135-187 | 17 CARL JACK + CONNIE B. UMPHREY M 71-282 |
| 18 ROBERT JAMES + GLORIA JEANE KENDALL M 52-195 | 19 DAVID SMITH TANNER + PATRICIA HOOPER TANNER - TR 721-199 966-609-10 1003-764 | 20 PAUL W. HART 885-033 1075-923 | 21 JOHN + JILL MACKAY H/W. (JT) 872-846 1062-52 | 22 DAVID SMITH + PATRICIA HOOPER TANNER - TR 1100-2 1218-492 | 23 BRADLEY A. PALSER 1286-115 1157-240 1039-222 | 24 CHAD E. THARP 913-757 1240-685 |
| 25 CHARLES TORY WOOD + MARY PAIGE PAGNUCCO H/W. (JT) 1017-83 1092-32 910-517 991-532 | 26 HOWARD C. + AFTON P. MOORE 277-035 | 27 JENNIFER RATTRAY 894-214 1204-199 | 28 LARRY E. + DELLA F. WOOD (TR) 758-660 | 29 ROYCE STALEY ETAL H/W. (JT) 571-591 1204-320 | 30 ACHERY LLC 447-624-629 1234-100 | 31 R. GLEN + VIRGINIA O. HARRIS (TR) 646-799 |
| 32 WALTER W. MAGNI 909-703 | 33 GRUCE S. GARLAND + KIMBERLEY HEIMATH 576-585 | 34 BRIAN + KARA BRECHWALD (JT) 855-489 | 35 VERNAL J. MORTENSEN 845-502 983-134 1017-636 | 36 VERNAL MORTENSEN M 103-097 993-26 479-510 | 37 DOUGLAS A. + KAY BROWN + ETAL M 24-552 | 38 PARNELL B. + VIOLET R. POWELL (JT) 635-119 |
| 39 JOHN K. HAYES 916-121 | 40 JOHN K. HAYES 811-260 | 41 ROBERT G. PRISK - UND TINNT, RICHARD A. + MARY H. GROVER (JT) UND Y2 927-537 INT. 979-591 | 42 RICHARD A. + MARY H. GROVER (JT) 882-641 | 43 STEVEN DOUGLAS MAERO M 64-239 | 44 SCOTT EUGENE ALLEN + ETAL 886-953 | 45 H. KENT BURCH (TR) 645-779 |
| 51 GARY M. SANDQUIST 637-718 | 52 LEWIS R. + KAREN F. CHURCH (JT) 781-217 | | | | | |

SERIAL # PI - LOT #

SEE MEMORANDUM
#790378 BK 1816 PG 5

FOR ADDRESS

Effective 6-1-1999 parcel ownership will not be updated on this plat
For current ownership see computer indexes.



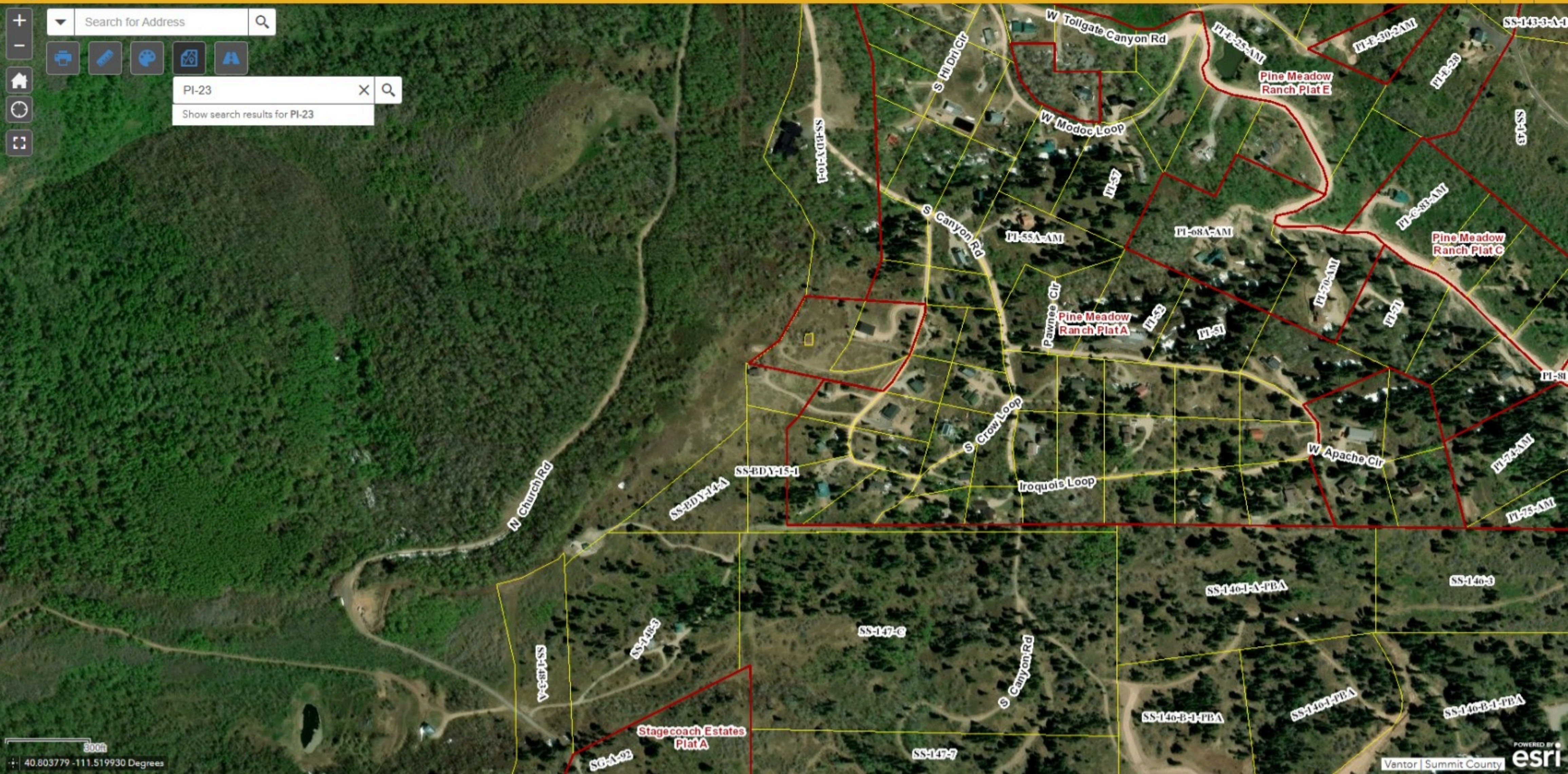


Measure

Feet

Measurement Result

555.8 Feet





Search for Address



PI-23



Show search results for PI-23



200ft

40.802313 -111.513917 Degrees

SS-148-3

SS-147-3

