

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF WITHDRAWAL

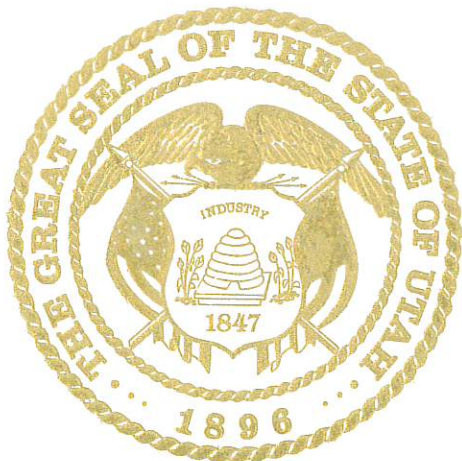
I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of withdrawal of the TOWN OF BLUFF, dated February 16th, 2019, complying with Section 10-2-507, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of withdrawal, referred to above, on file with the Office of the Lieutenant Governor pertaining to the TOWN OF BLUFF located in San Juan County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 25th day of February, 2019 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read 'Spencer J. Cox'.

SPENCER J. COX
Lieutenant Governor





Established 650 A.D. Settled 1880 Incorporated 2018

Town of Bluff 190 N. 3rd E., Office #1, PO Box 324, Bluff, UT 84512 www.townofbluff.org

Notice of Impending Boundary Action

February 16, 2019

Lieutenant Governor Spencer J. Cox
State Capitol Complex, 350 N. State Street, Suite 220
P.O.Box 142325
Salt Lake City, Utah 84114-2325

In Re the Town of Bluff and Lyman Family Farms Petition to Disconnect from the Town Boundaries

Dear Lieutenant Governor Cox:


This letter is to inform you of the disconnection of an area within the town boundaries of Bluff. Such disconnections are governed by Utah Code Ann. Section 10-2-501 et. seq. Within 30 days after the disconnection action, Section 10-2-507 requires the municipal legislative body to file with the Lieutenant Governor:

- (1) A copy of a notice of an impending boundary action, as defined in Section 67-1a-6.5; and
- (2) A copy of an approved final local entity plat, as defined in Section 67-1a-6.5.

I hereby certify that all actions applicable to this boundary change have been met. This letter is intended to serve as a Notice of Impending Boundary Action. Enclosed is a copy of an approved final local entity plat and a copy of Bluff's Ordinance 2019-22-1 that approves the disconnection.

Should you require anything further, please contact me.

Sincerely,


Ann K. Leppanen
Mayor of Bluff

TOWN OF BLUFF ORDINANCE NUMBER 2019- 22-1

An ordinance disconnecting a parcel of real property
from the municipal limits of the Town of Bluff

The following describes the intent and purpose of this ordinance:

- a. On or about October 18, 2018 the Town of Bluff received a petition from Lyman Family Farms, Inc. (LFF) pursuant to U.C.A. § 10-2-501 for the disconnection from the Town limits of real property located in T. 40S., R.20E, SLBM, Section 36, comprising approximately 391 acres (the Property). A true and correct description of the Property is appended as Exhibit 1.
- b. The Town held a public hearing on November 29, 2018 at which time it considered the disconnection petition and heard from representatives of LFF and interested persons.
- c. The Town concludes that the Property is geographically remote from the core of the Town of Bluff; that it lacks municipal services; and consists largely of exposed rock.
- d. The Town does not have a present ability to provide municipal-type services to the Property.
- e. LFF expresses that it has no present plans to develop the Property, and no such plans have been submitted to the Town.
- f. The Property comprises a wide slice of Comb Ridge adjacent to Route 163 and has long been used as an access point to Comb Ridge (and now the Bears Ears National Monument) by citizens of Bluff via the county road that crosses it. The property is also an historically and archaeologically significant site of past cultural and settlement activity. The town expresses its desire that development of the Property, if any, be undertaken in a responsible manner that looks to preserve the site's near pristine condition and is sensitive to the concerns of the residents of Bluff and the broader community.
- g. Nothing in this ordinance shall be deemed to apply to any other parcels of real property.

THEREFORE, the Town of Bluff, upon the affirmative vote of a majority of the Town Council, enacts as follows.

Town of Bluff Ordinance No. 2019- 22 - 1

1. The Property described in Exhibit 1 is hereby disconnected from the municipal limits of the Town of Bluff. This ordinance shall take effect at the time otherwise provided by law. The Petitioner, Lyman Family Farms, Inc. shall pay all costs associated with disconnection, as provided by law.
2. This ordinance shall not be regarded as a waiver or release of any other claims, causes of action, or rights held by the Town of Bluff.

BY: aw 1/22/19

Mayor Ann K. Leppanen

Attest:

BY: Linda Sosa

Linda Sosa, Clerk

1/22/19

Date

Attachment: Exhibit 1, Survey Description

-End of Document-

Patent No. 20479

Page 4 of 6

EXHIBIT 4

LEGAL DESCRIPTION OF PROPERTY - CERTIFICATE OF SALE NO. 26707

Township 40 South, Range 20 East, SLB&M

Section 36: Within (See metes & bounds description below)

Containing 391.24 acres, more or less San Juan County

A tract of land within Section 36, Township 40 South, Range 20 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at the E1/4 corner of said Section 36; thence South along the section line 841.91 feet more or less to the monumented north right-of-way line of Highway 163, thence along right-of-way line as follows; 489.61 feet along a curve to the left having a radius of 3919.72 feet, the chord of said curve is 489.30 feet and bears S68°16'51"W, thence S64°42'14"W 2037.65 feet, thence 194.79 feet more or less along a highway spiral with a chord bearing of S65°21'32"W for 194.76 feet to the beginning of a simple curve to the right having a radius of 2764.79 feet, thence along said curve 1127.97 feet; the chord of said curve is 1120.16 feet and bears S78°25'36"W, thence 194.78 feet more or less along a highway spiral with a chord bearing of N88°09'25"W for 194.75 feet more or less, thence N88°10'23"W 519.09 feet, thence N58°30'21"W 402.71 feet, thence (leaving said right-of-way line) N14°34'00"W 216.83 feet to a point located N79°20'25"W 4764.86 feet from the southeast corner of said Section 36, said point is also located S07°42'05"E 4434.40 feet from the northwest corner of said Section 36; thence N18°17'26"E 145.52 feet, thence N19°56'46"E 612.95 feet, thence N21°11'55"E 700.00 feet, thence N17°24'31"E 468.21 feet, thence N09°44'01"E 381.56 feet, thence N26°27'26"E 372.75 feet, thence N22°41'05"E 340.61 feet, thence N13°58'21"E 361.89 feet, thence N23°56'20"E 189.94 feet, thence N33°37'58"E 257.70 feet, thence N21°10'39"E 217.29 feet, thence N29°21'45"E 179.04 feet, thence N17°45'18"E 184.95 feet, thence N23°03'41"E 306.60 feet to a point on the north line of said Section 36, thence S89°59'25"E 385.02 feet to the N1/4 corner of said Section 36, thence N89°59'07"E 2637.43 feet to the northeast corner of said Section 36, thence S00°00'23"E 2638.07 feet to the point of beginning, containing 391.24 acres more or less.

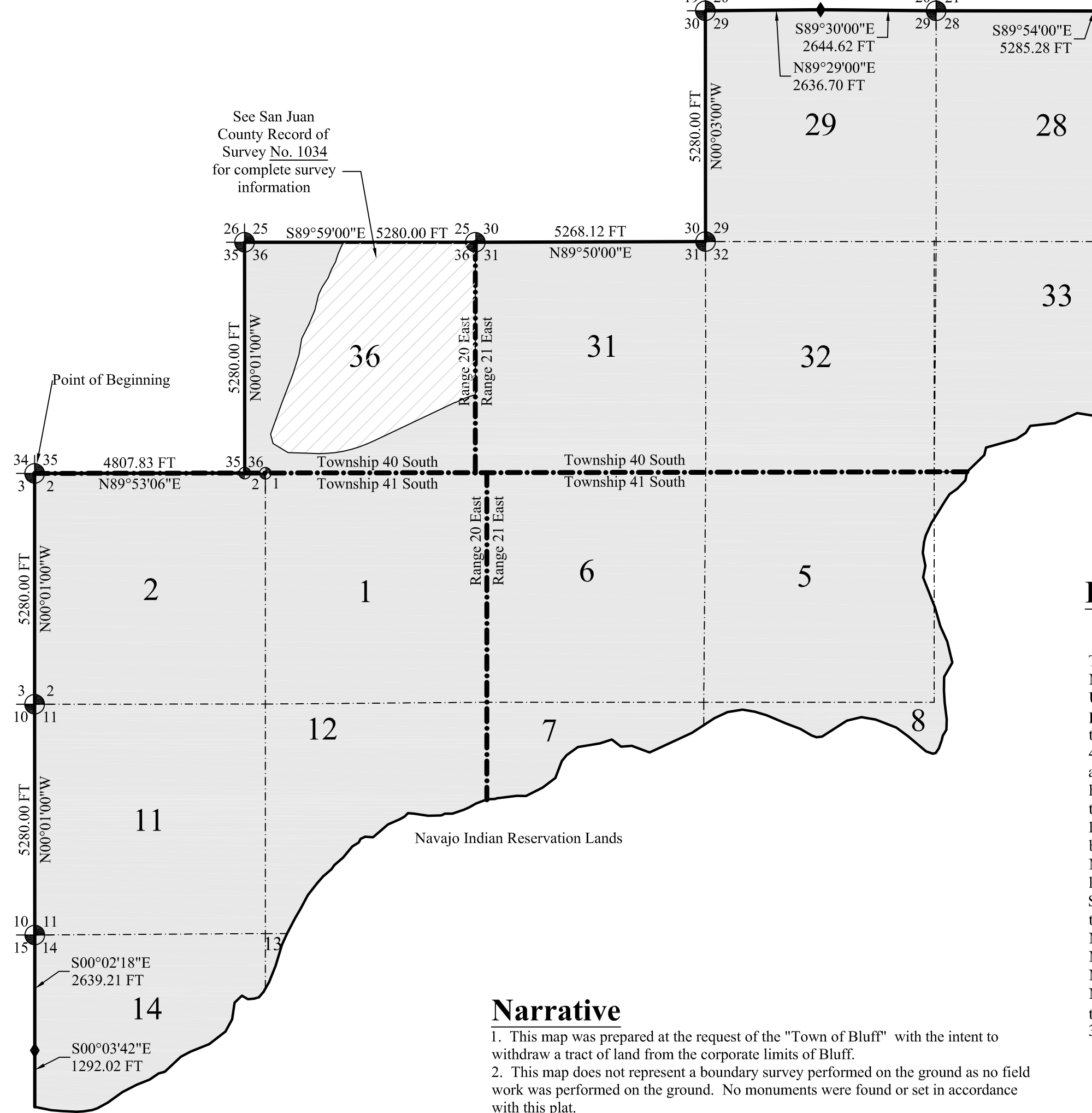
Final Local Entity Plat Lyman Family Farms Withdrawal Bluff, Utah

Within Section 36, T40S, R20E, SLB&M
23,697 Acres ± (resultant)

Resultant General Description for Bluff Corporate Limits

A tract of land located within Section 36, T40S, R20E; Sections 11-14, 22-29, 31-36, T40S, R21E; Sections 7-10, 15-23, 26-30, T40S, R22E; Sections 1, 2, 11, 12, 14, T41S, R20E; Sections 5-8, T41S, R21E, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the northwest corner of said Section 2, T41S, R20E, thence N89°53'06"E 4807.83 more or less to the southwest corner of said Section 36, T40S, R20E, thence N00°01'00"W 5280.00 feet more or less to the northwest corner of said Section 36, thence S89°59'00"E 5280.00 feet more or less to the northwest corner of Section 31, T40S, R21E, thence N89°50'00"E 5288.12 feet to the southwest corner of Section 29, T40S, R21E, thence N00°03'00"W 5280.00 feet more or less to the northwest corner of said Section 29, thence S89°29'00"E 2636.70 feet more or less to N1/4 corner of said Section 29, thence S89°39'00"E 2644.62 feet to the northwest corner of Section 28, T40S, R21E, thence S89°54'00"E 5285.28 feet to the southwest corner of Section 22, T40S, R21E, thence N00°02'00"W 5283.30 feet to the northwest corner of Section 22, thence S89°56'00"E 2642.64 feet to the N1/4 corner of said Section 22, thence N89°52'00"E 2634.72 feet to the southwest corner of Section 14, T40S, R21E, thence N00°04'00"E 5272.08 feet to the northwest corner of said Section 14, thence N00°01'00"W 5276.04 feet to the northwest corner of Section 11, T40S, R21E, thence S89°59'00"E 2633.40 feet to the N1/4 corner of said Section 11, thence N89°56'00"E 2638.02 feet to the northwest corner of Section 12, T40S, R21E, thence S89°56'00"E 5287.92 feet to the northwest corner of Section 7, T40S, R22E, thence East 5280.00 feet to the northwest corner of Section 8, T40S, R22E, thence N89°54'00"E 5281.32 feet to the northwest corner of Section 9, T40S, R22E, thence N89°56'00"E 5280.00 feet to the northwest corner of Section 10, T40S, R22E, thence S89°39'00"E 2640.00 feet to the N1/4 corner of said Section 10, thence South 5280.00 feet to the N1/4 Corner of Section 15, T40S, R22E, thence South 5280.00 feet to the N1/4 corner of Section 22, T40S, R22E, thence S89°40'00"E 2626.80 feet to the northwest corner of Section 23, T40S, R22E, thence East 5280.00 feet to the northeast corner of said Section 23, thence S00°01'00"E 5280.00 feet to the northeast corner of Section 26, T40S, R22E, thence S00°01'00"E 2239.38 feet more or less to the Navajo Indian Reservation Boundary, thence along the boundary of the Navajo Indian Reservation as previously established by either survey or agreement or otherwise through Sections 26, 27, 28, 29, 30, & 31, T40S, R22E, Sections 25, 36, 35, 34, & 33, T40S, R21E, Sections 4, 5, 7, 8, & 9, T41S, R21E, Sections 12, 13, & 14, T41S, R20E to the west line of Section 14, T41S, R20E, thence N00°03'42"W 1292.02 feet more or less to the W1/4 corner of said Section 14, thence N00°02'18"W 2639.21 feet to the southwest corner of Section 11, T41S, R20E, thence N00°01'00"W 5280.00 feet to the southwest corner of said Section 2, T41S, R20E, thence N00°01'00"W 5280.00 feet more or less to the point of beginning, containing 24,088 acres more or less.

LESS: That tract of land as surveyed in November, 2016, in accordance with San Juan County Record of Survey No. 1034 within Section 36, Township 40 South, Range 20 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
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Narrative

- This map was prepared at the request of the "Town of Bluff" with the intent to withdraw a tract of land from the corporate limits of Bluff.
- This map does not represent a boundary survey performed on the ground as no field work was performed on the ground. No monuments were found or set in accordance with this plat.
- All lands shown within the bounds of this map are within San Juan County, Utah.

Legend

- Section Corner (Not Field Located)
- Quarter Corner (Not Field Located)
- "Bluff" Area
- Withdrawal Area (this plat)

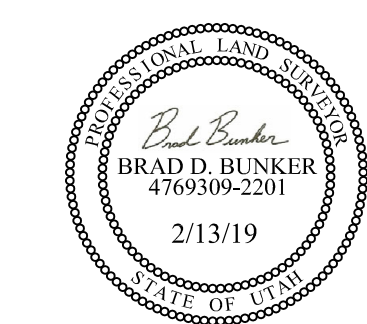
Description for Bluff Corporate Limit Withdrawal (Lyman Family Farms)

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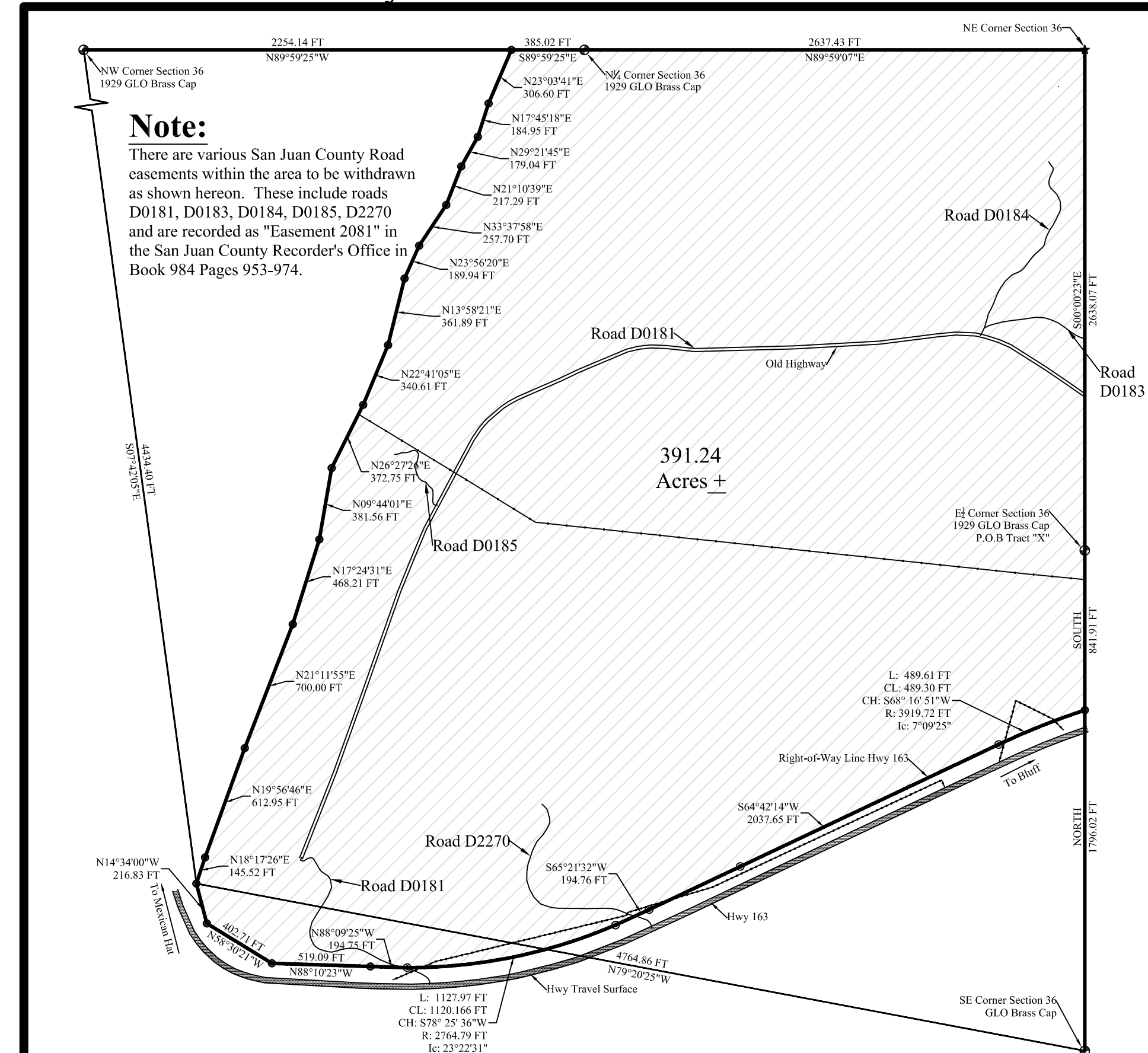
Surveyor's Certificate

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 map has been completed under my direction for the area shown hereon.

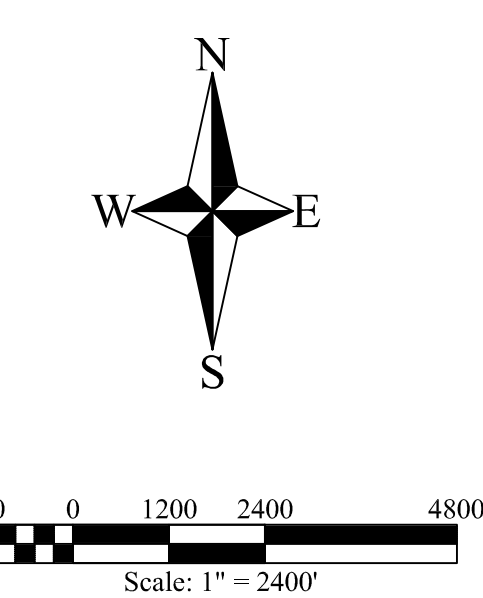
Brad D. Bunker Utah P.L.S. #4769309
Date: 2/13/19



Partial excerpt from San Juan County Record of Survey No. 1034 Scale: 1" = 1600'



Note:
There are various San Juan County Road easements within the area to be withdrawn as shown hereon. These include roads D0181, D0183, D0184, D0185, D2270 and are recorded as "Easement 2081" in the San Juan County Recorder's Office in Book 984 Pages 953-974.



Sheet: 1 of 1

Drawing Name: Drawing Reference No. BE876
Date: Feb. 7, 2019
Updated: Feb. 13, 2019
Scale: 1" = 2400'

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

San Juan County Surveyor
Approved this _____ Day of _____ 20____

Surveyor

Bluff Mayor
Approved this _____ Day of _____ 20____

Mayor, Bluff

San Juan County Recorder
State of Utah, County of San Juan, Recorded at the request of _____
Filed: Date: _____ Time: _____
Book: _____ Page: _____
Fee: _____
County Recorder

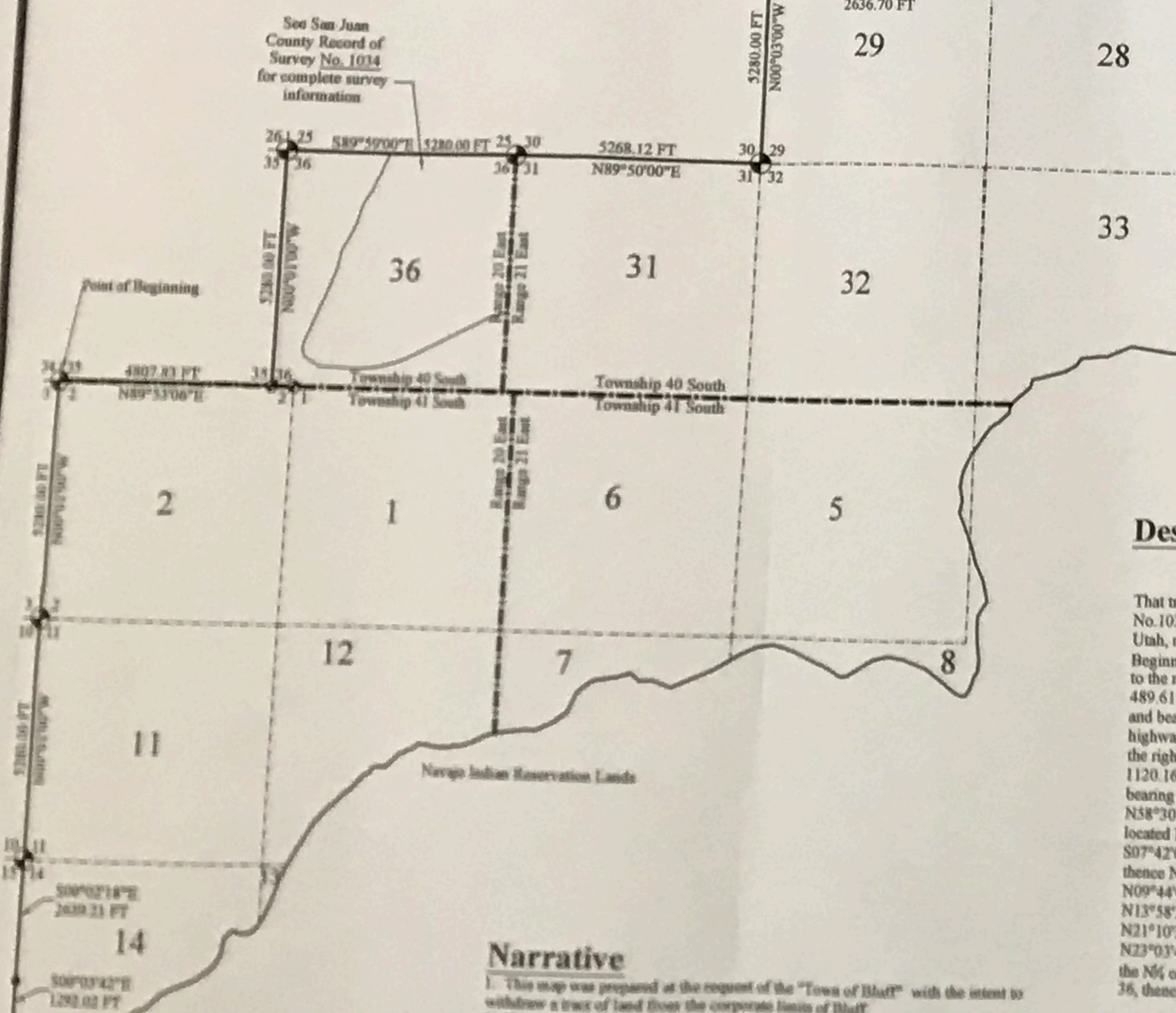
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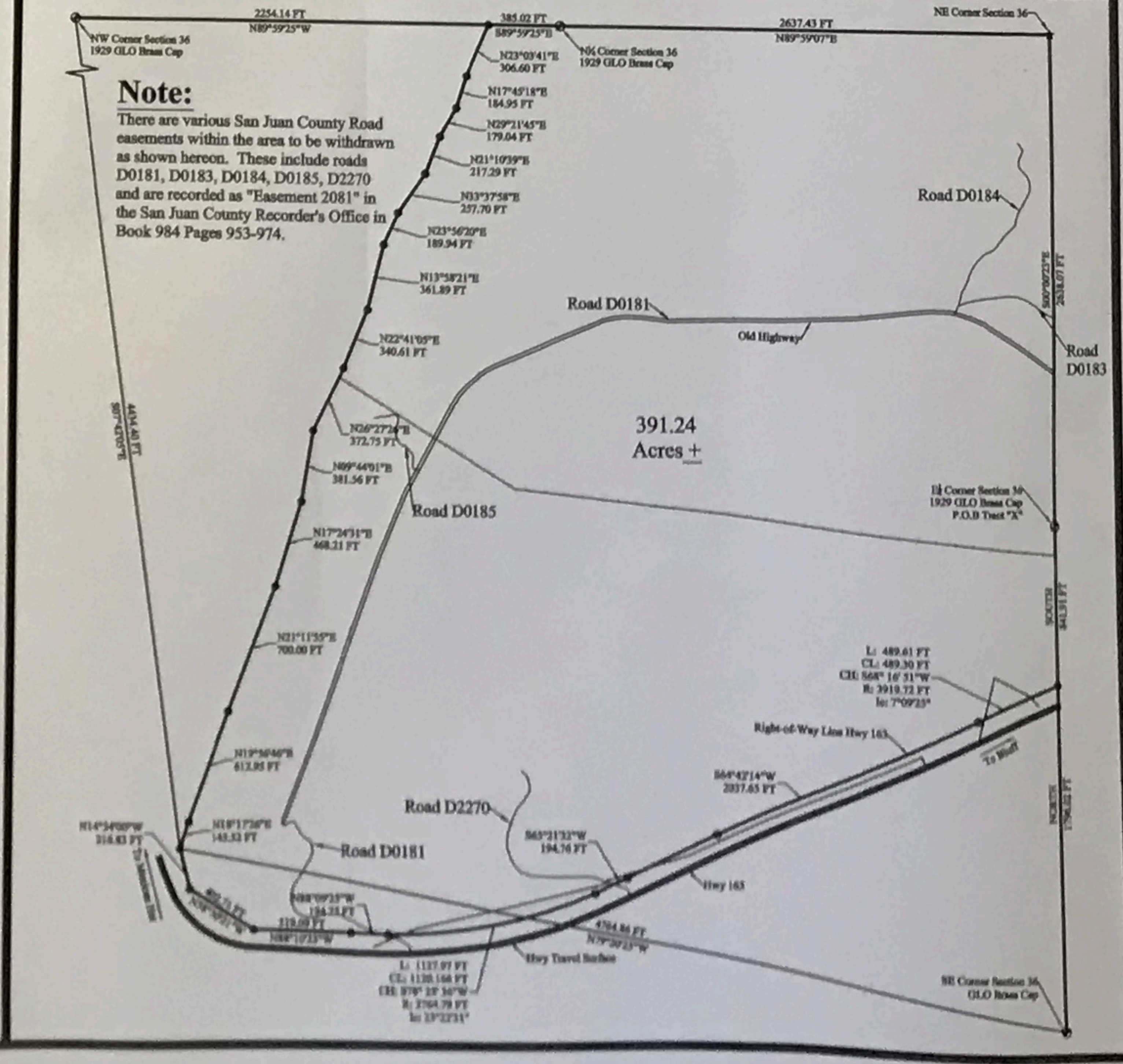
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- Withdrawal Area (this plat)



Surveyor's Certificate

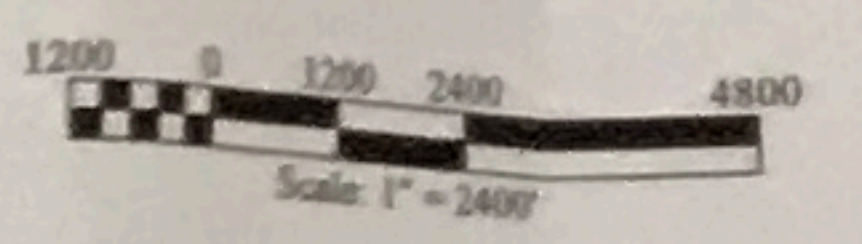
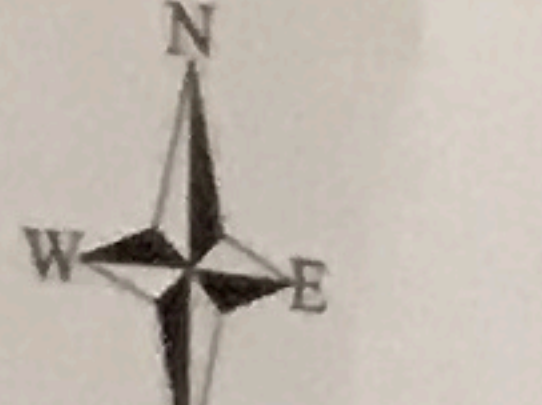
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2/13/19
Date

Partial excerpt from San Juan County Record of Survey No. 1034 Scale: 1" = 1600'



Note:

There are various San Juan County Road easements within the area to be withdrawn as shown hereon. These include roads D0181, D0183, D0184, D0185, D0270 and are recorded as "Easement 2081" in the San Juan County Recorder's Office in Book 984 Pages 953-974.



Sheet: 1 of 1

Scale: 1" = 2400'

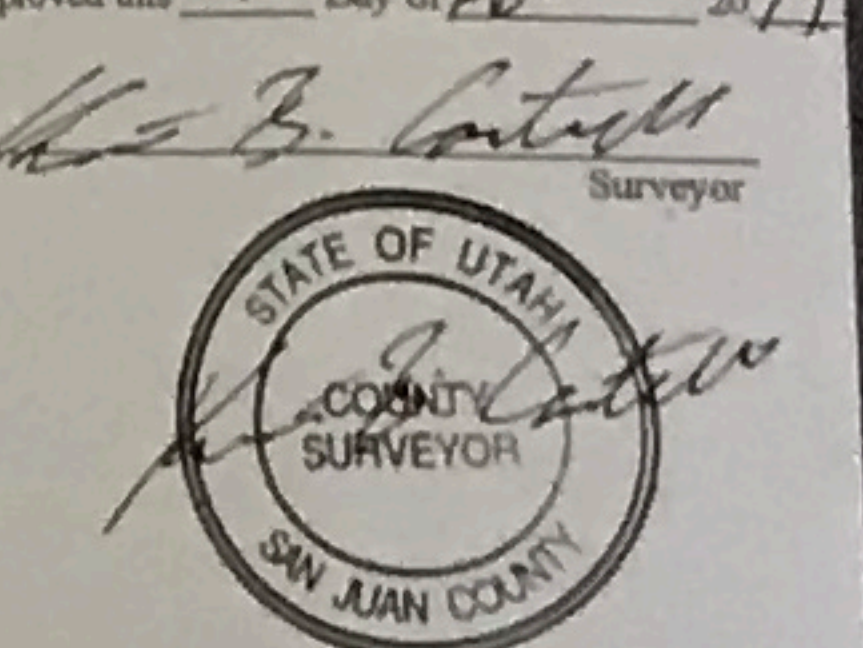
Drawing Name: Drawing Reference No. BE876

Updated: Feb. 13, 2019

Date: Feb. 7, 2019

Ut 159798 Bk 1035 Pg 793
BY: 14-FEB-2019 11:43:30AM
San Juan County Recorder's Office
DAVID O. CARPENTER, Recorder
SAN JUAN COUNTY CORPORATION
FORT LITTLEFIELD, NH

San Juan County Surveyor
Approved this 14th Day of Feb 2019
David O. Carpenter
Surveyor



Bluff Mayor
Approved this 14th Day of February 2019
Ann Leppanah
Mayor, Bluff

San Juan County Recorder
State of Utah, County of San Juan, Recorded at the request of
Ann Leppanah
Filed: Date 2-14-19 Time 11:43

Book: 1035 Page 793
Vol: 41502
David O. Carpenter
County Recorder

Bunker Engineering, LLC

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