

## TOWN OF BLUFF RESOLUTION #102

### A RESOLUTION RESCINDING AND REPLACING RESOLUTION #98, AND APPROVING THE SAYERS LOT LINE ADJUSTMENT ON PROPERTY TRACT 816-568, PARCEL NUMBER C40210255415 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, tax parcel number C40210255415 (the "Subject Lot"), is approximately one tenth of an acre (0.10 acre), is zoned Residential, and is currently considered non-conforming because it does not meet the required minimum half-acre (0.50 acre) lot size established in Town of Bluff Ordinance 2025-09-12 Amended Zoning Code; and

**WHEREAS**, Zachary Podmore and Amanda Podmore, owners of adjacent real property identified as Parcel C40210267200 currently containing approximately 2.15 acres, joined in the petition and agreed to convey a portion of their parcel to James R. Sayers, subject to Town approval of the lot line adjustment; and

**WHEREAS**, Resolution #98 was adopted by the Bluff Town Council on March 17, 2026, approving said lot line adjustment; and

**WHEREAS**, after adoption of Resolution #98, it was determined that the September 24, 2024 Record of Survey referenced therein was incorreced referenced and should not have been included in Resolution #98. The actual acreage to be conveyed from the Podmores to James R. Sayers is forty-five hundredths of an acre (0.45 acre), which when combined with the existing Subject Lot of approximately 0.10 acre results in an adjusted parcel totaling fifty-five hundredths (0.55) of an acre. The resulting plot line boundary is described by the metes and bounds description of resulting "Tract B", as provided on Exhibit A: *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**, Resolution #98 was never recorded in the San Juan County land records; and

**WHEREAS**, the Bluff Town Council desires to correct the acreage description and replace Resolution #98 in its entirety with this Resolution #102; and

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

**WHEREAS**, the Bluff Town Council previously determined that the Subject Lot may be accessed by the public alley immediately north of and running parallel to the impacted tracts; and

**WHEREAS**, the Bluff Town Council finds that the petition, as corrected herein, complies with the applicable requirements of Bluff Title 5 Subdivision Ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE BLUFF TOWN COUNCIL:**

**SECTION 1.** Resolution #98, adopted March 17, 2026, is hereby rescinded and replaced in its entirety by this Resolution #102.

**SECTION 2.** The application for the Sayers Lot Line Adjustment Petition is hereby approved.

**SECTION 3.** Upon conveyance of approximately 0.45 acre from Parcel C40210267200 to James R. Sayers, the conveyed property shall be appended to and become part of the Subject Lot, Tract 816-568, Tax Parcel ID C40210255415. The resulting parcel shall contain approximately fifty-five hundredths (0.55) of an acre, and shall be considered the adjusted legal lot for zoning and assessment purposes.

**SECTION 4.** This Resolution may be recorded in the San Juan County land records, and the San Juan County Assessor is authorized to adjust the plot line boundaries of the affected tracts as reflected herein.

**SECTION 5.** The resulting parcel shall continue to be accessed by the public alley owned by the Town of Bluff running east-west from Bluff Town Street West Fourth Street South.

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**PASSED AND APPROVED** by the Bluff Town Council at a duly noticed public meeting on this \_\_\_\_ day of April 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: \_\_\_\_\_ Date \_\_\_\_\_  
 Stephen Britt Hornsby  
 Bluff Mayor Pro-Tempore

Bluff Seal

**ATTEST:**

BY: \_\_\_\_\_ Date \_\_\_\_\_  
 Erin Nelson, Town Recorder

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

- END OF DOCUMENT -

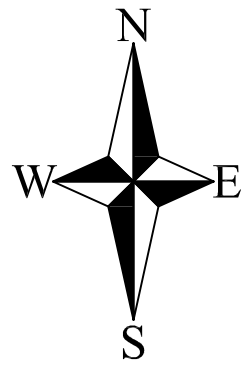


Exhibit A  
Town of Bluff Resolution #102

### 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.

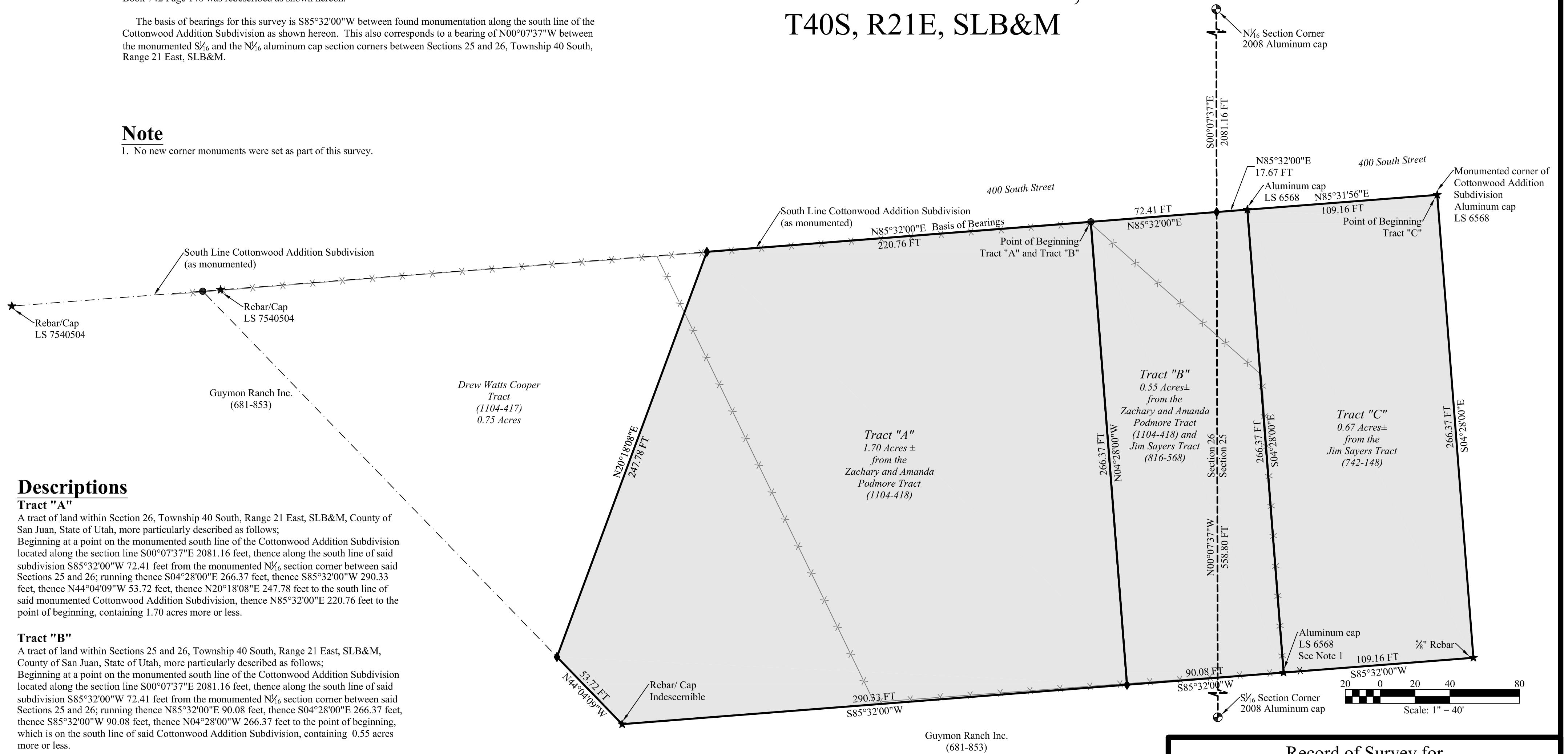
### Note

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

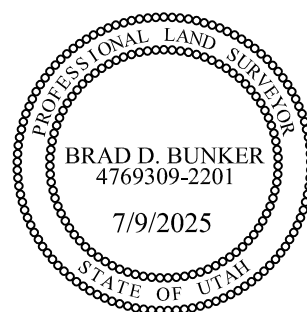
**Tract "A"**  
A tract of land within Section 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;  
Beginning at a point on the monumented south line of the Cottonwood Addition Subdivision located along the section line S00°07'37"E 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      7/9/2025  
Date

Record of Survey for <b>Zachary Podmore</b> Within Sections 25 & 26, T40S, R21E, SLB&M			
<b>Bunker Engineering, LLC</b> 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535    (435) 459-9152			
Date: July 2025	Drawn By: B.D. Bunker	Scale: 1" = 40'	Sheet: 1 of 1
Drawing Name: Survey Reference Number: BE1499			