



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF DISCONNECTION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of disconnection for the DISCONNECTION OF 5309.82 ACRES FROM TOWN OF BLUFF, located in TOWN OF BLUFF, dated FEBRUARY 3, 2026, complying with §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 disconnection, referred to above, on file with the Office of the Lieutenant Governor pertaining to the DISCONNECTION OF 5309.82 ACRES FROM 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 24th day of APRIL, 2026 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor



Town of Bluff

190 N 3rd East – Unit #1
PO Box 324, Bluff, UT 84512
435-672-9990
office@townofbluffutah.gov

February 3, 2026

Deidre Henderson
Lieutenant Governor's Office
Utah State Capitol
350 N. State Street, Suite 200
P.O. Box 142220
Salt Lake City, UT 84114-2220

Subject: Notice of Impending Boundary Action with Approved Final Local Entity Plat

Dear Utah Lieutenant Governor Deidre Henderson:

Pursuant to Utah Code Ann. §§ 67-1a-6.5(3), and applicable provisions governing municipal boundary actions, this letter serves as the Town of Bluff's formal Notice of Impending Boundary Action.

The local entity whose boundary is affected by this action is the Town of Bluff, a municipal corporation of the State of Utah.

The type of boundary action for which a certificate is sought is the disconnection of land from the municipal boundaries of the Town of Bluff (Town). Specifically, the Town shall disconnect approximately 5,318.83 acres of land, as ordered by the District Court in San Juan County.

This disconnection arises from the Consent Judgment entered in Case No. 230700025, Kim Eric Acton and Ida Elizabeth Acton v. Town of Bluff, with the State of Utah School and Institutional Trust Lands Administration as Intervenor. By way of background, the Plaintiffs filed a petition on May 5, 2023, seeking to disconnect approximately 9,514 acres from the Town of Bluff. The Town denied the petition by Resolution No. 73 on September 25, 2023. Litigation was initiated on October 18, 2023, and the Intervenor was granted its motion to intervene on January 8, 2024.

Through court-ordered mediation, the parties reached a settlement agreement on October 15, 2025. The Bluff Town Council ratified the Settlement Agreement by adopting Resolution No. 92 on October 21, 2025. Following this resolution, the Utah School and Institutional Trust Lands Administration worked with San Juan County Surveyor Brad Bunker to prepare the disconnection plat. The final plat was completed and submitted to the court in early January 2026. The Honorable Judge Don Torgerson issued the Consent Judgment approving the disconnection on January 8, 2026, with the final paperwork not arriving to the Town until late last week. A copy of the Consent Judgment is attached to our online application, as well as Town of Bluff Resolution 92, signed on October 21, 2025, which ratifies the settlement agreement between the parties.

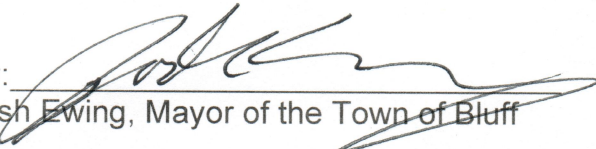
Because this action involves a court-ordered disconnection of territory from an existing municipality and does not involve the incorporation, creation, or employment of personnel by a new local entity, the provisions of Title 49, Utah State Retirement and Insurance Benefit Act, and the accompanying letter from the Utah State Retirement Office are not applicable.

The Town respectfully requests the issuance of the Certificate of Boundary Action so that the approved disconnection plat may be properly recorded with the San Juan County Recorder.

Certification of Compliance

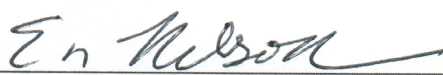
I, the undersigned approving authority on behalf of the Town of Bluff, hereby certify that all requirements applicable to this boundary action all other relevant provisions of Utah law have been met, including those governing petitions, municipal action, court approval, and preparation of the disconnection plat.

Dated this 3 day of February, 2026.

By: 
Josh Ewing, Mayor of the Town of Bluff



Attest:

By: 
Erin Nelson, Recorder

2/3/2026
Date

Attached to the Town of Bluff Application:

- Legal Description & Final Local Entity Plat
- Consent Judgment
- Town of Bluff Resolution 92

TOWN OF BLUFF, UTAH, RESOLUTION NO. 92

A RESOLUTION RATIFYING A SETTLEMENT AGREEMENT BETWEEN THE TOWN OF BLUFF AND UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION AND KIM ACTON AND IDA ACTON PERTAINING TO THE DISCONNECTION OF LANDS FROM THE TOWN OF BLUFF MUNICIPAL JURISDICTION.

The following describes the intent and purpose of this resolution:

- a. In Seventh Judicial District Court, San Juan County, Case Number 2307000025 (the Lawsuit) the Plaintiffs, Kim and Ida Acton (Actons) and Intervenor Utah School and Institutional Trust Lands Administration (SITLA) sued the Town of Bluff (the Town) seeking to disconnect approximately 9,514 acres of land from the Bluff municipal boundaries. The Lawsuit seeks disconnection of 7,370 acres of SITLA land; 640 acres of land owned by the Actons; 1,388 acres of land managed by the Bureau of Land Management (BLM); and 166 acres of land owned by the Saint Christopher's Episcopal Mission of Navajoland (St. Christopher's).
- b. The Town defended the Lawsuit, engaging in discovery and other pre-trial procedures. The Parties additionally engaged in settlement negotiations over a period of months, which culminated in mediation held between the parties on October 15, 2025.
- c. The Mayor and Town Council all participated in mediation.
- d. At the conclusion of the mediation the parties agreed upon a Settlement Agreement, which is attached as **Exhibit 1**, and signed by the Parties.
- e. In summary, the Settlement Agreement provides for: i) the municipal disconnection from the Town of Bluff of certain lands on the Bluff Bench that are owned or managed by SITLA, the Actons, and the BLM as shown in the map attached to **Exhibit 1A**; ii) the entry of a consent judgement confirming the disconnection of these lands; iii) the retention of other lands managed by SITLA within the Town municipal boundaries; iv) the retention of the St. Christopher's lands within the Town; and v) each party to pay its own respective costs and attorney fees. The total lands to be disconnected would be 5,314.8 acres, leaving approximately 4,199.2 acres of petitioned lands belonging to SITLA, BLM, and St. Christopher's lands within the Town.
- f. The Town Council finds that it is in the best interests of the Town to reach this settlement because it will provide certainty and bring the Litigation to an end along with the ongoing legal costs, while preserving Town jurisdiction, to the extent provided by law, over SITLA lands remaining within the Town.

- g. In entering into the settlement, the Town is cognizant that it suffers from a significant deficit in resources compared to the State of Utah. Further, Utah law does not favor the interests of municipalities relative to the interests of SITLA. The Town expresses the desire to reach a working relationship with SITLA and avoid future jurisdictional conflicts.
- h. Significantly, the Agreement contemplates that Bluff will retain jurisdiction and management of the Bluff Bench Road, and that SITLA lands to the south of Bluff Bench Road will remain within the Town. Additionally, SITLA lands in Cottonwood Wash and Spring Canyon will remain within the Town, as would all of the St. Christopher's Mission property.
- i. The Town intends to make further changes to its ordinances and General Plan documents, which will address future planning and development on the retained lands.

NOW THEREFORE, the Bluff Town Council, at a duly noticed meeting of the Council at which quorum was present, and upon the affirmative vote of a majority of the Council, enacts as follows:

The Agreement attached as **Exhibit 1** is hereby ratified and approved. The Town shall undertake all performances authorized by the Agreement.

Approved by the Bluff Town Council at a duly noticed public meeting on this 21st day of October, 2025 by the following vote:

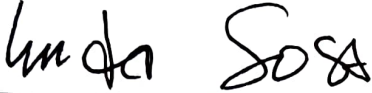
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Ann K. Leppanen	X			
Mayor Pro-Tem Britt Hornsby	X			
Town Council Member Jennifer Davila	X			
Town Council Member Luanne Hook	X			
Town Council Member Linda Sosa	X			

THE TOWN OF BLUFF:

By: 

Mayor Ann Leppanen

ATTEST:

By: 

Linda Sosa, Recorder

10-21-25
Date

Attachment: **Exhibit 1**



-End of Document-

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (this "*Agreement*") is made and entered into effective as of October 15, 2025, (the "*Effective Date*") between and among the following:

1. Kim Eric Acton and Ida Elizabeth Acton (collectively, the "Actons");
2. School and Institutional Trust Lands Administration ("SITLA"); and
3. Town of Bluff ("Bluff").

The foregoing collectively are referred to as the "**Parties**" and individually as a "**Party**."

Background

A. The Actons have filed a lawsuit in the Seventh Judicial District Court in and for San Juan County, Utah (Case No. 230700025) (the "*Lawsuit*") against Bluff. In the Lawsuit, Actons seek to disconnect certain property, including 640 acres of property (more particularly described as Section 16, Township 40 South, Range 22 East (SLM), in the County of San Juan, State of Utah, Tax Parcel No. 40S22E160000) owned by the Actons (the "*Acton Property*") from Bluffs municipal boundaries. Other property for which the Actons seek disconnection in the Lawsuit from Bluffs municipal boundaries include trust lands managed by SITLA (the "*Trust Lands*"), property owned by the United States Bureau of Land Management (the "*BLM Property*."), and the Saint Christopher's Episcopal Mission in Navajoland ("St. Christopher's Property").

B. SITLA was granted leave of the Court to intervene in the Lawsuit as a plaintiff-in-intervention.

C. On October 7, 2025, Bluff adopted an ordinance, with an immediate effective date, disconnecting the Acton Property from the municipal boundaries of Bluff.

D. The Parties participated in a mediation on October 15, 2025, with Mark James as Mediator. Bluffs town council, as well as Bluffs manager, were present in person or by video at the mediation. The Bluff town council was acting in a closed session of the town council, which prior to the mediation had been properly noticed in accordance with Utah law.

E. At the mediation, the Parties, without acknowledging or admitting fault, agreed to resolve all claims and disputes that exist between them as of the date of mediation on the terms set forth herein.

Agreement

NOW, THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Disconnection: Boundaries: Access to Road.** The parties agree that the property outlined in black in the attached Exhibit "A," consisting exclusively of certain of the Trust Lands, all of the Acton Property, and certain lands managed by the United States Bureau of Land Management (hereafter, collectively, the "*Disconnected Property*") shall be, and hereby is, disconnected from the municipal boundaries of Bluff. The Parties agree that the southern

boundary of the Disconnected Property shall be the northern edge of the Bluff Bench Road right-of-way (aka the "Cow Canyon Road") and, as applicable, the northern boundary of State Highway 162 that runs the length of the southern boundary of the Disconnected Property. There shall be no property that is not disconnected from the municipal boundaries of Bluff between the boundary of the Disconnected Property and the public roads that serve as the boundary. The Parties acknowledge and agree that the entirety of the public roads that form the boundary of the Disconnected Property shall remain within the boundaries of Bluff. The Parties further acknowledge and agree that SITLA, SITLA-lessees, Actions, and any other users of the Disconnected Property (or any portion of that property) may use and access the public roads from the Disconnected Property. Furthermore, all lands described in Exhibit A that are outside of the black boundary line that are managed by SITLA shall remain within the Town of Bluff, as shall all other SITLA lands within the Town that are not subject to the Lawsuit. Finally, the private lands comprising the St. Christopher's Property shall remain within the Town of Bluff. The Parties agree that SITLA shall obtain a survey of the Disconnected Property and provide such survey to the Parties to be used for recordation with the Lieutenant Governor of the State of Utah.

2. **Effective Date of Disconnection.** The disconnection shall take effect immediately, or, if for any reason under Utah law the disconnection is not effective immediately, then the disconnection shall be effective as soon thereafter is reasonably possible and practical, in accordance with Utah law.

3. **Consent Judgment.** The parties stipulate and agree that the disconnection contemplated and agreed to as set forth herein shall be memorialized through a Consent Judgment in a form to be agreed upon by the Parties. Any disagreement regarding such form of Consent Judgment shall be submitted to the mediator for final determination. The Parties agree to work together in good faith and make best efforts to have the Consent Judgment entered by the Court in the Lawsuit as soon as reasonably possible.

4. **No Intent to Seek Further Disconnection.** The Parties recognize and agree that it is the desire of each of the Parties hereto to bring about the conclusion of the current Lawsuit; to avoid incurring further costs and attorneys' fees in connection with the Lawsuit; and to seek to end any disagreements and contention between or among the Parties. As an inducement to Bluff to enter into this Agreement, SITLA hereby represents to Bluff that this Agreement resolves all known disconnection matters with Bluff, and that SITLA has no current intention to seek any further disconnection of Trust Lands from the municipal boundaries of Bluff.

5. **Fees & Expenses:** The Parties shall bear their own respective costs and expenses, including attorney's fees, incurred in connection with their disputes, the Lawsuit, and in connection with the mediation and preparation of this Agreement.

6. **Choice of Law; Exclusive Jurisdiction; Successors and Assigns; Interpretation; Lawfully Entitled.** This Agreement for all purposes shall be governed by and construed in accordance with the laws of the State of Utah without regard to conflicts-of-laws principles. Any action or proceeding by any Party to enforce this Agreement shall be brought only in any state or federal court located in the State of Utah. The Parties hereby irrevocably submit to the exclusive jurisdiction of such courts and waive the defense of inconvenient forum as to the maintenance of any such action or proceeding in such venue. This Agreement shall be

binding upon and shall inure to the benefit of the Parties and their successors and assigns. This Agreement shall be interpreted and construed as though all Parties equally had drafted it. The Parties hereby covenant, warrant, and represent that they are lawfully entitled to make this Agreement and to receive the satisfaction described herein.

7. **Entire Agreement.** This Agreement together with any exhibits hereto that are referenced herein sets forth the entire understanding and agreement between the Parties with respect to the subject matter hereof, and supersedes and replaces all prior and contemporaneous negotiations, offers, promises, representations, understandings, agreements, or arrangements between them, whether written or oral, with respect to the subject matter hereof.

8. **Counterparts.** The Parties agree that this Agreement may be executed in multiple counterparts and, upon such execution, all the counterparts taken together shall constitute one and the same agreement. This Agreement and all subsequent notices or modifications may be executed by the Parties and transmitted by email containing a PDF file (or by email providing for signature by DocuSign or other similar method of electronic signature) with receipt confirmed in a reply email and, if so executed and transmitted, this and all subsequent notices and/or modifications will be for all purposes as effective as if the parties had delivered an executed original. Copies of this Agreement shall be equally as effective and binding as the original of this Agreement.

9. **Warranties and Representations.** Each of the Parties hereby represents, warrants, covenants, and acknowledges to the other Parties that such Party: (i) is duly authorized and has the requisite power and authority to execute this Agreement on behalf of the signing Party, including on behalf of the signing Party's predecessors and successors in interest, and to perform such Party's obligations under this Agreement in accordance with the terms hereof; (ii) owns the claims being released herein and has not sold, assigned, granted, transferred or encumbered any interest in any claims, demands, etc. released hereunder; (iii) has had the opportunity to consult with independent legal counsel with respect to the advisability of executing this Agreement; (iv) enters this Agreement voluntarily and of his/her/its own free will and choice; (v) has made such an investigation of the facts pertaining to this Agreement as the signing Party deems necessary; and (vi) in executing this Agreement, does not rely on any inducements, promises, representations, commitments or omissions of any of the other Parties other than the terms and conditions specifically set forth in this Agreement.

10. **Further Assurances.** The Parties agree to do all acts and things and to make, execute, acknowledge and deliver such written documents, instructions and/or instruments in such form as shall from time to time be reasonably required to carry out the terms and provisions of this Agreement, including but not limited to, the execution and filing of any documents contemplated by this Agreement. The Parties further agree to give reasonable cooperation and assistance to any other Party or Parties hereto in order to enable such other Party or Parties to secure the intended benefits of this Agreement.

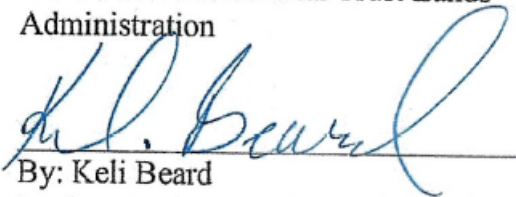
11. **Severability:** If any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity and enforceability of the remaining provisions shall not be affected thereby. In addition, the Parties agree that they

will negotiate in good faith to agree on a valid, legal, and enforceable replacement provision of this Agreement that will achieve the purpose of any provision of this Agreement found by a court of competent jurisdiction to be illegal, invalid, unenforceable, or void,

WHEREFORE, the Parties have executed this Agreement as of the Effective Date.

“SITLA:”

School and Institutional Trust Lands
Administration



By: Keli Beard

Its: Deputy General Counsel

“Bluff:”

Town of Bluff

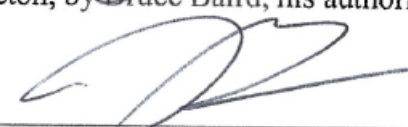


By: Ann Leppanen

Its: Mayor

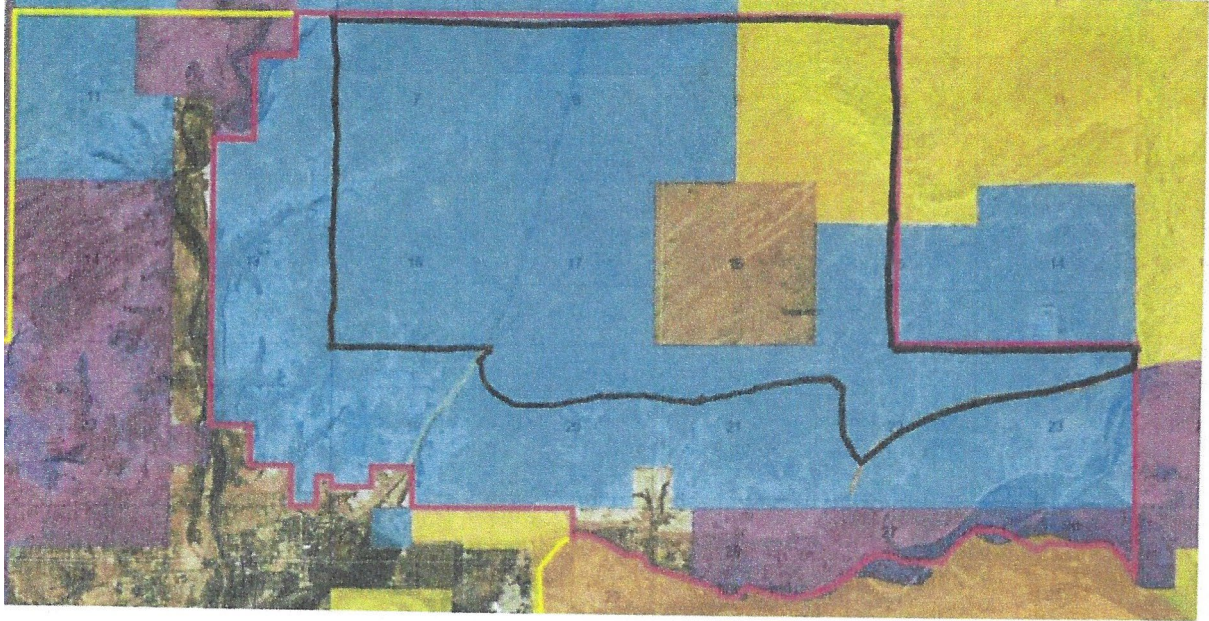
“Actons:”



Kim Eric Acton, by Bruce Baird, his authorized representative

Ida Elizabeth Acton, by Bruce Baird, her authorized representative

Exhibit A





Landon A. Allred (12428)
YORK HOWELL
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095
Phone: (801) 527-1040
landon@yorkhowell.com
*Attorney for the State of Utah School and
Institutional Trust Lands Administration (SITLA)*

**IN THE SEVENTH JUDICIAL DISTRICT COURT
IN AND FOR SAN JUAN COUNTY, STATE OF UTAH**

KIM ERIC ACTON and IDA ELIZABETH
ACTON,
Plaintiffs,

v.

TOWN OF BLUFF, a municipal
corporation of the State of Utah,
Defendant.

STATE OF UTAH SCHOOL AND
INSTITUTIONAL TRUST LANDS
ADMINISTRATION,
Intervenor.

CONSENT JUDGMENT

Case No. 230700025

Judge Don M. Torgerson

[Tier 2]

Pursuant to the stipulation of the parties pursuant to U.R.C.P. 58A, and for good cause appearing, the Court hereby enters judgment in the above-captioned matter as follows:

1. The petition for disconnection is granted in part, and the following land is disconnected from the Town of Bluff ("Town"):

A tract of land within Township 40 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;

Beginning at a point that is offset 6.00 feet and parallel with the north edge of pavement of San Juan County Road No. 216 "Cow Canyon" also known as "Bluff Bench Road" located S75°44'30"E 2348.66 feet from the N1/4 corner of said Section 19, Township 40 South, Range 22 East, SLB&M and considering the

bearing of the line between the S1/4 and N1/4 corners of said Section 19 to be N00°04'22"W; running thence along said line which is offset 6.00 feet and parallel with the north edge of pavement of said SJC Road No. 216 as follows; S00°54'26"E 464.10 feet to the beginning of an 800.00 foot radius curve to the left whose chord is 248.89 feet and bears S09°51'23"E, thence along said curve 249.91 feet, thence S18°48'20"E 148.71 feet, thence S25°14'22"E 90.04 feet to the beginning of a 600.00 foot radius curve to the left whose chord is 449.81 feet and bears S47°15'14"E, thence along said curve 461.07 feet, thence S69°16'05"E 58.79 feet to the beginning of a 1900.00 foot radius curve to the left whose chord is 674.37 feet and bears S79°29'25"E, thence along said curve 677.96 feet, thence S89°42'45"E 186.02 feet, thence N88°42'34"E 1291.57 feet to the beginning of a 1000.00 foot radius curve to the left whose chord is 217.92 feet and bears N82°27'15"E, thence along said curve 218.35 feet, thence N76°11'56"E 1699.10 feet to the beginning of a 600.00 foot radius curve to the right whose chord is 228.34 feet and bears N87°10'05"E, thence along said curve 229.74 feet, thence S81°51'46"E 2040.57 feet to the beginning of a 900.00 foot radius curve to the left whose chord is 325.98 feet and bears N87°42'12"E, thence along said curve 327.79 feet, thence N77°16'10"E 4123.31 feet to the beginning of a 560.00 foot radius curve to the right whose chord is 862.71 feet and bears S52°21'06"E, thence along said curve 984.79 feet, thence S01°58'22"E 1388.09 feet to the beginning of an 800.00 foot radius curve to the left whose chord is 318.30 feet and bears S13°26'52"E, thence along said curve 320.44 feet, thence S24°55'22"E 284.03 feet to the beginning of an 1100.00 foot radius curve to the left whose chord is 400.92 feet and bears S35°25'22"E, thence along said curve 403.17 feet, thence S45°55'21"E 41.33 feet to the beginning of a 1000.00 foot radius curve to the left whose chord is 173.45 feet and bears S50°53'52"E, thence along said curve 173.67 feet, thence S55°52'23"E 9.65 feet to a point on the north right-of-way line of State Road No. 162, thence along said State Road right-of-way as follows; N34°07'37"E 89.71 feet to the beginning of a 2500.00 foot radius curve to the right whose chord is 1176.71 feet and bears N47°44'19"E, thence along said curve 1187.85 feet, thence N61°21'01"E 1237.26 feet to the beginning of a 5850.00 foot radius curve to the right whose chord is 2274.88 feet and bears N72°33'44"E, thence along said curve 2289.46 feet, thence N83°46'26"E 2900.68 feet to the beginning of a 2450.00 foot radius curve to the left whose chord is 764.82 feet and bears N74°47'38"E, thence along said curve 767.96 feet, thence N65°48'51"E 739.14 feet to the beginning of a 1550.00 foot radius curve to the right whose chord is 351.81 feet and bears N72°19'50"E, thence along said curve 352.57 feet, thence N78°50'49"E 226.21 feet to a point on the east line of Section 23, T40S, R22E, thence N00°01'00"W 669.52 feet to the northeast corner of said Section 23, thence West 5280 feet to the northwest corner of said Section 23, thence West 2640 feet to the N1/4 corner of Section 22, thence North 5280 feet to the N1/4 corner of Section 15, thence North 5280 feet to the N1/4 corner of Section 10, thence West 2640 feet to the northwest corner of Section 10, thence West 5280 feet to the northwest corner of Section 9, thence West 5280 feet to the

northwest corner of Section 8, thence West 5280 feet to the northwest corner of Section 7, thence South 5280 feet to the southwest corner of Section 7, thence South 5280 feet to the southwest corner of Section 18, thence N89°25'59"E 2646.71 feet to the 1/4 corner common to Sections 18 and 19, thence S89°53'02"E 2539.30 feet along the section line to a point on the east right-of-way line of U.S. Highway 191, thence along said Highway 191 R.O.W. as follows; S27°43'35"W 12.58 feet to the beginning of a 3000.00 foot radius curve to the left whose chord is 468.31 feet and bears S32°12'11"W, thence along said curve 468.78 feet, thence S36°40'46"W 45.48 feet, thence S05°59'04"E 130.52 feet to the point of beginning, containing 5,318.83 acres more or less.

2. The above legal description contains the land shown surrounded by a black line in the map attached as **Exhibit A**.
3. All lands that are within the existing Town boundaries that are not included in the legal description above remain in the Town.
4. The Town shall cause this order to be filed with the Office of the Utah Lieutenant Governor to effectuate a formal change to the Town boundaries as soon as practicable.
5. This Consent Judgment is a final adjudication resolving all claims or defenses in this action that are pending or which could have been brought. All parties shall bear their own attorney fees and costs.

*****END OF ORDER*****

Pursuant to Rule 10(e) of the Utah Rules of Civil Procedure, the Court's Signature Appears at the Top of the First Page.

STIPULATED

YORK HOWELL

/s/ Landon A. Allred
Landon A. Allred
Attorney for State of Utah School and
Institutional Trust Lands Administration

BRUCE R. BAIRD, PLLC

/s/ Bruce R. Baird*

DUFFORD, WALDECK, MILBURN &
KROHN, LLP

/s/ Christopher G. McAnany*
Christopher G. McAnany
Attorney for the Town of Bluff

(*Signature affixed by filing attorney with
written permission from signing attorney.)

)Bruce R. Baird
Attorney for the Actons

(*Signature affixed by filing attorney with
written permission from signing attorney.)

CERTIFICATE OF SERVICE

I hereby certify that, on this 8th day of January, 2026, I caused a true and correct copy of
the foregoing **CONSENT JUDGMENT** to be electronically filed with the Court which provided
electronic notification to all parties by operation of the Court's electronic filing system:

Bruce R. Baird
BRUCE R. BAIRD, PLLC
2150 South 1300 East, Suite 500
Salt Lake City, Utah 84106
bbaird@difficultdirt.com
Attorney for Actons

Christopher G. McAnany
DUFFORD, WALDECK, MILBURN & KROHN, LLP
744 Horizon Court, Suite 300
Grand Junction, Colorado 81505
mcanany@dwmk.com
Attorney for the Town of Bluff

YORK HOWELL

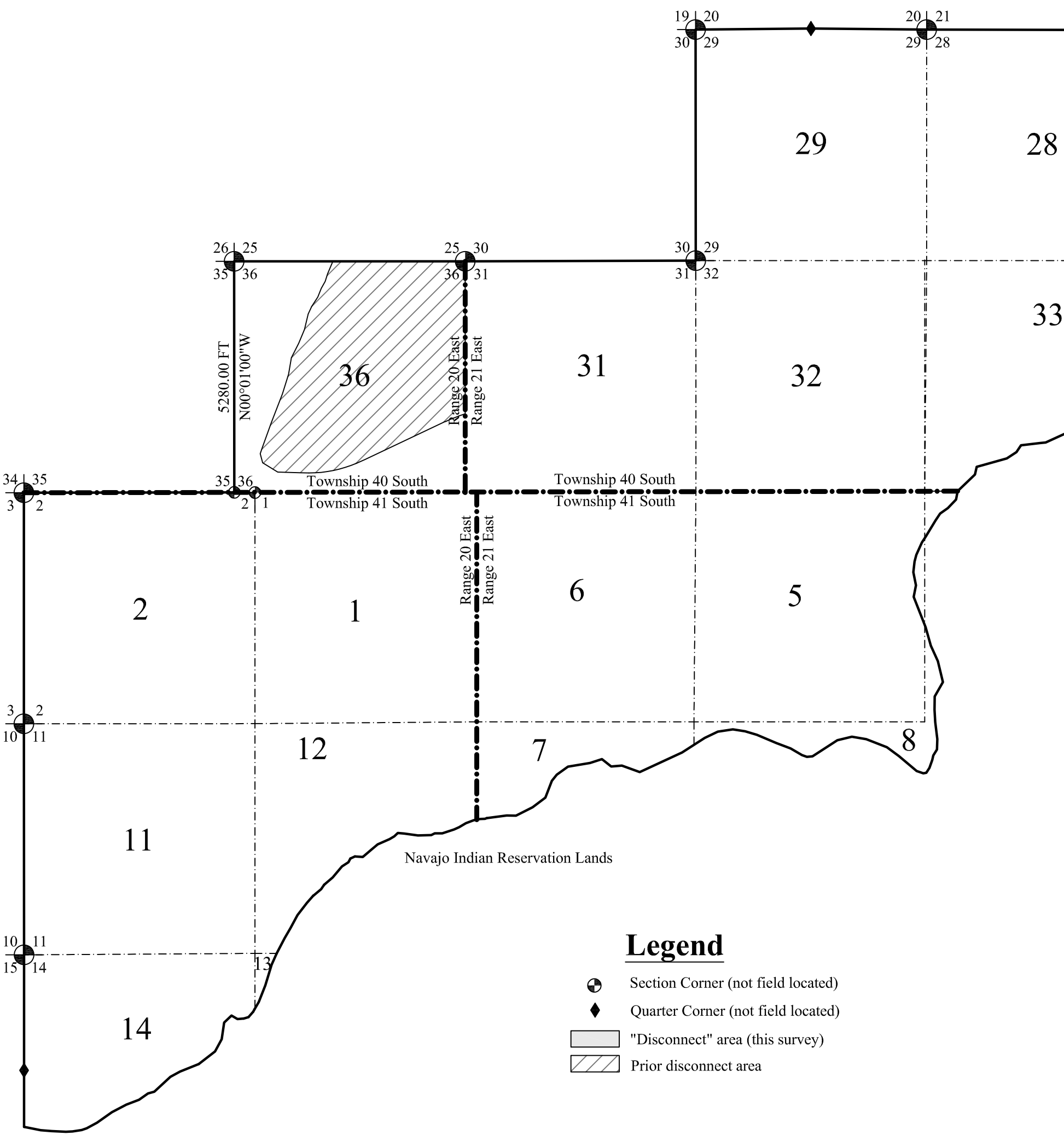
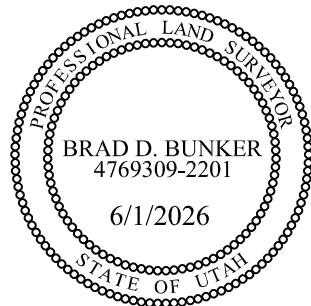
/s/ Landon A. Allred
Landon A. Allred
*Attorney for State of Utah School and
Institutional Trust Lands Administration*

EXHIBIT A

[Image Filed Separately due to RTF Restrictions]

Description for SITLA/Acton Disconnection

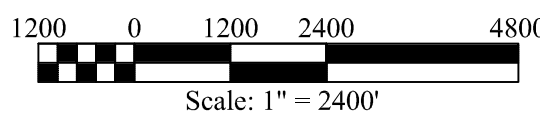
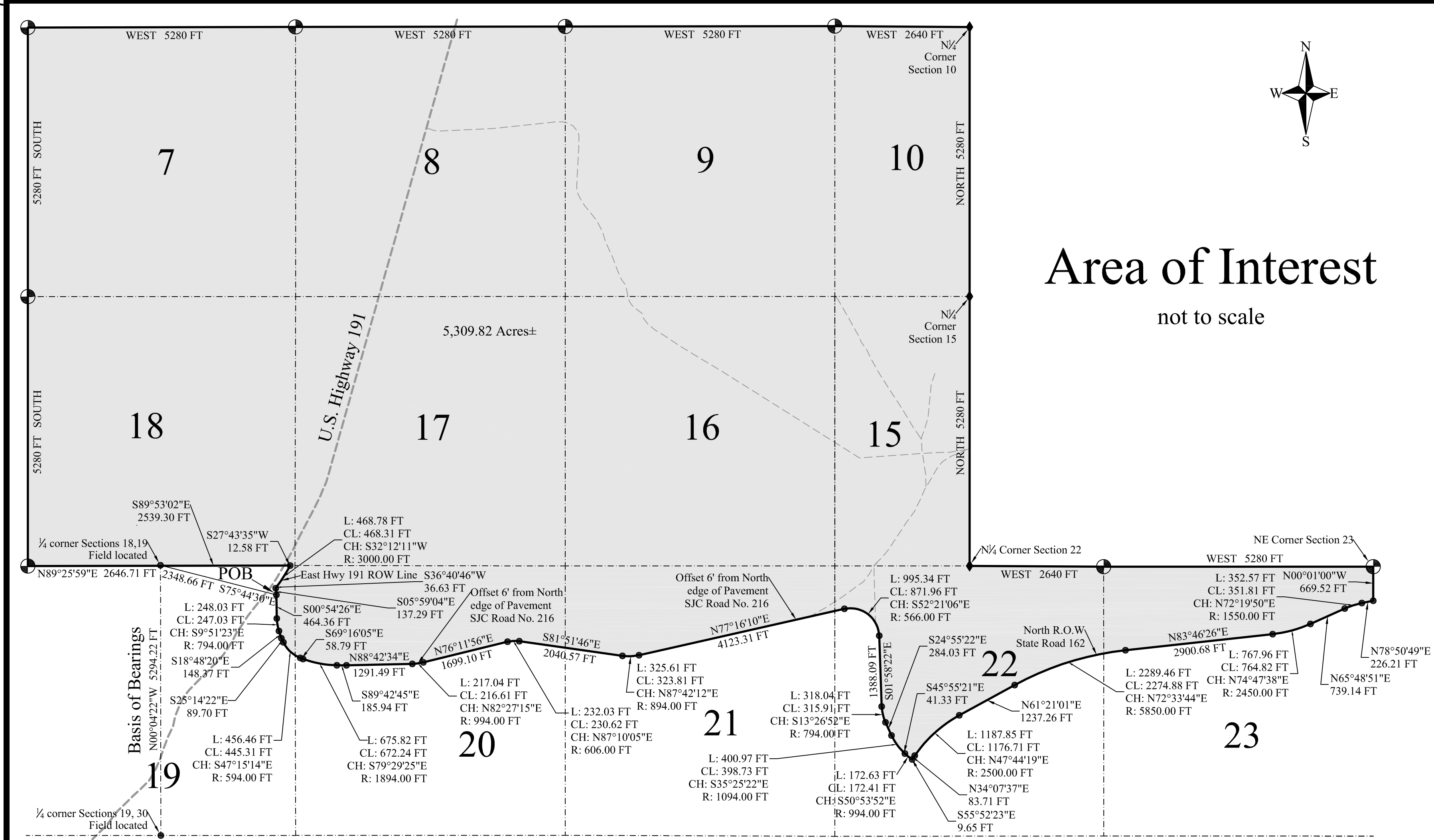
A tract of land within Township 40 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;
Beginning at a point that is offset 6.00 feet and parallel with the north edge of pavement of San Juan County Road No. 216 "Cow Canyon" also known as "Bluff Bench Road" located S75°44'30"E 2348.66 feet from the N¼ corner of Section 19, Township 40 South, Range 22 East, SLB&M and considering the bearing of the line between the S¼ and N¼ corners of said Section 19 to be N00°04'22"W; running thence along said line which is offset 6.00 feet and parallel with the north edge of pavement of said SJC Road No. 216 as follows; S00°54'26"E 464.36 feet to the beginning of a 794.00 foot radius curve to the left whose chord is 247.03 feet and bears S09°51'23"E, thence along said curve 248.03 feet, thence S18°48'20"E 148.37 feet, thence S25°14'22"E 89.70 feet to the beginning of a 594.00 foot radius curve to the left whose chord is 445.31 feet and bears S47°15'14"E, thence along said curve 456.46 feet, thence S69°16'05"E 58.79 feet to the beginning of a 1894.00 foot radius curve to the left whose chord is 672.24 feet and bears S79°29'25"E, thence along said curve 675.82 feet, thence S89°42'45"E 185.94 feet, thence N88°42'34"E 1291.49 feet to the beginning of a 994.00 foot radius curve to the left whose chord is 216.61 feet and bears N82°27'15"E, thence along said curve 217.04 feet, thence N76°11'56"E 1699.10 feet to the beginning of a 606.00 foot radius curve to the right whose chord is 230.62 feet and bears N87°10'05"E, thence along said curve 232.03 feet, thence S81°51'46"E 2040.57 feet to the beginning of a 894.00 foot radius curve to the left whose chord is 323.81 feet and bears N87°42'12"E, thence along said curve 325.61 feet, thence N77°16'10"E 4123.31 feet to the beginning of a 566.00 foot radius curve to the right whose chord is 871.96 feet and bears S52°21'06"E, thence along said curve 995.34 feet, thence S01°58'22"E 1388.09 feet to the beginning of a 794.00 foot radius curve to the left whose chord is 315.91 feet and bears S13°26'52"E, thence along said curve 318.04 feet, thence S24°55'22"E 284.03 feet to the beginning of an 1094.00 foot radius curve to the left whose chord is 398.73 feet and bears S35°25'22"E, thence along said curve 400.97 feet, thence S45°55'21"E 41.33 feet to the beginning of a 994.00 foot radius curve to the left whose chord is 172.41 feet and bears S50°53'52"E, thence along said curve 172.63 feet, thence S55°52'23"E 9.65 feet to a point on the north right-of-way line of State Road No. 162, thence along said State Road right-of-way as follows; N34°07'37"E 83.71 feet to the beginning of a 2500.00 foot radius curve to the right whose chord is 1176.71 feet and bears N47°44'19"E, thence along said curve 1187.85 feet, thence N61°21'01"E 1237.26 feet to the beginning of a 5850.00 foot radius curve to the right whose chord is 2274.88 feet and bears N72°33'44"E, thence along said curve 2289.46 feet, thence N83°46'26"E 2900.68 feet to the beginning of a 2450.00 foot radius curve to the left whose chord is 764.82 feet and bears N74°47'38"E, thence along said curve 767.96 feet, thence N65°48'51"E 739.14 feet to the beginning of a 1550.00 foot radius curve to the right whose chord is 351.81 feet and bears N72°19'50"E, thence along said curve 352.57 feet, thence N78°50'49"E 226.21 feet to a point on the east line of Section 23, T40S, R22E, thence N00°01'00"W 669.52 feet to the northeast corner of said Section 23, thence West 5280 feet to the northwest corner of said Section 23, thence West 2640 feet to the N¼ corner of Section 22, thence North 5280 feet to the N¼ corner of Section 15, thence North 5280 feet to the N¼ corner of Section 20, thence West 2640 feet to the northwest corner of Section 10, thence West 5280 feet to the southwest corner of Section 9, thence West 5280 feet to the northwest corner of Section 8, thence West 5280 feet to the northwest corner of Section 7, thence South 5280 feet to the southwest corner of Section 7, thence South 5280 feet to the southwest corner of Section 18, thence N89°25'59"E 2646.71 feet to the ¼ corner common to Sections 18 and 19, thence S89°53'02"E 2539.30 feet along the section line to a point on the east right-of-way line of U.S. Highway 191, thence along said Highway 191 R.O.W. as follows; S27°43'35"W 12.58 feet to the beginning of a 3000.00 foot radius curve to the right whose chord is 468.31 feet and bears S32°12'11"W, thence along said curve 468.78 feet, thence S36°40'46"W 36.63 feet, thence S05°59'04"E 137.29 feet to the point of beginning, containing 5,309.82 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 prepared descriptions and measurements are correct. No monuments were set as part of this survey.

Brad D. Bunker Utah P.L.S. #4769309 6/1/2026 Date



Narrative

- This map was prepared at the request of the School and Institutional Trust Lands Administration of the State of Utah with the intent to disconnect a tract of land from the corporate limits of the Town of Bluff.
- The description hereon indicated as "Description for Town of Bluff Corporate Limit Disconnect" represents a survey on the ground with survey grade GPS equipment for a line which is offset 6.00 feet northerly and parallel with the north edge of pavement of SJC Road No. 216 "Cow Canyon", also known as "Bluff Bench Road". Whereas existing right-of-ways exist for U.S. Highway 191 and State Road 162, the description calls for these rights of way, however they were not field located. The description runs along the north right-of-way line of State Road 162 and the east right-of-way line of U.S. Highway 191. Boundary lines along section lines and/or C¼ section lines were not field located, however the intended lines are called for specifically in the description.
- No monuments were set in accordance with this plat.
- All lands shown within the bounds of this map are within San Juan County, Utah.

Agreement:

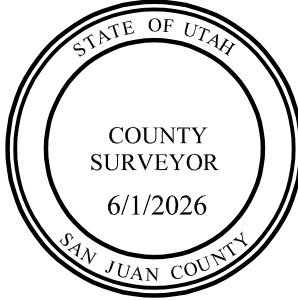
The Town of Bluff may not restrict the owners of the disconnected parcels, including, but not limited to, all agents, successors in interest, and lessees, from accessing the public roads that border the disconnected area, other than for reasonable traffic control and similar public safety ordinances of general applicability.

Joshua Ewing, Town of Bluff Mayor

San Juan County Surveyor

Approved this 1st Day of June, 2026.

San Juan County Surveyor



School and Institutional Trust Lands Administration Approval

Approval this ____ Day of ____ 20__.

Michelle McConkie, Director

Mayor, Town of Bluff

Approved this ____ Day of ____ 20__.

Joshua Ewing, Town of Bluff Mayor

Recorder, Town of Bluff

Approved this ____ Day of ____ 20__.

San Juan County Recorder

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

Filed: Date: ____ Time: ____

Book: ____ Page: ____

Fee: ____

County Recorder

Sheet: 1 of 1

Drawing Name: Drawing Reference No. BE1529

Date: June 1, 2026

Bunker Engineering, LLC

965 South Creek Road, Monticello, UT 84535

P.O. Box 432, Monticello, UT 84535 (435) 459-9152