

**TOWN OF BLUFF RESOLUTION #98**

**A RESOLUTION APPROVING THE SAYERS LOT LINE ADJUSTMENT OF PROPERTY TRACT 816-568 IN THE TOWN OF BLUFF, UTAH**

**WHEREAS**, James R. Sayers submitted a Boundary Line Adjustment Petition to the Town of Bluff on February 19, 2026; and

**WHEREAS**, the lot, known as Tract 816-568, no tax parcel number assigned, (the Subject Lot), is less than or approximately one ten hundredths of an acre (0.10) and is zoned as Residential. The lot is currently considered non-conforming due to the acreage not meeting the required half-acre (0.5 acre) size requirement set in Town of Bluff Ordinance 2025-09-12 Amended Zoning Code; and

**WHEREAS**, Zachary Podmore and Amanda Podmore who own real property adjacent to the Subject Lot have joined the petition. The Podmores own parcel C40210267200 containing a total of 2.15 acres. The Podmores seek to convey one-half (0.5) acre of this parcel to James Sayers, subject to the Town's approval of the lot line adjustment. The following is the metes and bounds description of Podmore's tract they seek to convey as attached on Exhibit A: Record of Survey for Zachary Podmore Within Sections 25 & 26 T40S, R21E, SLB&M as conducted on September 24, 2024:

*A tract of land within Sections 25 and 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;*

*Beginning at a point on the monumented south line of the Cottonwood Addition Subdivision located along the section line S00°07'37"E 2081.16 feet and along the south line of said subdivision S85°32'00"W 72.41 feet from the monumented N1/16 section corner between said Sections 25 and 26; thence S47°37'14"E 131.70 feet, thence S04°28'00"E 170.29 feet, thence S85°32'00"W 98.30 feet, thence N85°32'00"E 8.22 feet to the point of beginning, containing 0.50 acres more or less.*

The real property described above is identified as the Deed Property, a portion of Tax Parcel C40210267200. Upon conveyance, the remaining acreage of Parcel C40210267200 will total 1.65 acres more or less; and

**WHEREAS**, James R. Sayers desires to combine the Subject Lot with the Deed Property so as to bring it into conformance with the Zoning Code by increasing the acreage from approximately one ten hundredths of an acre (0.10 acres) to fifty-five hundredths of an acre (0.55 acres) more or less, resulting in the following metes and bounds description of resulting "Tract B", as provided on Exhibit B: Record of Survey Zachary Podmore Within Sections 25 & 26 T40S, R21E, SLB&M, as conducted on July 9, 2025:

*A tract of land within Sections 25 and 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;*

*Beginning at a point on the monumented south line of the Cottonwood Addition Subdivision located along the section line S00°07'37"E 2081.16 feet, thence along the south line of said subdivision S85°32'00"W 72.41 feet from the monumented N1/16 section corner between said Sections 25 and 26; running thence N85°32'00"E 90.08 feet, thence S04°28'00"E 266.37 feet, thence S85°32'00"W 90.08 feet, thence N04°28'00"W 266.37 feet to the point of beginning, which is on the south line of said Cottonwood Addition Subdivision, containing 0.55 acres more or less.*

**WHEREAS**, the Bluff Town Council heard the petition from James Sayers during a duly noticed public meeting on March 7, 2026, and discussed the petition's compliance with Bluff Title 5 Subdivision Ordinance; and

**WHEREAS**, pursuant to Town of Bluff Title 5 Subdivision Ordinance, a public hearing is not required for a petition that seeks to adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition. Adjacent property owners Zachary Podmore and Amanda Podmore have signed onto the petition; and

**WHEREAS**, it was determined by Bluff Town Council on March 7, 2026, that the Subject Lot can currently be accessed by a public alley located from Fifth West immediately north and running parallel to the impacted tracts.

**WHEREAS**, following the technical aspects of the Subdivision Code sections referencing Lot Line Adjustment, Bluff Town Council hereby finds that the Plat Amendment submitted by James Sayers can meet the pertinent code requirements set forth by the Town of Bluff.

**NOW, THEREFORE, BE IT RESOLVED BY THE BLUFF TOWN COUNCIL**, the application for the Sayers Lot Line Adjustment Petition, Resolution #98 is hereby APPROVED. Upon conveyance of the land described as the Deed Property to James R. Sayers the Deed Property shall be appended to and become a part of the Subject Lot, Tract Number 816-568 (parcel number not assigned). This Resolution may be recorded in the San Juan County land records, and the San Juan County Assessor is authorized to combine the two tracts as indicated for all purposes. The resulting 0.55 acre parcel shall be accessed by the public alley owned by the Town of Bluff running East-West from Bluff Town Street West Fourth Street South.

PASSED AND APPROVED by the Bluff Town Council at a duly noticed public meeting on this 17<sup>th</sup> day of March 2026 by the following vote:

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Josh Ewing	✓			
Mayor Pro-Tem Britt Hornsby	✓			
Town Council Member Jennifer Davila	✓			
Town Council Member Gary Haws	✓			
Town Council Member Spencer Wade	✓			

TOWN OF BLUFF:

BY: *Britt Hornsby*  
Mayor Pro-Tem Britt Hornsby



ATTEST:

BY: *Erin Nelson*  
Erin Nelson, Town Recorder

3/17/2026  
Date

**Exhibit A:** Record of Survey for Zachary Podmore Within Sections 25 & 26 T40S, R21E, SLB&M as conducted on September 24, 2024

**Exhibit B:** Record of Survey for Zachary Podmore Within Sections 25 & 26 T40S, R21E, SLB&M as conducted on July 9, 2025.

- END OF DOCUMENT -

# Record of Survey for Zachary Podmore Within Sections 25 & 26, T40S, R21E, SLB&M



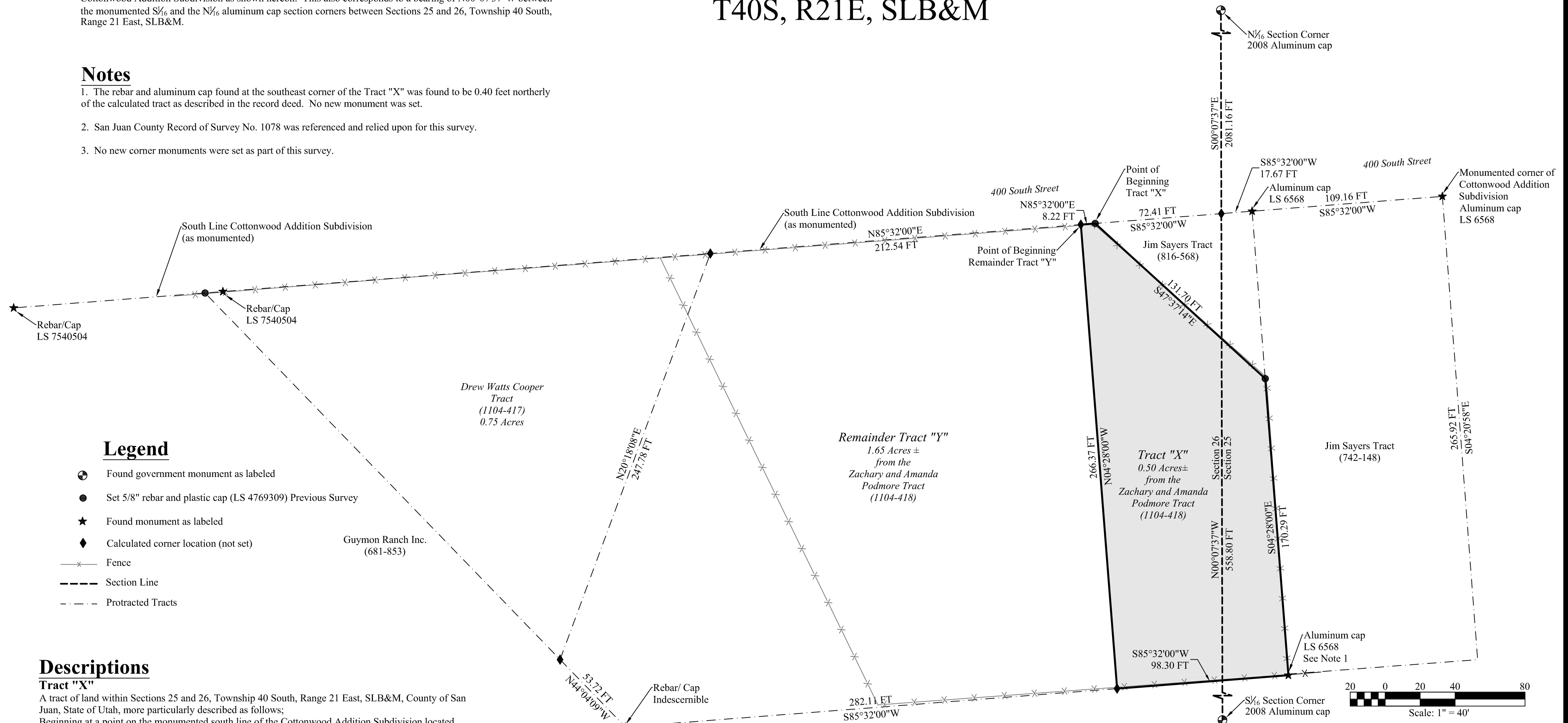
## Narrative

This survey was performed at the request of Zachary Podmore. The purpose of the survey was to create a 0.50 acre tract from the existing Zachary and Amanda Podmore Tract as recorded in Book 1104 Page 418.

The basis of bearings for this survey is S85°32'00"W between found monumentation along the south line of the Cottonwood Addition Subdivision as shown hereon. This also corresponds to a bearing of N00°07'37"W between the monumented S<sup>1</sup>/<sub>6</sub> and the N<sup>1</sup>/<sub>6</sub> aluminum cap section corners between Sections 25 and 26, Township 40 South, Range 21 East, SLB&M.

## Notes

- The rebar and aluminum cap found at the southeast corner of the Tract "X" was found to be 0.40 feet northerly of the calculated tract as described in the record deed. No new monument was set.
- San Juan County Record of Survey No. 1078 was referenced and relied upon for this survey.
- No new corner monuments were set as part of this survey.



## Legend

- ⊙ Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309) Previous Survey
- ★ Found monument as labeled
- ◆ Calculated corner location (not set)
- Fence
- Section Line
- - - Protracted Tracts

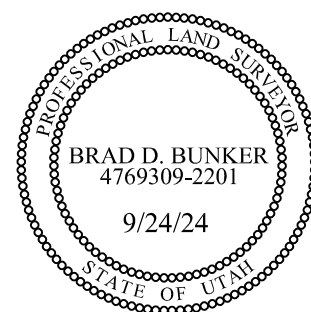
## Descriptions

### Tract "X"

A tract of land within Sections 25 and 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at a point on the monumented south line of the Cottonwood Addition Subdivision located along the section line S00°07'37"E 2081.16 feet and along the south line of said subdivision S85°32'00"W 72.41 feet from the monumented N<sup>1</sup>/<sub>6</sub> section corner between said Sections 25 and 26; thence S47°37'14"E 131.70 feet, thence S04°28'00"E 170.29 feet, thence S85°32'00"W 98.30 feet, thence N04°28'00"W 266.37 feet to the south line of said Cottonwood Addition Subdivision, thence thence N85°32'00"E 8.22 feet to the point of beginning, containing 0.50 acres more or less.

### Remainder Tract "Y"

A tract of land within Section 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at a point on the monumented south line of the Cottonwood Addition Subdivision located along the section line S00°07'37"E 2081.16 feet and along the south line of said subdivision S85°32'00"W 80.63 feet from the monumented N<sup>1</sup>/<sub>6</sub> section corner between said Sections 25 and 26; thence S04°28'00"E 266.37 feet, thence S85°32'00"W 282.11 feet, thence N44°04'09"W 53.72 feet, thence N20°18'08"E 247.78 feet to the south line of said monumented Cottonwood Addition Subdivision, thence N85°32'00"E 212.54 feet to the point of beginning, containing 1.65 acres more or less.



## Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all descriptions and measurements are correct. Monuments were not set as part of this survey. I also certify that this record of survey has been prepared under my direction at the request of Zachary Podmore.

9/24/24  
Date

Brad D. Bunker Utah P.L.S. #4769309

**Record of Survey for  
Zachary Podmore**  
Within Sections 25 & 26, T40S, R21E, SLB&M

**Bunker Engineering, LLC**

965 South Creek Road, Monticello, UT 84535  
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: Sept. 2024    Drawn By: B.D. Bunker    Scale: 1" = 40'    Sheet: 1 of 1

Drawing Name: Survey Reference Number: BE1428

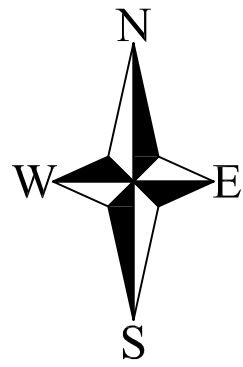


Exhibit B  
Town of Bluff Resolution #98

### Narrative

This survey was performed at the request of Zachary Podmore. The purpose of the survey was to create a 1.70 acre tract from the existing Zachary and Amanda Podmore Tract as recorded in Book 1104 Page 418. Also create a 0.55 acre tract from the existing Zachary and Amanda Podmore Tract as recorded in Book 1104 page 418 in conjunction with the Jim Sayers Tract as recorded in Book 816 Page 568. Also the Jim Sayers Tract as recorded in Book 742 Page 148 was redescribed as shown hereon.

The basis of bearings for this survey is S85°32'00"W between found monumentation along the south line of the Cottonwood Addition Subdivision as shown hereon. This also corresponds to a bearing of N00°07'37"W between the monumented S<sup>1</sup>/<sub>6</sub> and the N<sup>1</sup>/<sub>6</sub> aluminum cap section corners between Sections 25 and 26, Township 40 South, Range 21 East, SLB&M.

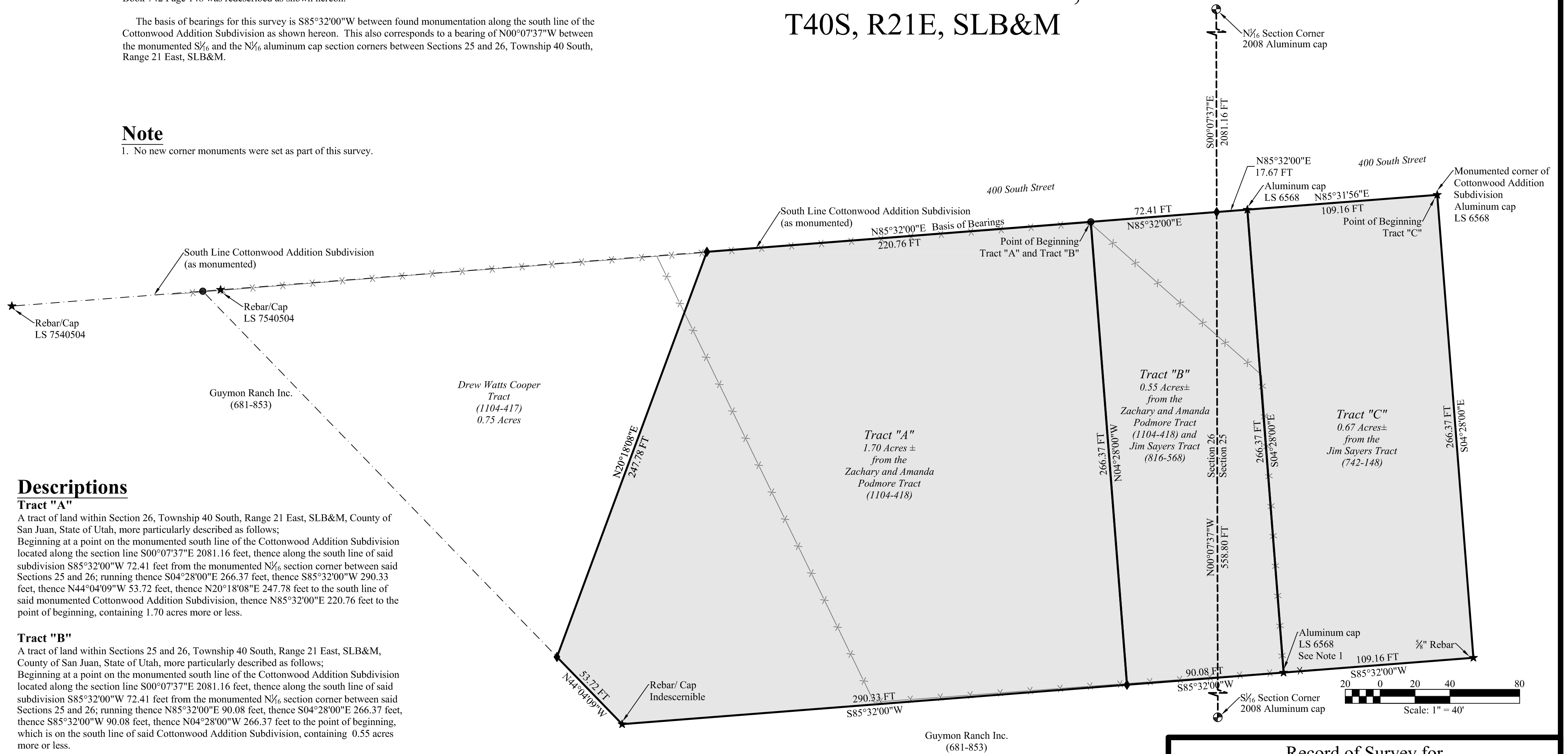
### Note

I. No new corner monuments were set as part of this survey.

# Record of Survey Zachary Podmore Within Sections 25 & 26, T40S, R21E, SLB&M

### Legend

- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309) Previous Survey
- ★ Found monument as labeled
- ◆ Calculated corner location (not set)
- x — Fence
- - - Section Line
- - - - Protracted Tracts



### Descriptions

#### Tract "A"

A tract of land within Section 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point on the monumented south line of the Cottonwood Addition Subdivision located along the section line S00°07'37"E 2081.16 feet, thence along the south line of said subdivision S85°32'00"W 72.41 feet from the monumented N<sup>1</sup>/<sub>6</sub> section corner between said Sections 25 and 26; running thence S04°28'00"E 266.37 feet, thence S85°32'00"W 290.33 feet, thence N44°04'09"W 53.72 feet, thence N20°18'08"E 247.78 feet to the south line of said monumented Cottonwood Addition Subdivision, thence N85°32'00"E 220.76 feet to the point of beginning, containing 1.70 acres more or less.

#### Tract "B"

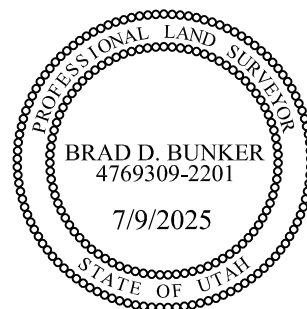
A tract of land within Sections 25 and 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point on the monumented south line of the Cottonwood Addition Subdivision located along the section line S00°07'37"E 2081.16 feet, thence along the south line of said subdivision S85°32'00"W 72.41 feet from the monumented N<sup>1</sup>/<sub>6</sub> section corner between said Sections 25 and 26; running thence N85°32'00"E 90.08 feet, thence S04°28'00"E 266.37 feet, thence S85°32'00"W 90.08 feet, thence N04°28'00"W 266.37 feet to the point of beginning, which is on the south line of said Cottonwood Addition Subdivision, containing 0.55 acres more or less.

#### Tract "C"

A tract of land within Sections 25 and 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a 5/8" rebar with aluminum cap stamped LS 6568 set at a southeast corner of the Cottonwood Addition Subdivision, said monument is S02°08'05"E 3394.28 feet from a BLM monument at the northwest corner of said Section 25; running thence S04°28'00"E 266.37 feet, thence S85°32'00"W 109.16 feet, thence N04°28'00"W 266.37 feet to the south line of the Cottonwood Addition Subdivision, thence N85°32'00"E 109.16 feet along the south line of said subdivision to the point of beginning, containing 0.67 acres more or less.

### Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all descriptions and measurements are correct. Monuments were not set as part of this survey. I also certify that this record of survey has been prepared under my direction at the request of Zachary Podmore.



Brad D. Bunker Utah P.L.S. #4769309  
Date 7/9/2025

**Record of Survey for  
Zachary Podmore**  
Within Sections 25 & 26, T40S, R21E, SLB&M

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**Bunker Engineering, LLC**  
965 South Creek Road, Monticello, UT 84535  
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

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Date: July 2025	Drawn By: B.D. Bunker	Scale: 1" = 40'	Sheet: 1 of 1
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Drawing Name: Survey Reference Number: BE1499