For Subdivided Properties

1. Obtain dedicated plat
2. Determine Property Type- Subdivision, PUD, PRUD, Condominium
3. Review parcel and disclose plat notes (even on prior files)
4. Review ownership plat/tax plat
5. Review overhead map- County GIS or www.parcels.utah.gov
6. Google Maps & Street View

For City Survey/Lot-Block

1. Review city survey
2. Review ownership plat/tax plat
3. Review overhead map- County GIS or www.parcels.utah.gov
4. Google Maps & Street View

For Long Legal- Section/Township/Range

1. Review Section/Township/Range map
2. Review ownership plat/tax plat
3. Review overhead map- County GIS or www.parcels.utah.gov
4. Google Maps & Street View

What else?

1. Filed surveys from County
2. Review title work (PR)
3. Adjacent plats or surveys
4. City Maps/GIS
5. County Maps/GIS
6. State Maps/GIS
7. Federal Maps/GIS
8. Keep maps legible- Avoid print/Scan, Use snipping tool/PDF Printer or Save as PDF with Chrome

Corporate
Phone (801) 288-8818

Layton
Phone (801) 774-8818

Midvale
Phone (801) 263-1500

Provo
Phone (801) 224-9020

Bountiful
Phone (801) 295-7676

Salt Lake
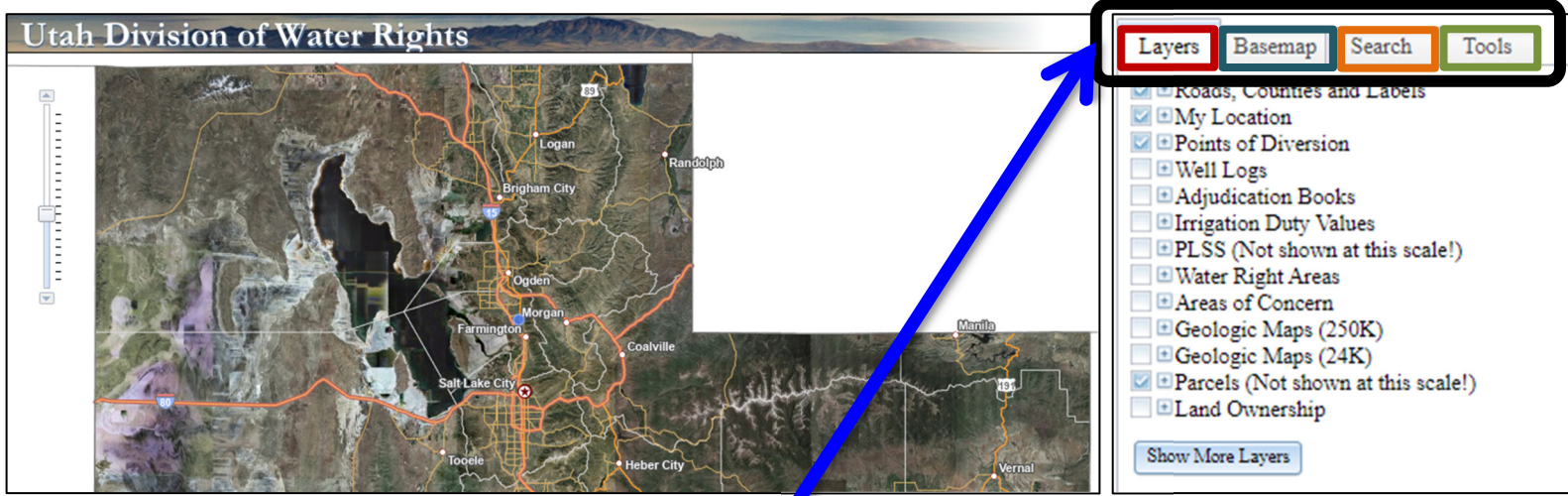Phone (801) 433-0506

Ogden
Phone (801) 475-6100

Lehi
Phone (385) 336-8390

St. George
Phone (435) 688-8808

Water Rights- Using the Online Map

https://maps.waterrights.utah.gov/EsriMap/map.asp

The GIS/ESRI map search system from the Utah Division of Water Rights

The map search system is a fast and easy way to find water right information. Each area within the **Layers**, **Basemap**, **Search**, & **Tools** section provide valuable tools.

Layers

Click boxes with this section to activate the data layer

1. PLSS- Public Land Survey System lines with Sections/Township/Range areas
2. Parcels- Shows boundary overlay and parcel information like https://parcels.utah.gov/
3. Land Ownership- Shows land owned by federal, state, tribal & private leadership
4. Within the Show More Layers section
   - Canals
   - Quaternary Faults
   - Historical Imagery (UGS, USGS, USDA, et.)
5. Others

Basemap

Basemap imagery is available from ESRI, Google (including historical imagery), NAIP, Topographical, Relief Maps & Hydrography

Search

In addition to using the magnification tool, the search section allow inputs including :

1. Water Right Number
2. Address
3. County Parcel
4. PLSS Location
5. Latitude/Longitude
6. Others

Tools

- Location Lookup
- Measure (Distance and Area)
- Annotations (Point, Line, Area, Text, Number, Arrow)
- Print (View Options, Map Size, Dim Background)

Federal and State Maps

Utah Easy Section Township Range Map:
http://files.geology.utah.gov/databases/umsh/map/m10000.html

Utah Parcel Map: https://parcels.utah.gov/

Utah Water Rights Interactive:
https://maps.waterrights.utah.gov/EsriMap/map.asp (Click on "Parcels" on the right hand side.

FEMA Interactive Flood Map: https://msc.fema.gov/portal/search

FEMA Flood Map: https://msc.fema.gov/portal/search

Utah Quaternary Fault & Fold Map:
https://geology.utah.gov/apps/qfaults/index.html

Utah Liquefaction Potential Maps:
https://geology.utah.gov/hazards/earthquakes-faults/liquefaction/

Utah Geology Interactive Maps: https://geology.utah.gov/apps/intgeomap/

US Wetlands Date: Federal Wetlands Data:
https://www.fws.gov/wetlands/Data/Mapper.html

Utah Wetlands Data:
https://geology.utah.gov/apps/wetlands/index.html?mview=map&center=-111.68190,39.33122&scale=3000000&basemap=satellite&panels=collapseInfo

Historic Maps from USGS: https://ngmdb.usgs.gov/topoview/

Utah Radon Hazard Maps: https://geology.utah.gov/hazards/radon/

UDOT Utah Unified Transportation Plan:
http://www.utahunifiedplan.org/interactive-map/

UDOT Current Project Map:
http://uplan.maps.arcgis.com/apps/Viewer/index.html?appid=8465e972c4ae42e18cc775149f79edcf

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Backman Title Services
www.backmantitle.com

County Interactive Maps:

Salt Lake County Interactive: http://slco.org/assessor/new/query/intropage.cfm

Davis County Interactive:
https://webportal.daviscountyutah.gov/App/PropertySearch/esri/map

Utah County Interactive: https://maps.utahcounty.gov/ParcelMap/ParcelMap.html

Weber County Interactive: https://www3.co.weber.ut.us/gis/maps/gizmo2/index.html

Box Elder County: http://www.boxeldercounty.org/webmaps.htm

Wasatch County: https://www.wasatch.utah.gov/Maps

Summit County: http://www.co.summit.ut.us/234/Summit-County-GIS

Tooele County (create free account): http://206.197.88.246/flexviewers/TC_Interactive/

Washington County: http://geo.washco.utah.gov/Html5Viewer/?viewer=WashingtonCounty

Cache County: https://www.cachecounty.org/gis/map-viewers.html

Iron County: https://www.ironcounty.net/department/information-technology-service/gis/

Rich County: https://www.richcountyut.org/ownership-plats/ (Not interactive, but searchable)

Duchesne County:
http://duchesnecounty.maps.arcgis.com/apps/webappviewer/index.html?id=90c3cc34ed1a47c79d2b4b508ee9e507

Uintah County: http://co.uintah.ut.us/departments/a_-_e_departments/community_development/interactive_map/index.php

Carbon County: GIS: http://maps.carbon.utah.gov/ccmobile/:

Carbon County Subdivision Plats:
https://www.carbon.utah.gov/Administration/Taxes/Documents

Emery County:
http://emerycounty.com:90/geomoose2/geomoose.html?mapbook=./mapbooks/book_page_mapbook.xml

Emery County Subdivision Plats: http://www.emerycounty.com/recorder/subdivisions

Emery County Ownership Plats: http://www.emerycounty.com/recorder/needa_plat.htm

Grand County:
http://grandcountyutah.maps.arcgis.com/apps/View/index.html?appid=87ff621436ab482ead11ae7380f5a6a9&extent=-109.6637,38.4941,-109.3753,38.6159

Piute County:
https://www.arcgis.com/home/webmap/viewer.html?webmap=36737fe09afa4926ae77115fdef742d1&extent=-112.3644,38.1201,-112.1108,38.234

Kane County: https://kane.utah.gov/residents/county-maps/

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Survey Maps Online:

Salt Lake County Surveyor GIS (FREE):
https://slco.org/surveyor/apps/surveymonument/

Utah County Surveyor GIS (FREE):
https://maps.utahcounty.gov/PrivateSurveys/PrivateSurveys.html

Weber County Surveyor GIS (FREE)
http://www.webercountyutah.gov/Surveyor/Interactive/

Davis County Survey Search (THROUGH REDIWEB) :
https://webportal.daviscountyutah.gov/App/portal#!/sign_in

Washington County
https://geoprodvm.washco.utah.gov/html5Viewer/?viewer=PublicWorks

Box Elder (FREE- Turn on Survey Layers) :
https://gis.boxeldercounty.org/webmap/

Cache County Surveyor (FREE):
http://66.232.67.238/websites/surveyviewer/

Summit County Surveyor (FREE, but not easy) :
https://property.summitcounty.org/surveyor/eagleweb/docSearch.jsp

Wasatch County Surveyor (FREE) :
https://wasatch.maps.arcgis.com/apps/webappviewer/index.html?id=103db0251a5342f7bbd1462eb7a47440

Uintah County Surveyor (Free, but not easy. Download PDF for Links on Left Side of Page) : http://co.uintah.ut.us/departments/q_-_z_departments/surveyor/index.php

San Juan County: https://sanjuancounty.org/?s=survey

Tooele County: http://206.197.88.246/flexviewers/TC_Interactive/

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Backman Title Services
www.backmantitle.com

Salt Lake County

Assessor with Parcel Search https://slco.org/assessor/
Assessor's Interactive Map https://slco.org/assessor/new/query/intropage.cfm
County Maps http://slco.org/maps/
Treasurer Tax Notice: https://slco.org/apps/treasurer/Tax-Notice/
Recorder Home (Requires Subscription) http://recorder.slco.org/SLCR/Home.aspx
Recorder Mainframe (Subscription) https://slcpolaris.slco.org/hod/slcrechod/slcrechod.html
Surveyor Interactive Map http://www.slco.org/surveyor/JSAPI/map/survey_monument.html
Area Reference Plats, etc. http://slco.org/surveyor/survey_data.html

Davis County

Note: Abstracts, Document Copies & Surveys require a subscription to Davis County REDI
County Website http://www.co.davis.ut.us
REDI Subscription Service https://webportal.daviscountyutah.gov/App/portal#!/sign_in
Treasurer Tax Info (requires parcel no.) http://www.co.davis.ut.us/treasurer/taxinfo
Tax Search http://www.co.davis.ut.us/recorder/property-search
Interactive Map & Tax Notices:
https://webportal.daviscountyutah.gov/App/PropertySearch/esri/map

Weber County

Note: Abstracts, Name Searches, and Documents require property information subscription.
County Website http://webercountyutah.gov/
Tax Notice Access: http://www.webercountyutah.gov/Treasurer/tax_note/
Property Information Subscription http://www3.co.weber.ut.us/Abstract/
Interactive Property GIS https://www3.co.weber.ut.us/gis/maps/gizmo2/index.html
Property Search & Tax Information http://www3.co.weber.ut.us/psearch/
Dedicated Plats: http://www3.co.weber.ut.us/ded_plats.php
Surveyor Interactive http://www.webercountyutah.gov/Surveyor/Interactive/

Utah County

County Website http://www.co.utah.ut.us/
Land Records- including plats, tax info & documents
http://www.co.utah.ut.us/LandRecords/Index.asp
Tax Notice Access: http://www.utahcounty.gov/dept/treas/update82019/DuplicateNotices.asp
Interactive Property GIS https://maps.utahcounty.gov/ParcelMap/ParcelMap.html
Dedicated Plat Finder: http://www.utahcounty.gov/LandRecords/DevelopmentSearchForm.asp
Surveyor interactive:
https://utahcounty.maps.arcgis.com/apps/webappviewer/index.html?id=ce419c8f63d747fb958
49adb1632807b

Box Elder County

Note: You cannot pull copies of documents or plat maps with the free public account.
County Website http://www.boxeldercounty.org/
Property Search http://erecord.boxeldercounty.org/eaglesoftware/taxweb/
Tax Account Search http://erecord.boxeldercounty.org/treasurer/treasurerweb/search.jsp
Interactive Map including surveys https://gis.boxeldercounty.org/webmap/

Cache County

Note: There is a charge for everything from Cache County after you've exceeded $3.00 in the trial
County Website https://www.cachecounty.org
CORE Property Records: https://core.cachecounty.org/
Tax Notice Request: https://www.cachecounty.org/treasurer/core.html
Interactive Map: https://www.cachecounty.org/gis/property-/-parcel-viewer.html
Surveyor interactive https://www.cachecounty.org/gis/survey-/-section-corner-viewer.html

Wasatch County

Note: Abstracts & document copies require a subscription login
County Website http://www.wasatch.utah.gov/
Recorder's Website http://www.wasatch.utah.gov/Recorder
Tax Information https://www.wasatch.utah.gov/Services/Information-Lookup-Services/Property-Tax-Information-Lookup
Interactive parcel map with subdivisions
https://wasatch.maps.arcgis.com/apps/webappviewer/index.html?id=fe65f93c14a84f44814a81f97fa0fa5b
Interactive Survey Map
https://wasatch.maps.arcgis.com/apps/webappviewer/index.html?id=103db0251a5342f7bbd1462eb7a47440
Documents https://docs.wasatch.utah.gov/PublicAccess/

Summit County

County Website http://summitcounty.org/
Assessor Office: https://www.summitcounty.org/220/Assessor
Tax Information https://property.summitcounty.org/treasurer/treasurerweb/search.jsp
Property Information https://property.summitcounty.org/eaglesoftware/eagleweb/
Documents & Plats https://property.summitcounty.org/surveyor/web/login.jsp

Tooele County

Note: Copies of Documents and Plats require the paid subscription service.
County Website http://www.co.tooele.ut.us/
Recorder Office http://www.co.tooele.ut.us/recorder.htm
Eagle Web Tax and Assessment Data https://erecording.tooeleco.org/eaglesoftware/web/
Interactive Parcel Map http://206.197.88.246/flexviewers/TC_Interactive/

Morgan County

Note: Abstract, Name Searches, Documents, and Plats are not available online.
County Website http://www.morgan-county.net/
Assessor Tax & Valuation Information http://morgan-county.net:2556/
Recorder's Website http://www.morgan-county.net/Departments/Recorder.aspx#96973-recorders-office
Online Maps http://www.morgan-county.net/Maps

Backman Title Services
www.backmantitle.com

Washington County

County Website http://www.washco.utah.gov/
Tax Information https://www.washco.utah.gov/forms/treasurer/account-information/
Assessor Information https://www.washco.utah.gov/forms/assessor/search/
Recorder Information http://eweb.washco.utah.gov:8080/recorder/eagleweb/docSearch.jsp
Parcel Maps http://geo.washco.utah.gov/SilverlightViewer/Viewer.html?Viewer=RecordersOffice
GIS Maps https://www.washco.utah.gov/departments/gis/map-inventory/

Iron County

Note: You cannot pull copies of documents or plat maps with the free public account.
County Website https://www.ironcounty.net/
Property Value Search http://eagleweb.ironcounty.net/eaglesoftware/taxweb/search.jsp
Property Search http://eagleweb.ironcounty.net/eaglesoftware/eagleweb/docSearch.jsp
Tax Information http://eagleweb.ironcounty.net/treasurer/treasurerweb/search.jsp
Assessor Information http://eagleweb.ironcounty.net/eaglesoftware/taxweb/search.jsp
GIS Maps https://www.ironcounty.net/department/information-technology-service/gis/

Kane County

Note: Copies of Documents and Plats are not available through the free public login
County Website http://www.kane.utah.gov/
Property Values http://eagleweb.kane.utah.gov/eaglesoftware/taxweb/search.jsp
Property Search http://eagleweb.kane.utah.gov/eaglesoftware/eagleweb/docSearch.jsp
Tax Information http://eagleweb.kane.utah.gov/treasurer/treasurerweb/search.jsp
County Maps & GIS https://kane.utah.gov/residents/county-maps/

Garfield County

Note: Online information is not available.
County Website http://garfield.utah.gov/
Assessor's Website http://garfield.utah.gov/departments/assessor/
Recorder's Website http://garfield.utah.gov/departments/recorder /
Treasurer's Website http://garfield.utah.gov/departments/treasurer/

Beaver County

Note: Not much is available online for Beaver County except contact information for the different departments.
County Website http://beaver.utah.gov/
Real Estate Locator https://ut-beavercounty.civicplus.com/realestate.aspx
Assessor's Website https://ut-beavercounty.civicplus.com/index.aspx?nid=117
Treasurer's Website https://ut-beavercounty.civicplus.com/index.aspx?NID=127

Water Share Transfer

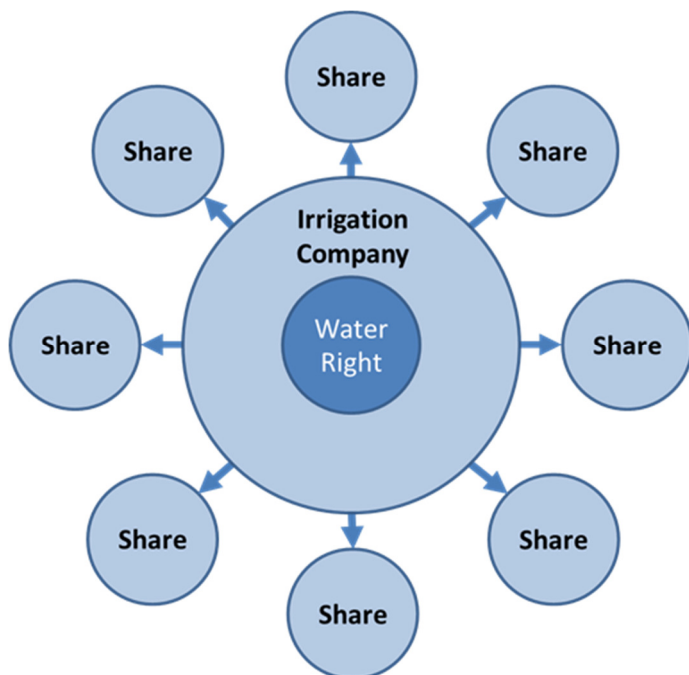## Summary of Water Share Definitions from Utah Division of Water Rights

SHARE- stock in a mutual irrigation company. Many irrigation companies exist in Utah which own water rights used by their share holders. The amount of water the company allows each share holder to divert is usually determined by the company stock shares owned or rented. Shares in an irrigation company are not water rights. The company collectively owns the water right(s), the benefits from which are distributed to the share holders. This is evidence of the holder's right to a portion of the water delivered by the company.

STOCK CERTIFICATE -a certificate issued by an irrigation company representing ownership in the assets of the company including water rights. An ASSESSMENT is required, based on shares owned, to pay the operating expenses of the company.

APPURTENANT- when the land served is sold, the water right/share is automatically included in the sale, unless specifically exempted in the deed.

https://waterrights.utah.gov/wrinfo/glossary.asp Accessed 6/8/2022

Water Share ownership is private. Evidence is obtained from the Seller or the Irrigation Company

Sample Water Share Transfer Language for REPC & P&S Agreement

1. The following water shares **(water share description, stock no, amount of shares)** from **(Share Company Name)** are **(included or excluded)** from the sale.

IF INCLUDED:

2. Water shares will be transferred at closing by:_____ **(insert process for share transfer)**

3. Buyer to pay water share transfer fee

Water Share Ownership & Evidence

- Stock certificate
- Bill/statement
- Notation on a recorded deed/conveyance
- An e-mail from the water company

Water Share Questions

- How are the shares transferred?
- Water quality?
- What can you do with the shares? (Culinary, Irrigation, Livestock, et.)
- Quantity? How much water is being transferred?
- How is the water accessed? Is access on the sale parcel?
- When and where can the water be used?
- Are the shares appurtenant to the property?
- What are the transfer fees and ongoing costs?
- Additional responsibilities of shareholders?

Tools for Water Shares

- Water Stock Company Search https://www.waterrights.utah.gov/canalinfo/canal_owners.asp
- Canal Company Search https://www.waterrights.utah.gov/forms/waterCompanies.asp
- Glossary of Water Terms https://waterrights.utah.gov/wrinfo/glossary.asp
- REPC Section 1.4 & 7.(i).
    - Seller Disclosures (Form 10), Section Six
    - Buyer Due Diligence (Form 12), Section 13
- CCIM P&S Agreement- Paragraph 2, Section (e)
    - Seller's property condition disclosure, Section 5

Water Right Information

*"**All waters in Utah are public property.** A "water right" is a right to divert (remove from its natural source) and beneficially use water. The defining elements of a typical water right will include: A defined nature and extent of beneficial use; A priority date; A defined quantity of water allowed for diversion by flow rate (cfs) and/or by volume (acre-feet); A specified point of diversion and source of water; A specified place of beneficial use."*
https://waterrights.utah.gov/wrinfo/default.asp Accessed 6/8/2022

REPC: *"The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service"*

REPC for Land: "1.2 Water Rights/Water Shares. The following water rights and/or water shares are included in the Purchase Price. **[ ]** __Shares of Stock in the (Name of Water Company) **[ ]** Other (specify)_

CCIM P&S Agreement: *"all water rights and/or shares, if any, that are the source for culinary or secondary water used in connection with the Property."*

Accessing Water
POINT OF DIVERSION: point specified in a water right from which water is diverted from a source. Examples include wells, river/streams, and springs**.**
Approved Water Uses in Utah - A single water right can have multiple declared uses
•**M**: Municipal
•**I**: Irrigation
•**D**: Domestic
•**P**: Power
•**O**: Other
•**X**: Mining
•**S**: Stockwatering
https://www.waterrights.utah.gov/wrinfo/glossary.asp

Sample Water Right Transfer Language for REPC & P&S Agreement
1. The following water rights are **included** or **excluded** from the sale (Water Right Number).
IF INCLUDED:
2. Seller to transfer water with Water Rights Addendum to Land Deeds
3. Buyer to file Report of Conveyance with Division of Water Resources
4. The well and well equipment are **included** or **excluded** from the sale and will be conveyed by bill of sale: (description of equipment type/location/use of equipment)

Transferring Water Rights
Report of Water Right Conveyance
https://waterrights.utah.gov/forms/roc_full.asp
If the seller of the property doesn't match the owner of the water right, a report of conveyance can be submitted to the Division of Water Rights.
Form may be completed by
• Property owner
• Professional Engineer
• Land Surveyor
• Attorney
• Title Insurance Agent
Documents the conveyance history of appurtenant water rights
• Begin with conveyance deed that matches the water right owner and follow the document/conveyance chain to the current landowner
• If water right number is not mentioned on the deed, an attached map is required for each conveyance
• Completed and signed Report of Conveyance with $40.00 check is sent to the Division of Water Resources
• The conveyance decision takes time.

Transferring Water Rights
Land Deed Addendum
https://waterrights.utah.gov/wrinfo/forms/LandDeedAddendum.pdf
If the seller and owner of the water right are the same, then a land deed addendum can be attached to the conveyance deed
1. Correctly identify Water Right Information on REPC & Addenda
2. Complete Land Deed Addendum with water right number and signature of seller and buyer & buyer's address
3. Record conveyance deed with Land Deed Addendum attached as exhibit.
4. Buyer completes Report of Conveyance with Division of Water Resources and sends $40 check