

TOWN OF BLUFF, UTAH, RESOLUTION #108

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BLUFF APPROVING A SIMPLE LOT LINE ADJUSTMENT ASSOCIATED WITH THE ACQUISITION OF PROPERTY FOR THE BLUFF CEMETERY

WHEREAS, the Town of Bluff (the “Town”) owns (or will own) certain real property associated with the Bluff Cemetery, consisting of multiple parcels and portions of parcels, more particularly described in the accompanying Record of Survey and legal descriptions in Exhibits 1 and 2, totaling 2.30 acres; and

WHEREAS, Town staff has prepared and submitted the materials required by Section 5.02.09 of the Bluff Town Subdivision Code, including a Record of Survey map, metes-and-bounds descriptions, and supporting documentation; and

WHEREAS, Section 5.02.09 of the Bluff Subdivision Code requires approval of a lot line adjustment when the adjustment will not result in a violation of a land use ordinance or create an adverse development condition; and

WHEREAS, the Town Council has reviewed the proposed simple lot line adjustment and finds that the adjustment will not result in a violation of any applicable land use ordinance and will not create any adverse development condition; and

WHEREAS, the Town Council finds that approval of the simple lot line adjustment is in the public interest and will facilitate the efficient administration, management, and future expansion of the Bluff Cemetery.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Town Council of Bluff, Utah that:

SECTION 1. Approval. Pursuant to Section 5.02.09 of the Bluff Town Subdivision Code, the Town Council hereby approves the simple lot line adjustment depicted on the Record of Survey (Exhibit I), and Legal Descriptions (Exhibit II) and incorporated herein by reference.

SECTION 2. Findings. The Town Council finds that:

- A. The application satisfies the requirements of Section 5.02.09 of the Bluff Town Subdivision Code;
- B. The simple lot line adjustment will not result in a violation of any Town land use ordinance;
- C. The simple lot line adjustment will not create an adverse development condition; and

D. The simple lot line adjustment serves a public purpose by facilitating the acquisition, administration, and expansion of the Bluff Cemetery.

SECTION 3. Authorization. The Mayor and the Town Recorder are authorized to execute the Record of Survey, legal descriptions, and any other documents necessary to effectuate the approved simple lot line adjustment resulting in the Subject Lot containing approximately 2.30 acres. Execution of final documents shall be contingent upon the successful completion of the closing from the Grantor, Southwest Heritage Foundation.

SECTION 4. This Resolution and Record of Survey including all accompanying legal descriptions shall be recorded by the Town Recorder in the San Juan County Recorder's Office and the San Juan County Assessor is authorized to adjust the lot line boundaries of the affected tracts as reflected herein.


SECTION 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the Bluff Town Council at a duly noticed public meeting on this 16th day of June 2026 by the following vote:

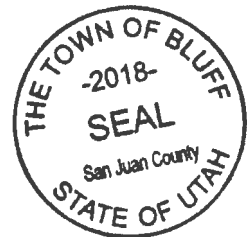
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Josh Ewing	X			
Mayor Pro-Tem Stephen Britt Hornsby	X			
Town Council Member Jennifer Davila	X			
Town Council Member Gary Haws	X			
Town Council Member Spencer Wade	X			

TOWN OF BLUFF

BY:


 Joshua Ewing
 Bluff Mayor

6/16/26
 Date



ATTEST:


 Erin Nelson
 Bluff Town Recorder

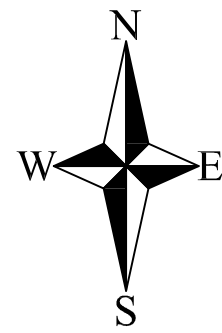
6/16/2026
 Date

BLUFF SEAL

Exhibit 1: Record of Survey

Exhibit 2: Legal Descriptions of Portions of Parcels 40210248406 and C40210248404; Parcel C40210248401; Legal Description of Combined Parcels for Plot Line Adjustment

-End of Document-



Record of Survey for Town of Bluff

Within the SE¹/₄ of Section 24, T40S, R21E, SLB&M

*Wildlands Conservancy
(1107-183, Tract 3)*

Descriptions

Tract "A"

A tract of land within the SE¹/₄ of Section 24, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located N89°35'00"W 1858.03 feet along the section line and N00°25'00"E 200.00 feet from the southeast corner of said Section 24; running thence N89°35'00"W 400.00 feet, thence N00°01'11"E 200.00 feet, thence S89°35'00"E 401.39 feet, thence S00°25'00"W 200.00 feet to the point of beginning, containing 1.84 acres more or less.

Tract "B"

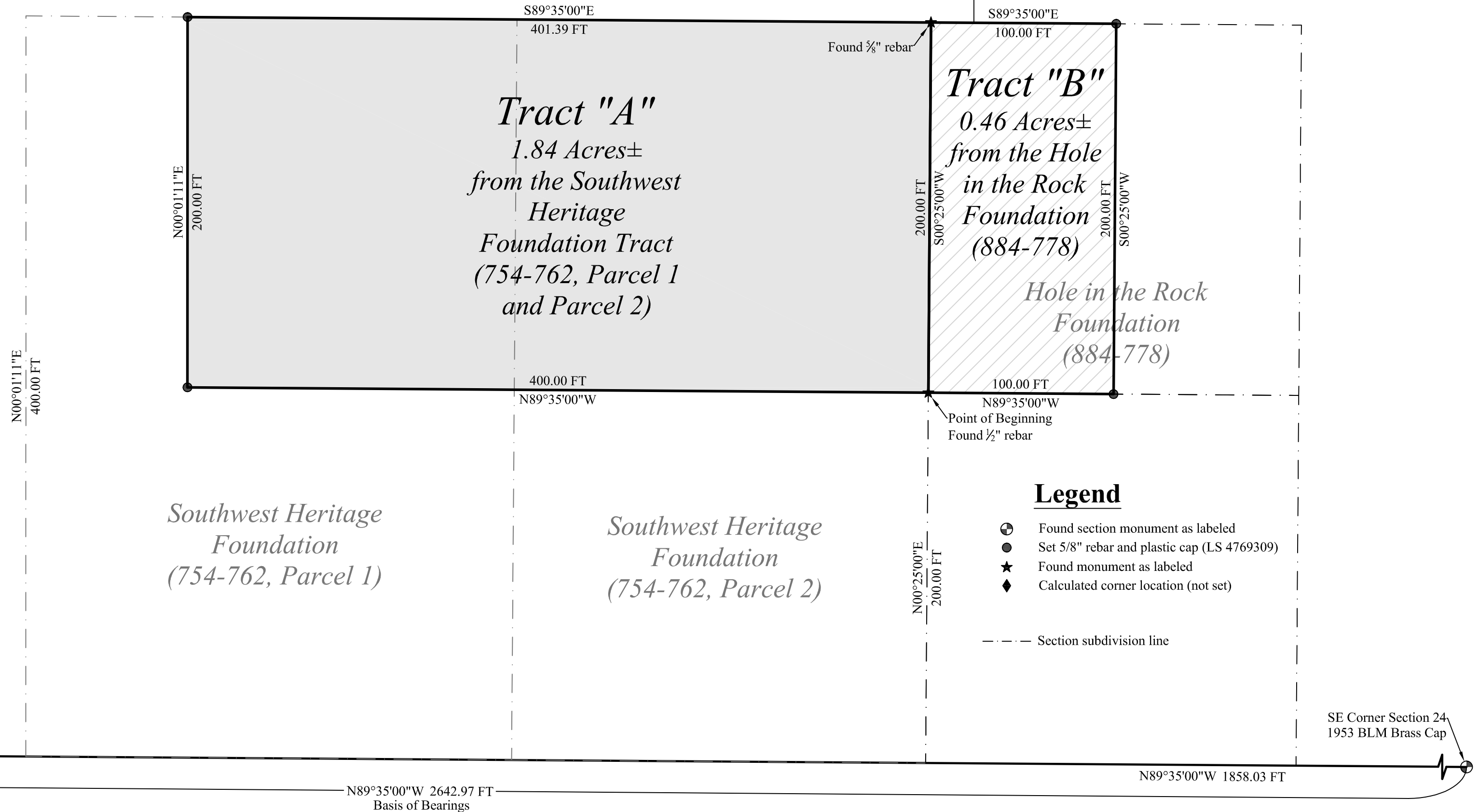
A tract of land within the SE¹/₄ of Section 24, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located N89°35'00"W 1858.03 feet along the section line and N00°25'00"E 200.00 feet from the southeast corner of said Section 24; running thence N00°25'00"E 200.00 feet, thence S89°35'00"E 100.00 feet, thence S00°25'00"W 200.00 feet, thence N89°35'00"W 100.00 feet to the point of beginning, containing 0.46 acres more or less.

Combined Tract "A" and Tract "B"

A tract of land within the SE¹/₄ of Section 24, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located N89°35'00"W 1858.03 feet along the section line and N00°25'00"E 200.00 feet from the southeast corner of said Section 24; running thence N89°35'00"W 400.00 feet, thence N00°01'11"E 200.00 feet, thence S89°35'00"E 501.39 feet, thence S00°25'00"W 200.00 feet, thence N89°35'00"W 100.00 feet to the point of beginning, containing 2.30 acres more or less.



Legend

- ⊙ Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- ★ Found monument as labeled
- ◆ Calculated corner location (not set)

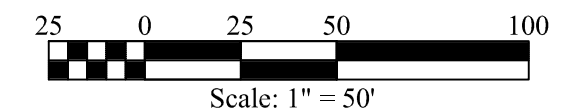
--- Section subdivision line

S¹/₄ Corner Section 24
1979 BLM Alum. Cap

SE Corner Section 24
1953 BLM Brass Cap

N89°35'00"W 2642.97 FT
Basis of Bearings

N89°35'00"W 1858.03 FT



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 prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Erin Nelson.

Brad Bunker
Brad D. Bunker Utah P.L.S. #4769309 6/10/2026
Date

Narrative

The purpose of this survey was to create a tract of land from the Southwest Heritage Foundation Tract (754-762) as shown hereon. It was also requested to create a description from a portion of the Hole in the Rock Foundation Tract (884-778).

San Juan County Record of Survey No. 527 details the fact that two separate section corner monuments may have been used for legal description preparation, surveys, and other boundary work in previous surveys in this area. It is clear that many of the surveys performed in the early 1990's (R.O.S. No.'s 32, 58, 76) utilized the more northern monument location (Johnston) for the section corner. After researching the previous surveys it appears that the majority of the tracts in Section 25 (when they were created) utilized the aluminum cap set by Johnston RLS 4946 for the northeast corner of Section 25. This was apparent from the locations of the found monuments found for the cemetery tract, the Letty Jones Foundation Tract and surrounding tracts in Section 25.

Tracts in Section 24 (HIRF, Duffield, Southwest Heritage Foundation, and others) appear to have been surveyed using the 1953 BLM brass cap monument. Utilizing different monuments for the section line between Sections 24 and 25 has caused overlaps between property owners along the section line(s).

The basis of bearings for this survey is N89°35'00"W between the southeast corner (1953 BLM brass cap) and the S¹/₄ corner (1979 alum. cap) of Section 24, Township 40 South, Range 21 East, SLB&M. The majority of previous surveys for the tracts (R.O.S. No.'s 32, 58, 76, etc.) just south of the section line in Section 25 have been surveyed using a basis of bearings of West between the aforementioned corners and the majority of the tracts (ROS No.'s 162, 154, 103, 80, 527, etc.) just north of the section line in Section 24 have been surveyed using a basis of bearings of N89°35'00"W between the northeast corner of Section 25 (1953 BLM brass cap) and the aforementioned N¹/₄ corner of said Section 25. See also SJC ROS No. 1132.

Record of Survey for
Town of Bluff
Within the SE¹/₄ of Section 24, 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: June 2026 Drawn By: B. Bunker Scale: 1" = 50' Sheet: 1 of 1

Drawing Name: Survey Reference Number: BE1572

Tract "A"

A tract of land within the SE1/4 of Section 24, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point located N89 °35'00"W 1858.03 feet along the section line and N00°25'00"E 200.00 feet from the southeast corner of said Section 24; running thence N89 °35'00"W 400.00 feet, thence N00°01'11"E 200.00 feet, thence S89°35'00" E 401.39 feet, thence S00°25'00"W 200.00 feet to the point of beginning, containing 1.84 acres more or less.

Also known as a portions of Parcel C40210248404 and Parcel C40210248406

Tract "B"

A tract of land within the SE1/4 of Section 24, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point located N89°35'00"W 1858.03 feet along the section line and N00°25'00"E 200.00 feet from the southeast corner of said Section 24; running thence N00°25'00"E 200.00 feet, thence S89°35'00"E 100.00 feet, thence S00°25'00"W 200.00 feet, thence N89°35'00"W 100.00 feet to the point of beginning, containing 0.46 acres more or less.

Also known as Parcel No. C40210248401

Legal Description of Combined Parcels for Plot Line Adjustment

A tract of land within the SE1/4 of Section 24, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point located N89°35'00"W 1858.03 feet along the section line and N00°25'00"E 200.00 feet from the southeast corner of said Section 24; running thence N89°35'00"W 400.00 feet, thence N00°01'11"E 200.00 feet, Thence S89°35'00"E 501.39 feet, thence S00°25'00"W 200.00 feet, thence N89°35'00"W 100.00 feet to the point of beginning, containing 2.30 acres more or less.

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**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BLUFF
APPROVING A SIMPLE LOT LINE ADJUSTMENT ASSOCIATED WITH THE
ACQUISITION OF PROPERTY FOR THE BLUFF CEMETERY**

RECORDED this 16th day of June 2026.

PUBLISHED or POSTED this 16th day of June, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §63G-30-102 as amended, I, the Town Recorder of Bluff, Utah, hereby certify that the foregoing Resolution was duly passed and published or posted via Class A Notice at:

- 1) Utah Public Notice Website
- 2) Town of Bluff Website www.townofbluffutah.gov
- 3) Bluff Town Offices located at 190 N 3rd E Street, Bluff, UT 84512



Erin Nelson

Bluff Town Recorder