

Public Notice

The Blanding City Council will hold a Public Hearing on April 8, 2024 at 7:00 P.M. to provide information to the public regarding:

1. The Annexation & Disconnection between Leonard Howe and the City of Blanding. Blanding City will hold a public hearing before the City Council on April 8, 2025, to receive public comment on a request by Leonard Howe to annex and disconnect the property located on the plat map attached herein.

Said hearing will be held in the Council Room at 50 West 100 South, for the purpose of allowing all interested and concerned parties the opportunity to be heard. Email comments may be sent in advance to The City of Blanding at cityoffice@blanding-ut.gov.

Annexation / Disconnect Survey City of Blanding Blanding Scale: Survey (Howe / City of Blanding) Bunker Engineering, Within the NE½ of Section 3, T37S, R22E, SLB&M B.D. Bunker Annexation County Recorder of Drawn By: NW Corner South Section 3 N¼ Corner Section 3 -Basis of Bearings S89°58'00"E 2644.55 FT 1984 BLM BLM Alum. Cap N89°58'00"W Time: Aluminum Cap POB Area 1 47.99 FT S89°29'07"E S89°58'00"E 1154.24 FT Area 1 to be Annexed 0.09 Acres± 2024 NE Corner Section 34 West line Tract "B" (1109-204) 2008 SJC Aluminum Cap San Juan 170.38 FT Date: Oct. State of Utah, County of San Juan, Recorded at the request of Narrative SOUTH The purpose of this survey was to "square-up" the area as Date: shown hereon regarding those portions that are to be part of Existing Corpc. City of Bla. Annexation Plat For Review Purposes Not for Release the City of Blanding and those that are to be disconnected. POB Area 2 Previous surveys have been performed which conveyed tracts between Leonard R. and Susan D. Howe and the City of Blanding. The existing corporate limits of the City of Blanding are identified on a 1996 Annexation Plat and are Existing Corporate Limits of therecorded in the San Juan County Recorder's Office on Plat City of Blanding per 1996 B23. This corporate line may have been intended to align Annexation Plat (see narrative) with existing tracts at the time, however, it was found that there are some misalignments with the existing tracts, therefore this survey utilizes the existing record tracts and the existing corporate line as they exist per recorded and filed surveys. The descriptions for the areas to be annexed and the areas to be disconnected do not match the Howe Tracts and Area 2 to be the City of Blanding Tracts because the existing City Disconnected Boundary line does not align with said Howe and City of $0.88~Acres\pm$ Blanding Tracts. The basis of bearings for this survey is S89°58'00"E between the N¼ corner and northeast corner of Section 3, Township 37 South, Range 22 East, SLB&M. This is in S15°44'00"W accordance with the bearing for the same line per the GLO 542.70 FT survey. Also, the vast majority of legal descriptions dating back to at least 1959 for tracts around this area have calls along the north line of the NE¼ of Section 3 which correspond to this bearing. Leonard R. Howe Jr. and Susan D. Howe Tract Approved by City of Blanding East line City of Blanding is a corporation in I hereby certify that this annexation survey has been reviewed and Tract "C" (1109-201)was accepted by the Mayor, Recorder, Engineer, Attorney, and majority vote of the City Council. This annexation plat affects parcel numbers B37220030601, B37220030600, Planning Commission of Blanding City, State of Utah, this whereof we hereto set our hand and affix the corporate seal of 147.16 FT 70.26 FT Blanding City. WEST **EAST** Area 3 to be Annexed POB Area 3 0.20 Acres± Mayor Logan Monson hereby certifies that the City of Blanding duly adopted Resolution e, a notary who duly Mayor Date N15°44'00"E West line Tract "D" (1109-204)-37S22E032405 and a portion of 300 West Street. All owners signed the petition. 259.10 FT On the ______ day of ______, 20____, personally appeared before me Logan Monson, Mayor and Trent Herring, Recorder of the City of Blanding, in accordance with authority vested in them by the City of Blanding. City Recorder Date 300 West Street My commission City Engineer Date POB Area "4" City Attorney Date City of Blanding (729-292)Existing Corporate Limits of the Planning Commission Chairman Date City of Blanding per 1996 Area 4 to be Annexation Plat (see narrative) disconnected 0.28 Acres± good standing in the State of Utah. Legend S15°44'00"W Mayor of the City of Blanding 306.12 FT 293.75 FT Found section monument as labeled **NORTH** Set rebar/cap monument (LS 4769309) (previous survey) East line Found monument as labeled Tract "E" (1109-201)Calculated location (not set) Private or City Property line Curb and Gutter Existing Corporate Limits of the City of Blanding per 1996 Area to be disconnected Annexation Plat (see narrative) SJC Road No. 232 (Ruin Road) Area to be annexed No payment, reimbursement, or other form of compensation has been received by the county surveyor's office or by the San Juan County Surveyor for any review or involvement in the approval of this plat regarding SJC Surveyor's Office approval. **Descriptions** Existing Corporate Area (City of Blanding) Area "1" (Area to be Annexed) A tract of land within the NE¼ of Section 3, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly POB Point of Beginning Juan County Surveyor. The review and approval of this plat, who is a County Surveyor was made in accordance with the same statutes and any and all plats submitted to San Juan County by any private entity. Beginning at a point on the section line located S89°58'00"E 434.50 feet from the N¼ corner of said Section 3; thence South 170.38 feet to the existing corporate limits of the City of Blanding, thence N15°44'00"E 176.98 feet along the existing corporate limits of the City of Blanding to the section line, thence N89°58'00"W 47.99 feet to the point of beginning, containing 0.09 acres more or less. **Area "2" (Area to be Disconnected)** A tract of land within the NE¼ of Section 3, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly BRAD D. BUNKER 4769309-2201 Beginning at a point on the existing corporate limits of the City of Blanding located S89°58'00"E 482.49 feet along the section line, and 10/22/24 local entity plat and find it of Utah Code 17-23-20(4). S15°44'00"W 176.98 feet from the N¼ corner of said Section 3; thence S15°44'00"W 542.70 feet along the existing corporate limits of the City of Blanding, thence East 147.16 feet to the east line of Tract "C" as recorded in a warranty deed in book 1109, page 201, thence North 522.37 feet along said Tract "C" to the point of beginning, containing 0.88 acres more or less. Area "3" (Area to be Annexed) **Surveyor's Certificate** Surveyor A tract of land within the NE¼ of Section 3, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title Beginning at a point on the existing corporate limits of the City of Blanding located S89°58'00"E 482.49 feet along the section line and 58, Chapter 22, Professional Engineers and Land Surveyors S15°44'00"W 719.68 feet from the N½ corner of said Section 3; thence West 70.26 feet to the west line of Tract "D" as recorded in a warranty San Juan County Surveyor Licensing Act. This survey has been completed under my deed in book 1109, page 204, thence South 249.39 feet along said Tract "D" to the existing corporate limits of the City of Blanding, thence direction for the property described hereon in accordance N15°44'00"E 259.10 feet along the existing corporate limits of the City of Blanding to the point of beginning, containing 0.20 acres more or County ave reviewed this final meet the requirements 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 Area "4" (Area to be Disconnected) San Juan County survey has been prepared under my direction at the request A tract of land within the NE¼ of Section 3, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly San Juan of Bret Hosler. Beginning at a point on the existing corporate limits of the City of Blanding located S89°58'00"E 482.49 feet along the section line and S15°44'00"W 978.78 feet from the N¼ corner of said Section 3; thence S15°44'00"W 306.12 feet along the existing corporate limits of the City 10/22/24 of Blanding, thence N89°23'02"E 83.01 feet to the southeast corner of Tract "E" as recorded in a warranty deed in book 1109, page 201, thence Date Brad D. Bunker Utah P.L.S. #4769309 North 293.75 feet along said Tract "E" to the point of beginning, containing 0.28 acres more or less.