



Keli Beard <kelibear@utah.gov>

Re: [TLA-GIS] SITLA Lands in Bluff City Limits

1 message

Bryan Torgerson <bryantorgerson@utah.gov>

Tue, Feb 14, 2023 at 10:38 AM

To: Keli Beard <kelibear@utah.gov>

Cc: Bruce Baird <bbaird@difficultdirt.com>

Bruce and Keli,

Here is that legal description for PS8581. Please let me know if you have any questions or need anything else.

Thanks,

Bryan W. Torgerson
School and Institutional
Trust Lands Administration
PO Box 215
Monticello, UT 84535
435-259-7417 Office
435-259-9565 Cell

Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements.

On Mon, Feb 13, 2023 at 5:34 PM Keli Beard <kelibear@utah.gov> wrote:

10 works work for me

On Mon, Feb 13, 2023 at 4:14 PM Bryan Torgerson <bryantorgerson@utah.gov> wrote:

I could do 8am or 10am.

Bryan W. Torgerson
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Trust Lands Administration
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435-259-9565 Cell

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On Mon, Feb 13, 2023 at 4:13 PM Bruce Baird <bbaird@difficultdirt.com> wrote:

Today is tough for me. What about tomorrow morning?

brb

From: Bryan Torgerson <bryantorgerson@utah.gov>**Sent:** Monday, February 13, 2023 4:11 PM**To:** Bruce Baird <bbaird@difficultdirt.com>; Keli Beard <kelibear@utah.gov>**Subject:** Re: [TLA-GIS] SITLA Lands in Bluff City Limits

We would be happy to. Keli's schedule is probably busier than mine. Please let us know a couple of times and if it can work with Keli's schedule, then I'm sure I can do it. I will be here until 5pm tonight and can meet now if it works for both of you.

Thanks,

Bryan W. Torgerson

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On Mon, Feb 13, 2023 at 4:03 PM Bruce Baird <bbaird@difficultdirt.com> wrote:

That's what I thought. Can you, me and Kelli do a Zoom with this map up?

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Bryan Torgerson <bryantorgerson@utah.gov>
Sent: Monday, February 13, 2023 3:57:46 PM
To: Bruce Baird <bbaird@difficultdirt.com>
Subject: Re: [TLA-GIS] SITLA Lands in Bluff City Limits

The BLM.

Bryan W. Torgerson

School and Institutional

Trust Lands Administration

PO Box 215

Monticello, UT 84535

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435-259-9565 Cell

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On Mon, Feb 13, 2023 at 3:56 PM Bruce Baird <bbaird@difficultdirt.com> wrote:

Who owns the rest of 9?

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Bryan Torgerson <bryantorgerson@utah.gov>
Sent: Monday, February 13, 2023 2:27:08 PM
To: Bruce Baird <bbaird@difficultdirt.com>
Subject: Fwd: [TLA-GIS] SITLA Lands in Bluff City Limits

Bruce,

Here is that map you requested.

Thanks,

Bryan W. Torgerson
School and Institutional
Trust Lands Administration
PO Box 215
Monticello, UT 84535
435-259-7417 Office
435-259-9565 Cell

Emails to and from this email address may be considered public records and thus subject to Utah GRAMA requirements.

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Keli Beard
Senior Legal Counsel
School and Institutional Trust Lands Administration
[675 E. 500 S., Suite 500](#)
[Salt Lake City, Utah 84102](#)
phone: 801-538-5185
email: kelibeard@utah.gov

2 attachments



Legal Description for PS8581.docx

13K



2016 PS 8581 M&B Survey.pdf

341K

Township 40 South, Range 20 East, Section 36

Less the following described land for PS 8581:

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.

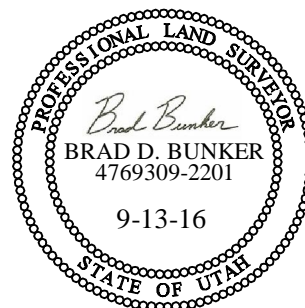
Record of Survey for State Institutional Trust Lands Administration State of Utah Within Section 36, T40S, R20E, SLB&M



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 will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of the State of Utah.

Brad Bunker
Brad D. Bunker Utah P.L.S. #4769309
9-13-16
Date



Legend

- Found government monument as labeled
- Found monument as labeled
- Found Highway R.O.W. Monument
- Calculated R.O.W. Point
- Fence
- Highway Right-of-Way Line
- Overhead Power Lines

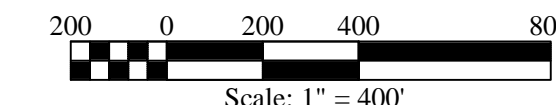
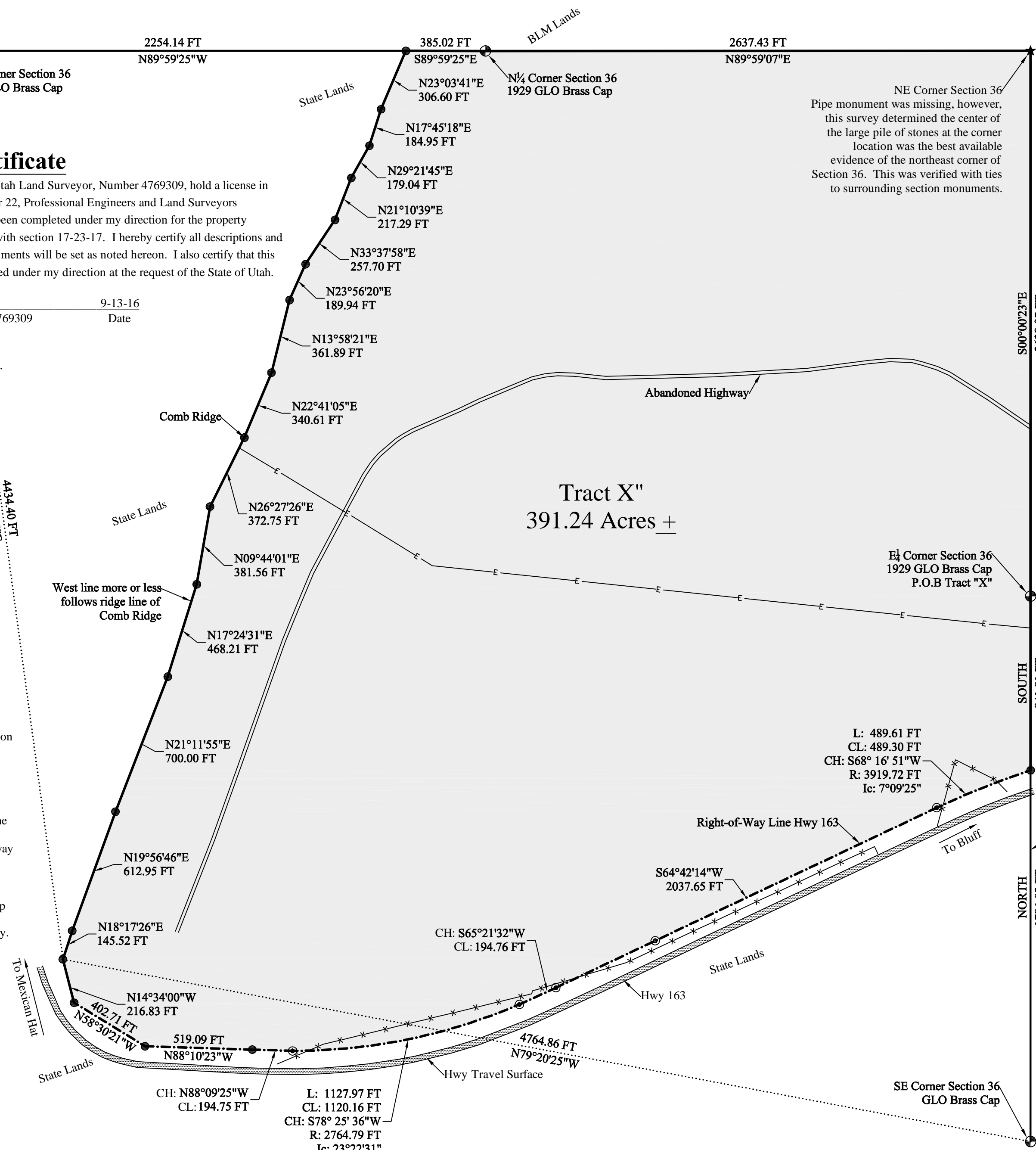
Tract "X" Description

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 E 1/4 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 N 1/4 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.

Narrative

This survey was performed at the request of Bryan Torgerson with the State of Utah, State Institutional Trust Lands Administration. The purpose of the survey was to create a tract of land bounded by the north and east lines of Section 36, the ridge line of Comb Ridge on the west and the highway right-of-way line on the south within Section 36, T40S, R20E, SLB&M. Right-of-Way maps provided by the Utah Department of Transportation along with the found right-of-way monuments were used to determine the highway right-of-way line.

The basis of bearings for this survey is North between southeast corner and the E 1/4 corner of Section 36, Township 40 South, Range 20 East, SLB&M. This is in accordance with the bearing for the same line per the 1933 GLO Survey.



Record of Survey for
State Institutional Trust Lands Administration
State of Utah
Within Section 36, T40S, R20E, SLB&M

Bunker Engineering

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

Date: Sept. 2016	Drawn By: B.D. Bunker	Scale: 1" = 400'	Sheet: 1 of 1
Drawing Name: Survey Reference Number: BE733			