STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the LEONARD HOWE ANNEXATION located in BLANDING CITY, dated MAY 21, 2025, complying with §67-1a-6.5, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the LEONARD HOWE ANNEXATION 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 2nd day of June, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 202981

BLANDING CITY

ORDINANCE 2025-11

AN ORDINANCE OF BLANDING CITY APPROVING THE ANNEXATION AND DISCONNECTION AGREEMENT BETWEEN BLANDING CITY AND LEONARD HOWE

WHEREAS, Blanding City is authorized under Utah law to annex and disconnect property within its jurisdiction to promote orderly growth and development; and

WHEREAS, Leonard Howe has requested an annexation and disconnection agreement with Blanding City to adjust property boundaries to align with the existing plat map and ensure proper land use planning; and

WHEREAS, the City Council has reviewed the proposed annexation and disconnection agreement, as shown in the attached plat map, and has determined that the adjustment will enhance the clarity and efficiency of property boundaries within the City; and

WHEREAS, all necessary procedures for annexation and disconnection, including public notice and hearings, have been followed in accordance with applicable laws and regulations; and

WHEREAS, the annexation and disconnection agreement serves the best interests of the City and the property owner by ensuring appropriate municipal services and zoning designations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BLANDING, UTAH:

1. **Approval of Agreement:** The Annexation and Disconnection Agreement between Blanding City and Leonard Howe, as set forth in the attached plat map, is hereby approved.
2. **Boundary Adjustment:** The City's official boundaries shall be adjusted in accordance with the agreement and the attached plat map, ensuring the affected property is properly incorporated into the City's jurisdiction.
3. **Recording and Implementation:** The City Manager and City Recorder are authorized and directed to take all necessary actions to record the ordinance and agreement with the appropriate county and state offices.
4. **Severability:** If any provision of this Ordinance is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
5. **Effective Date:** This Ordinance shall take effect immediately upon passage and adoption by the City Council and proper recording with the relevant authorities.

BLANDING CITY

PASSED, ADOPTED and APPROVED this 8th day of April, 2025.

Trevor Olsen, Mayor

ATTEST:

Trent Herring, City Manager/ City Recorder

CITY OF BLANDING -1947- SEAL SAN JUAN COUNTY STATE OF UTAH

	VOTE
Cheryl Bowers	Aye
Charlie Taylor	Aye
Kellen Nielson	Aye
Chris Ewald	Aye
Erik Grover	Aye

On the 9th day of April, 2025 personally appeared before me, a Notary Public in and for the State of Utah, Trevor Olsen, Mayor and Trent Herring, Recorder of the City of Blanding who duly acknowledged to me that they are the signers of the foregoing instrument, who duly acknowledged to me that they executed the same in accordance with authority vested in them by the said City of Blanding.

LISA S RARICK
Notary Public
State Of Utah
My Commission Expires 06/19/2028
737782

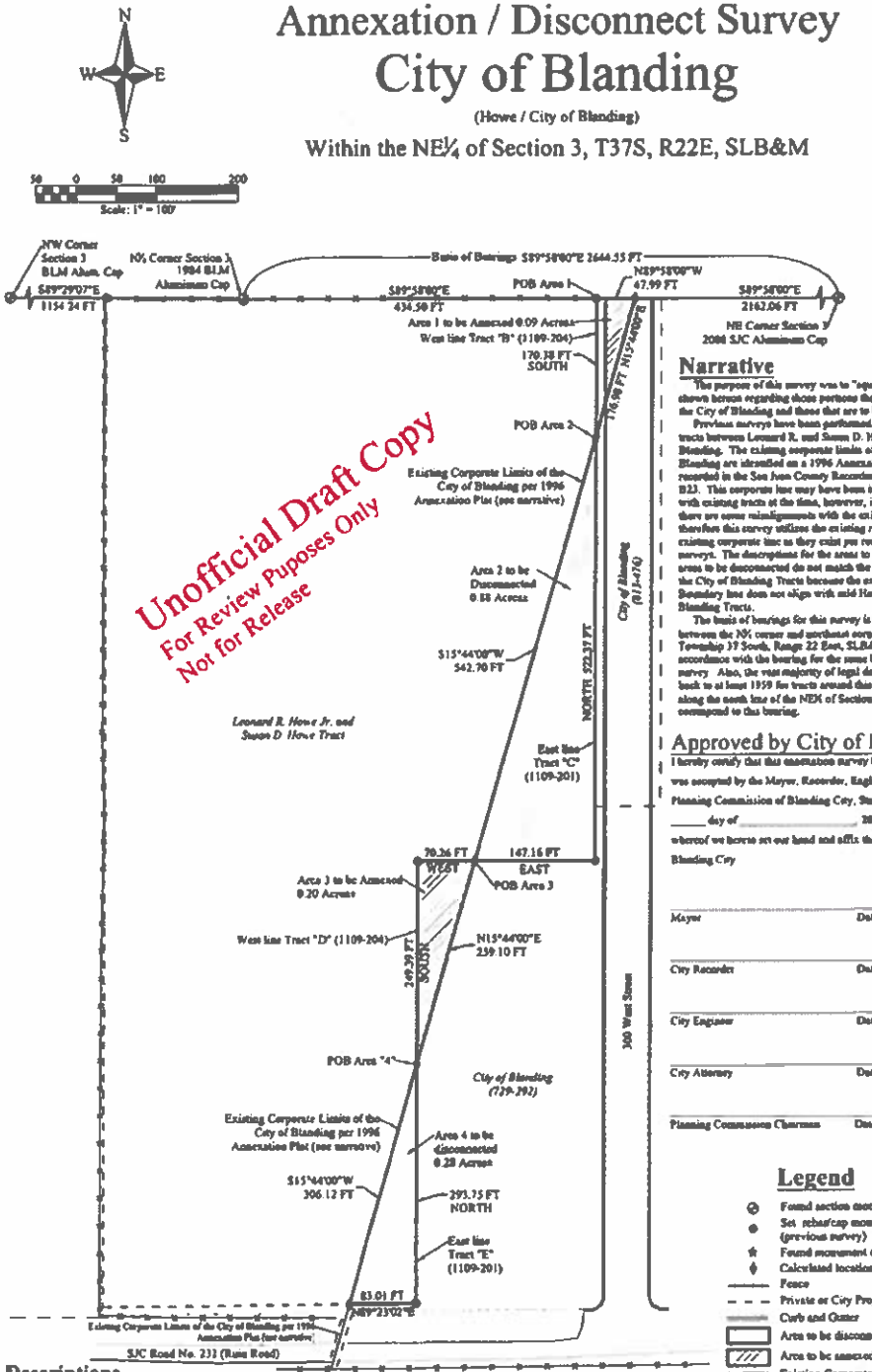
Lisa S Rarick
Notary Public

My Commission Expires: 6/19/2028 Residing at: 5442 N Blue Mtn Rd Blanding UT 84511

Annexation / Disconnect Survey
City of Blanding

(Howe / City of Blanding)

Within the NE¼ of Section 3, T37S, R22E, SLB&M



Narrative

The purpose of this survey was to "square-up" the area as shown hereon regarding those portions that are to be part of the City of Blanding and those that are to be disconnected.

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 recorded in the San Juan County Recorder's Office on Plat B23. This corporate line may have been intended to align 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 the City of Blanding Tracts because the existing City Boundary line does not align with said Howe and City of 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 accordance with the bearing for the same line per the GLO 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.

Approved by City of Blanding

I hereby certify that this annexation survey has been reviewed and was accepted by the Mayor, Recorder, Engineer, Attorney, and Planning Commission of Blanding City, State of Utah, this _____ day of _____ 20____. In witness whereof we hereto set our hand and affix the corporate seal of Blanding City

Mayor — Date

City Recorder — Date

City Engineer — Date

City Attorney — Date

Planning Commission Chairman — Date

Legend

- Found section monument: as labeled
- Set rebar/cap monument (LS 4769309) (previous survey)
- Found monument as labeled
- Calculated location (not set)
- Fence
- Private or City Property line
- Curb and Gutter
- Area to be disconnected
- Area to be annexed
- Existing Corporate Area (City of Blanding)
- POB Point of Beginning

PROFESSIONAL LAND SURVEYOR — BRAD D. BUNKER 4769309-2201 — 10/22/24 — STATE OF UTAH

Descriptions

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 described as follows:

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 described as follows:

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 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 0.68 acres more or less.

Area "3" (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 described as follows:

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 119.68 feet from the N¼ corner of said Section 3; thence West 70.26 feet to the west line of Tract "D" as recorded in a warranty 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 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 less.

Area "4" (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 described as follows:

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 970.78 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 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 North 293.75 feet along said Tract "E" to the point of beginning, containing 0.28 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 proposed descriptions and measurements are correct. Monument will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Ben Hosler

10/22/24

Brad D. Bunker Utah P.L.S. 04769309 — Date

San Juan County Recorder

State of Utah, County of San Juan, Recorded at the request of _____

Date: _____ Time: _____

Book: _____ Page: _____ Fee: _____ County Recorder

Certification

Mayor Logan Monson hereby certifies that the City of Blanding duly adopted Resolution _____ on _____ 20____ by majority vote of the City Council. This annexation plat affects parcel numbers 837220030601, 837220030600, 375222033405 and a portion of 300 West Street. All owners signed the petition. The City of Blanding is a corporation in good standing in the State of Utah.

Mayor of the City of Blanding — Date

Attest: City Recorder, Trent Herring — Date

On the _____ day of _____ 20____ personally appeared before me, a notary public in and for the state of Utah, Logan Monson, Mayor and Trent Herring, Recorder of the City of Blanding, who duly acknowledged and executed the same in accordance with authority vested in them by the City of Blanding.

Notary Public — My commission expires: _____ Residing at: _____

San Juan County Surveyor

I have reviewed this final local entity plat and find it to meet the requirements of Utah Code 17-23-20(4).

San Juan County Surveyor — Date

Brad Bunker of Bunker Engineering, LLC prepared this plat, who is also the San Juan County Surveyor. The review and approval of this plat as the San Juan County Surveyor was made in accordance with the same review and enhancement as any and all plats submitted to San Juan County by any private entity. No preference of any kind was given to this plat.

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 enrollment in the approval of this plat regarding SJC Surveyor's Office approval.

San Juan County Surveyor — Date

Attest: Deputy San Juan County Surveyor — Date

Annexation Survey
City of Blanding

Within the NE¼ of Section 3, T37S, R22E, SLB&M

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

Date: Oct. 2024 | Drawn By: B.D. Bunker | Scale: 1" = 100' | Sheet: 1 of 1

Drawing Name: Survey Reference Number: BE1436

BLANDING CITY

Sent via Email
annexations@utah.gov

May 21, 2025

Honorable Deidre Henderson
Utah Lieutenant Governor
P O Box 142325
Salt Lake City, 84114-2325

RE: Annexation

Honorable Lieutenant Governor,

Pursuant to UCA 10-2-425, please accept this notice that Blanding City passed Ordinance 2025-11 on April 8, 2025, annexing lands identified as Area 1 and Area 3 into its municipal boundaries.

Area 1: A tract of land within the NE1/4 of Section 3, Township 37 South, Range 22 East, SLB&M, County of San Juan, state of Utah, more particularly described as follows:

Beginning at a point on the section line located S89°58'00"E 434.50 feet from the N14 corner of said Section 3; thence South 154.43 feet, thence N15°44'00"E 160.42 feet to the section line, thence N89°58'00"W 43.50 feet to the point of beginning, containing 0.08 acres more or less. Affects Parcel 37S22E032405

Area 3: A tract of land within the NE1/4 of Section 3, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located S89°58'00"E 434.50 feet along the section line, thence South 192 feet, thence S15°44'00"W 519.23 feet from the N1/4 corner of said Section 3 to the true point of beginning; thence West 76.62 feet, thence South 271.98 feet, thence N15°44'00"E 282.56 feet along the City of Blanding Tract as recorded in book 729 page 292 to the point of the beginning, containing 0.24 acres more or less. Affects Parcels 37S22E032405, B37220030600

As City Recorder for Blanding City, I hereby certify that all requirements applicable to this boundary action have been met according to Utah state code 10-2-4. Accordingly, on behalf of Blanding City, please issue a Certificate of Annexation.

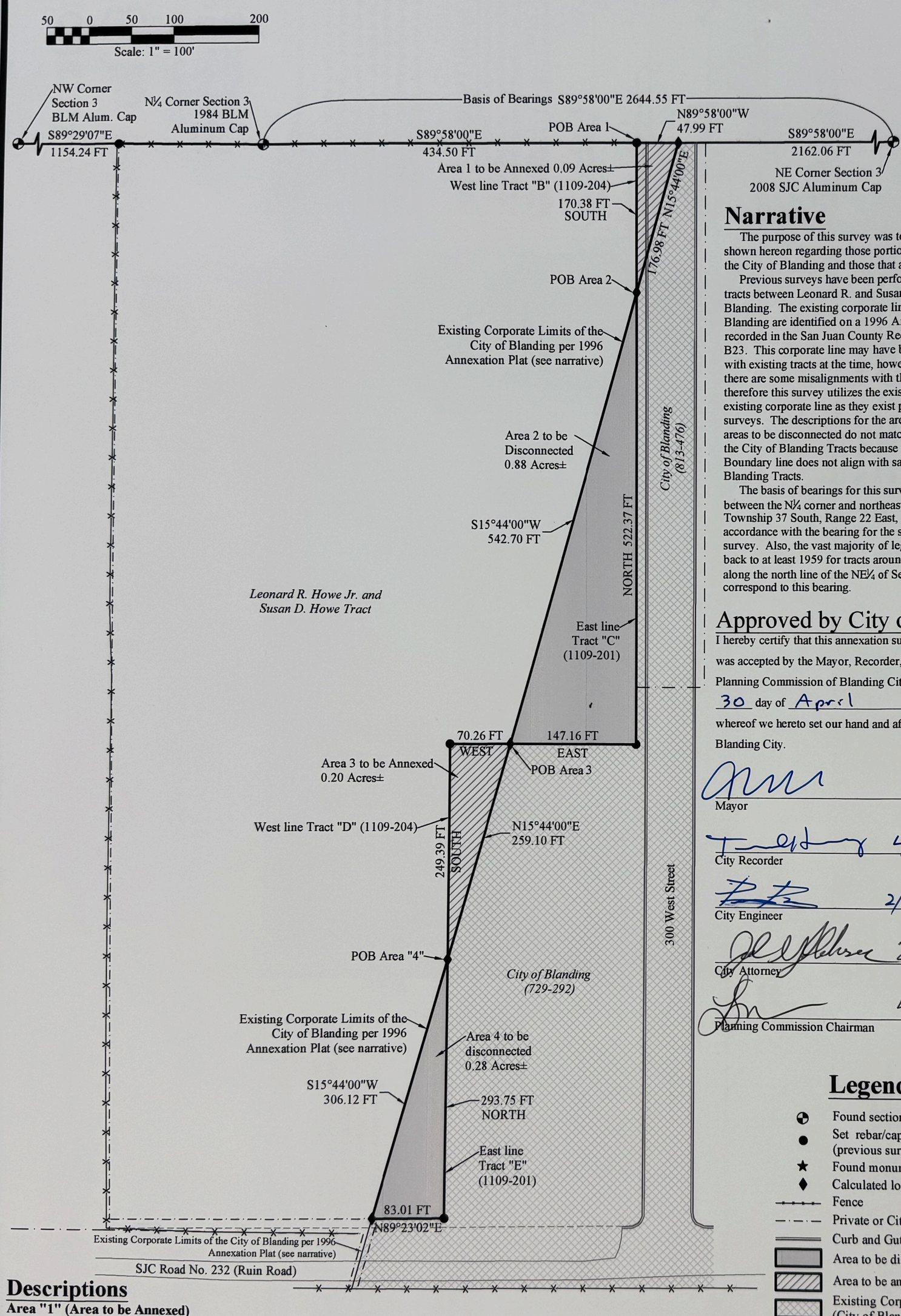
Respectfully

Trent Herring
City Manager/City Recorder

Annexation / Disconnect Survey
City of Blanding

(Howe / City of Blanding)

Within the NE¼ of Section 3, T37S, R22E, SLB&M



Narrative

The purpose of this survey was to "square-up" the area as shown hereon regarding those portions that are to be part of the City of Blanding and those that are to be disconnected.

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Approved by City of Blanding

I hereby certify that this annexation survey has been reviewed and was accepted by the Mayor, Recorder, Engineer, Attorney, and Planning Commission of Blanding City, State of Utah, this 30 day of April, 2025. In witness whereof we hereto set our hand and affix the corporate seal of Blanding City.

Mayor — Date 4.28.25

City Recorder — Date 4-28-25

City Engineer — Date 2/13/25

City Attorney — Date 2/27/25

Planning Commission Chairman — Date 4-15-25

Legend

- Found section monument as labeled
- Set rebar/cap monument (LS 4769309) (previous survey)
- Found monument as labeled
- Calculated location (not set)
- Fence
- Private or City Property line
- Curb and Gutter
- Area to be disconnected
- Area to be annexed
- Existing Corporate Area (City of Blanding)
- POB Point of Beginning

Descriptions

Area "1" (Area to be Annexed)

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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.

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Area "3" (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 described as follows;

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 719.68 feet from the N¼ corner of said Section 3; thence West 70.26 feet to the west line of Tract "D" as recorded in a warranty 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 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 less.

Area "4" (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 described as follows;

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 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 North 293.75 feet along said Tract "E" to the point of beginning, containing 0.28 acres more or less.

PROFESSIONAL LAND SURVEYOR
BRAD D. BUNKER
4769309-2201
2/6/2025
STATE OF UTAH

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 Bret Hosler.

Brad D. Bunker Utah P.L.S. #4769309 — Date 2/6/2025

San Juan County Recorder

State of Utah, County of San Juan, Recorded at the request of _____

Date: _____ Time: _____

Fee: _____ County Recorder

Book: _____ Page: _____

Certification

Mayor Trevor Olsen hereby certifies that the City of Blanding duly adopted Resolution 2025-11 on April 8 2025 by majority vote of the City Council. This annexation plat affects parcel numbers B37220030600, B37220030601, B37S22E032405 and a portion of 300 West Street. All owners signed the petition. The City of Blanding is a corporation in good standing in the State of Utah.

Trevor Olsen, Mayor of the City of Blanding — Date 4.28.25

Attest: Trent Herring — City Recorder, Trent Herring — Date 4/28/25

On the 28th day of April, 2025 personally appeared before me, a notary public in and for the state of Utah, Trevor Olsen, Mayor, and Trent Herring, Recorder, of the City of Blanding, who duly acknowledged and executed the same in accordance with authority vested in them by the City of Blanding.

Notary Public — My commission expires: 6/19/2028

Residing at: 544 N Blue Mtn Rd Blanding UT

San Juan County Surveyor

I have reviewed this final local entity plat and find it to meet the requirements of Utah Code 17-23-20(4).

San Juan County Surveyor — Date 2/6/25

Brad Bunker of Bunker Engineering, LLC prepared this plat, who is also the San Juan County Surveyor. The review and approval of this plat as the San Juan County Surveyor was made in accordance with the same statutes and ordinances as any and all plats submitted to San Juan County by any private entity. No preference of any kind was given to this plat.

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.

San Juan County Surveyor — Date 2/6/25

Attest: Deputy San Juan County Surveyor — Date

Annexation Survey
City of Blanding
Within the NE¼ of Section 3, T37S, R22E, SLB&M

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

Date: Feb. 2025 | Drawn By: B.D. Bunker | Scale: 1" = 100' | Sheet: 1 of 1

Drawing Name: Survey Reference Number: BE1436