

STATE OF UTAH

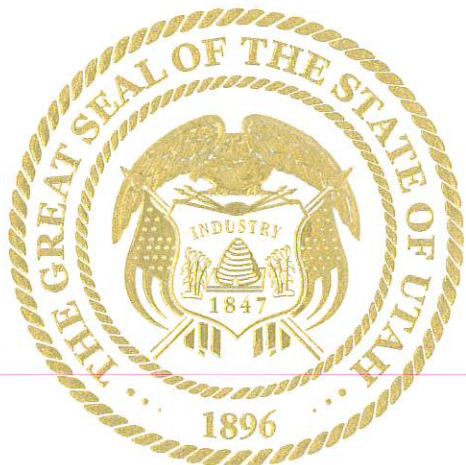


OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from the WELLSVILLE CITY, dated November 24, 2020, complying with Section 10-2-425, 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 WELLSVILLE CITY, located in Cache County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 30th day of November 2020 at Salt Lake City, Utah.



A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX
Lieutenant Governor



WELLSVILLE CITY CORPORATION

75 East Main
P.O. Box 6
Wellsville, Utah 84339
Phone: 435-245-3686
Fax: 435-245-7958

MAYOR

Thomas G. Bailey

CITY COUNCIL

Kaylene Ames
Bob Lindley
Denise N. Lindsay
Perry N. Maughan
Chad P. Poulsen

CITY MANAGER/RECORDER

Scott E. Wells

CITY TREASURER

Leesa M. Cooper

November 24, 2020

Lt. Governor
State of Utah
Capital Complex Building
PO Box 142325
Salt Lake City, UT 84114-2325

Honorable Lt. Governor

Please find attached a copy of certain acreage in unincorporated Cache County that has recently annexed into the City of Wellsville, titled "Paul Freed Annexation" All the requirements have been met according to Utah Code Title 10 Utah Municipal Code Part 4 Annexation.

Thank you,

A handwritten signature in black ink, appearing to read "Scott E. Wells". The signature is fluid and cursive.

Scott E. Wells
Wellsville City Manager

WELLSVILLE CITY
CODE AMENDMENT

CODE AMENDMENT: 2020-05

ADOPTED: November 4, 2020

(Annexation – Paul L. and Kindra J. Freed, and Kent Dunkley)

WHEREAS, the owners of certain real property, described below, desire to annex such real property to the corporate limits of Wellsville City, Utah; and

WHEREAS, said real property is located within the area proposed for annexation and covers a majority of the private land area within the area proposed for annexation; and

WHEREAS, said real property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation; and

WHEREAS, said real property is a contiguous, unincorporated area contiguous to the boundaries of Wellsville City and the annexation thereof will not leave or create an unincorporated island or peninsula; and

WHEREAS, said property is undeveloped and covers an area that is equivalent to less than five percent (5%) of the total land mass of all private real property within Wellsville City; and

WHEREAS, said owners have caused a Petition for Annexation to be filed with the city, together with an accurate plat of the real property which was made under the supervision of a competent, licensed surveyor; and

WHEREAS, on June 3, 2020, the Wellsville City Council received the required Notice of Certification from the City Recorder certifying that the annexation petition meets the requirements of State law; and

WHEREAS, the City Council published and mailed notice of the certification as required by law; and

WHEREAS, no timely protests have been filed in accordance with the provisions of Section 10-2-407, Utah Code Annotated, 1953, as amended; and

WHEREAS, the City Council on July 15, 2020 held the required public hearing after giving notice as required by law, and has determined annexation of said property is appropriate and desirable.

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code Annotated 1953, as amended, the City Council of Wellsville City, Utah, hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP AND ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF WELLSVILLE CITY, UTAH.

BE IT ORDAINED, by the City Council of Wellsville City, Cache County, State of Utah, as follows:

SECTION 1. That, subject to the execution and recording of the Freed and KSTA-6, LLC Annexation Agreement (the "Annexation Agreement"), certain real property, more particularly described in Section 2 below is hereby annexed to Wellsville City, Utah, and the corporate limits of said city are hereby extended accordingly.

SECTION 2. That the real property which is the subject of this Ordinance is described as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, LOCATED IN CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE S0°07'50"W 683.76 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE S89°52'10"E 33.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING WELLSVILLE CITY CORPORATE LIMIT LINE; THENCE S89°52'10"E 693.42 FEET (693.0' BY RECORD) ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE SOUTHERLY BANK OF THE WELLSVILLE-MENDON LOWER CANAL; THENCE LEAVING SAID CORPORATE LIMIT LINE ALONG SAID SOUTHERLY BANK THE FOLLOWING FIVE COURSES:

1. S58°21'27"E 32.68 FEET;
2. SOUTHEASTERLY 125.60 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS 302.50 FEET AND A LONG CHORD BEARING S70°15'46"E 124.70 FEET;
3. S82°09'27"E 318.90 FEET;
4. EASTERLY 121.30 FEET ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1161.90 FEET AND A LONG CHORD BEARING S85°09'00"E 121.24 FEET;
5. S88°08'27"E 349.28 FEET;

THENCE S3°31'06"W 556.91 FEET ALONG THE EAST LINE OF PARCEL 10-043-0007 AND ITS EXTENSION TO THE SOUTH LINE OF PARCEL 10-043-0012; THENCE N89°42'48"W 1063.77 FEET ALONG THE SOUTH LINE OF SAID PARCEL 10-043-0012 TO THE EXISTING WELLSVILLE CITY CORPORATE LIMIT LINE; THENCE N89°34'25"W 528.06 FEET ALONG SAID CORPORATE LIMIT LINE; THENCE N0°07'50"E 672.54 FEET ALONG SAID CORPORATE LIMIT LINE TO THE POINT OF BEGINNING.

CONTAINING 23.06 ACRES, MORE OR LESS.

SECTION 3. That the real property described in Section 2 above shall be


zoned ROS-1 and RAC-5 in accordance with the submitted subdivision concept with special conditions as set forth in the Annexation Agreement and the zoning map of Wellsville City shall be amended to include the real property described above.

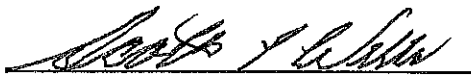
SECTION 4. A certified copy of this ordinance, an original plat describing the property, and the Annexation Agreement shall be filed with the Cache County Recorder within thirty (30) days after the date this ordinance is adopted.

SECTION 5. This ordinance shall become effective upon the posting of three (3) copies in each of three (3) public places within the corporate limits of Wellsville City.


ADOPTED AND PASSED by the Wellsville City Council this 4th day of November, 2020.

ATTEST:




Scott E Wells
City Manager/Recorder

WELLSVILLE CITY

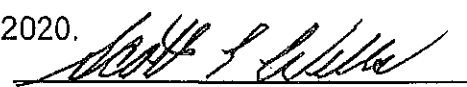

Thomas G. Bailey
Mayor

Voting Status	
Kaylene Ames	<u>YEA</u>
Bob Lindley	<u>YEA</u>
Denise Lindsay	<u>Absent</u>
Perry N. Maughan	<u>YEA</u>
Chad K. Poulsen	<u>YEA</u>

I, Scott E Wells, City Recorder of Wellsville, Cache County, State of Utah, hereby certify that I, on the 4th day of November, 2020 in the City of Wellsville, County of Cache, State of Utah, posted the foregoing Code Amendment 2020-05, in a likely manner, a copy of which is attached in each of three of the most public places in the said City of Wellsville, to wit:

1. City Office
2. City Bulletin Board
3. Tom's Service

WITNESS my hand this 4th day of November, 2020.


Scott E Wells
City Recorder

PAUL FREED ANNEXATION
TO WELLSVILLE CITY, CACHE COUNTY, UTAH
PART OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 1 WEST
SALT LAKE MERIDIAN

SURVEYOR'S CERTIFICATE

I, STEVEN C. EARL, HOLDING LICENSE NUMBER 318575-2201 UTAH CODE TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSES, WELLSVILLE HAVE COMPLETED A PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF SECTION 20, SUBSECTION 20, BEING ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20, AND DESCRIBED HEREBY. I HEREBY REPRESENTED FROM THE RECORDS OF THE CACHE COUNTY RECORDER'S AND SURVEYOR'S OFFICES.



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, LOCATED IN CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

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5. S88°08'27"E 103.90 FEET AND A LONG CHORD BEARING S85°09'00"E 121.24 FEET; THENCE S33°10'W 528.91 FEET ALONG THE EAST LINE OF PARCEL 10-043-0012 AND ITS EXTENSION TO THE SOUTH LINE OF SAID PARCEL 10-043-0012; THENCE N89°42'48"W 1063.77 FEET ALONG THE SOUTH LINE OF SAID PARCEL 10-043-0012 TO THE EXISTING WELLSVILLE CITY CORPORATE LIMIT LINE; THENCE N89°34'25"W 528.08 FEET ALONG SAID CORPORATE LIMIT LINE; THENCE N07°50'E 672.54 FEET ALONG SAID CORPORATE LIMIT LINE TO THE POINT OF BEGINNING.
CONTAINING 23.06 ACRES, MORE OR LESS.

WELLSVILLE CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT WE, THE WELLSVILLE CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HERON, AND THAT SAID TRACT BEING ANNEXED TO WELLSVILLE CITY, AND THAT A COPY OF THE SAID PETITION HAS BEEN PREPARED FOR FILING HEREBY, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF November, 2020.

Theresa J. Barty
WELLSVILLE CITY MAYOR

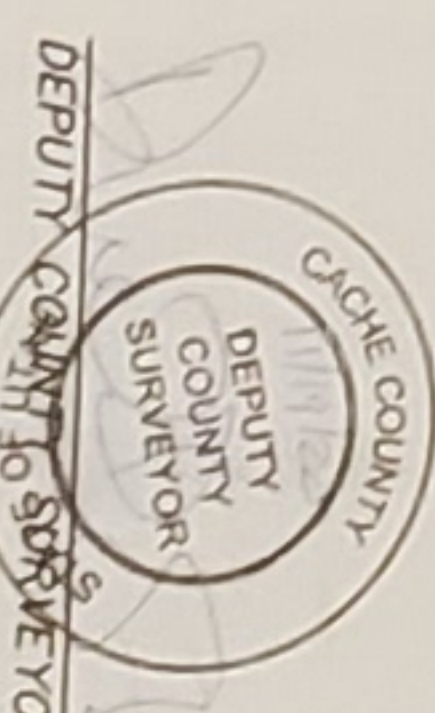
ATTEST

Stephanie J. Little
WELLSVILLE CITY RECORDER

DEPUTY CACHE COUNTY SURVEYOR APPROVAL

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTRY PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20.

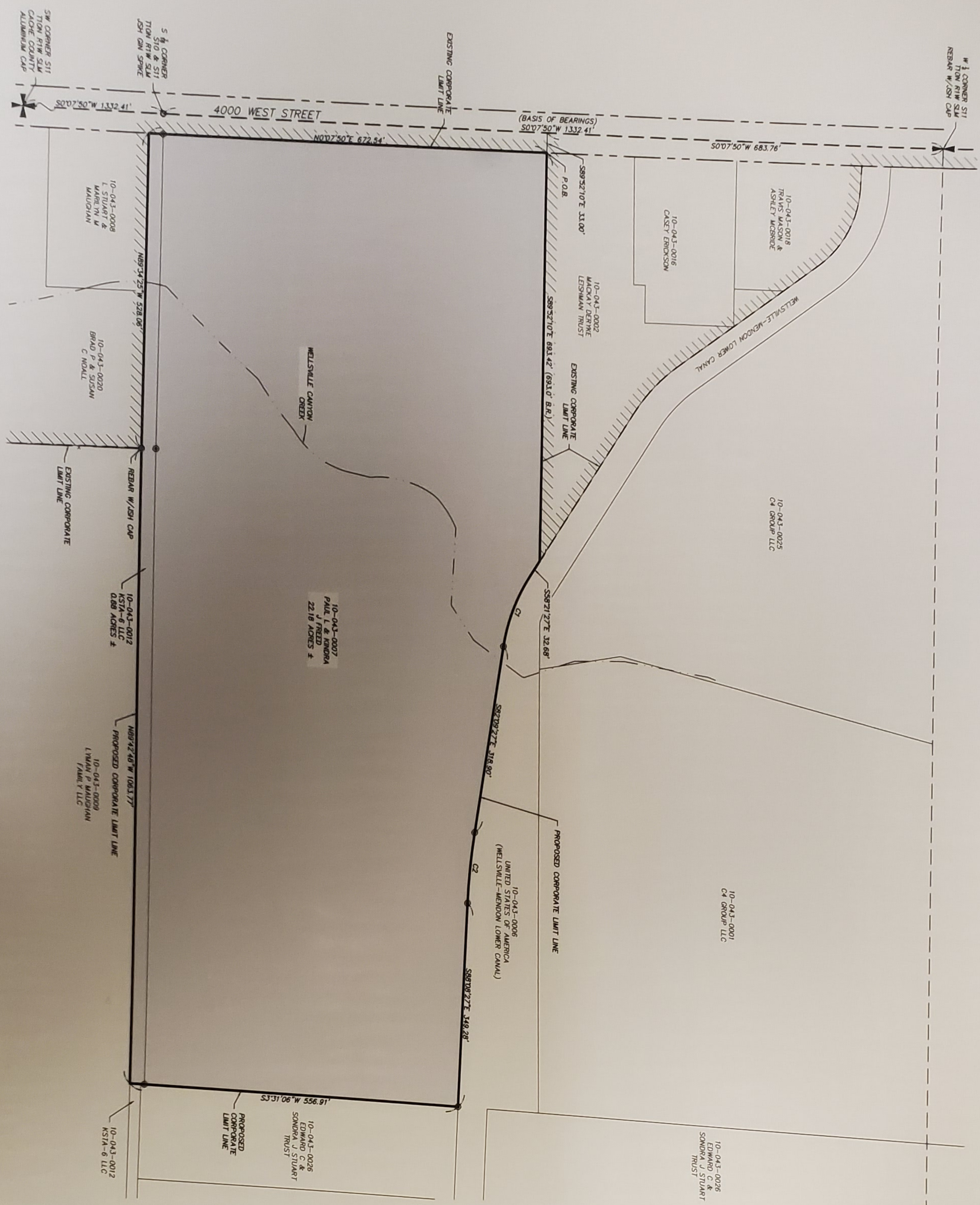
SEALED AND SIGNED THIS 19th DAY OF MAY, 2020.



DEPUTY COUNTY SURVEYOR

COUNTY RECORDER

COUNTY RECORDER'S NO. _____
STATE OF UTAH, COUNTY OF CACHE
RECORDED AND FILED AT THE REQUEST
OF _____
THIS _____ DAY OF _____
20 _____ AT _____ IN BOOK OF PLATS
INDEX _____
FEE _____
COUNTY RECORDER _____



LEGEND

- AREA HEREBY ANNEXED TO WELLSVILLE CITY
- EXISTING CORPORATE LIMIT LINE
- ANNEXATION BOUNDARY
- PARCEL LINE
- RIGHT-OF-WAY LINE
- SECTION LINE



GRAPHIC SCALE 1" = 100'

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CHORD
C1	125.60'	302.50'	234°7'23"	S70°15'46"E	124.70'
C2	121.50'	1101.00'	55°59'54"	S85°09'00"E	121.24'



Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course, Bldg. 5
S. 0.1 E. 101
Logan, UT 84321
435.713.0099

DATE: 1 MAY 2020

SCALE: 1" = 100'

CALCULATED BY: S. EARL

CHECKED BY: S. OROCKSTON

APPROVED BY: S. EARL

PROJECT NUMBER: 190529D